



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-6911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

January 26, 2026

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, January 26, 2026 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 November 17, 2025

Commissioners present during last meeting were Samples, Gibson, Campbell- Domineck, Chancey, James, and Welch

3. Old Business

4. New Business

- Employee of the Month

5. Committee Reports

- Sustainability Plan Review Committee

6. Secretary's Report

- Housing and Operations
- Administration and Finance

7. Resolutions

Resolution No. 26-1566 - The Board of Commissioners is requested to give approval to forgive a mortgage loan the Colton Meadows property.

8. Legal Report

9. Other Business

10. Public Comment

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, November 17, 2025
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson

Legal Counsel: Riccardo Gilmore

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

APPROVAL OF THE AGENDA

- Motion to approve the agenda.

Motion by Commissioner Chancey, seconded by Commissioner Gibson.

Vote:

David Samples – Aye

Dewey Chancey – Aye

Curtisha James – Aye

Annie Gibson – Aye

Charles Welch – Aye

APPROVAL OF THE MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on October 20, 2025.

Motion by Commissioner Gibson, seconded by Commissioner James.

Vote:

David Samples – Aye

Dewey Chancey – Present

Curtisha James – Aye

Annie Gibson – Aye

Charles Welch – Aye

Stacy Campbell – Domineck – Aye

Mr. Gilmore, Legal Counsel, informed the commissioners of a recommendation he has advised other housing authorities to change in the wording used when approving the minutes. When making a motion to approve the minutes it is advised to “accept the minutes” as opposed to “approve the minutes.” It will avoid having to keep track of attendance and everyone will get to vote. Due to the fact the minutes are sent out prior to the meeting and commissioners have reviewed the minutes, this action would allow them to vote and accept the minutes. So, the proper motion moving forward would be to “accept the minutes, with any corrections.”

OLD BUSINESS

None.

NEW BUSINESS

Employees of the Month

Alondra Baez and Elexus Hurt are the October 2025 Employees of the Month. They were presented by the Section 8 Director, Sendia Garcia. She stated both are very diligent and valued workers. Each has demonstrated exceptional teamwork skills during the audit which contributed to the success of the department.

COMMITTEE REPORTS

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on November 13, 2025. The committee was updated on the two housing development plans. The plans for Colton Meadow and Villas at Lake Bonnet will be presented and reviewed in the resolutions being presented in tonight’s meeting. Due to the government shut-down, staff had no new information on the RAD or Move-To-Work programs. The Finance Department gave a review of the Financial Report and updates.

SECRETARY REPORT

Mr. Stevenson gave updates on the Manor at West Bartow property. Staff have successfully completed the financial closing.

The tax credits expire at the Colton Meadows and Villas of Lake Bonnet properties at the end of 2025. Staff will attempt to purchase the properties from the investors. Mr. Stevenson indicated the two resolutions being presented tonight would address efforts to purchase the forementioned properties. Regions Bank will be handling the loan financing.

Twin Lake Estates III was approved by the City of Lakeland City Council today to be awarded the Local Government Contribution funding. The project is now in a good position to apply for 9% tax credits.

Mr. Stevenson also mentioned he spoke with the Developer Partner and Twin Lakes Estates III is now “in the money” with the shovel ready application. They are cautiously optimistic about the funding opportunities for this phase.

Staff is finalizing the Master Development Agreement for the 10th Street property. Staff are having positive negotiations with the Developer Partner.

HOUSING AND OPERATION

Mr. Pizarro stated that due to the government shutdown, there has not been many communications from the federal government. Everything in the Housing and Operations workflow continues to operate efficiently. He is hopeful the shutdown will be over soon.

FINANCE AND ADMINISTRATION

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

RESOLUTIONS

Resolution No. 25-1564 – The Board of Commissioners is requested to give authorization to the Executive Director to obtain the financing necessary to acquire the Limited Partners’ interests in the Colton Meadows property.

Motion to approve Resolution No. 25-1564.

- Motion by Commissioner Campbell-Domenick, seconded by Commissioner Chancey.

Vote:

David Samples – Aye	Dewey Chancey – Aye	Curtisha James – Aye
Annie Gibson – Aye	Charles Welch – Aye	Stacy Campbell – Domineck – Aye

Resolution No. 25-1565 – The Board of Commissioners is requested to give authorization to the Executive Director to obtain the financing necessary to acquire the Limited Partners’ interests in the Villas at Lake Bonnet property.

Motion to approve Resolution No. 25-1565

- Motion by Commissioner Campbell-Domenick, seconded by Commissioner Gibson.

Vote:

David Samples – Aye

Dewey Chancey – Aye

Curtisha James – Aye

Annie Gibson – Aye

Charles Welch – Aye

Stacy Campbell – Domineck – Aye

LEGAL REPORT

Mr. Gilmore gave a legal report update. He mentioned the email that was sent to the commissioners regarding “A Daisy Chain.” There is no prohibition regarding individual commissioners’ meetings with the Executive Director to brief each other on a subject. What creates a daisy chain is when polling is involved. What creates a polling is when commissioners meet and indicate a vote on what a commissioner decides to do. That is what creates a daisy chain. Mr. Gilmore mentioned that he briefly spoke with Mr. Stevenson regarding doing a refresher session for commissioners.

OTHER BUSINESS

Mr. Stevenson informed the commissioners there will be a national conference in Tampa in January 2026. The commissioners that are interested in attending the conference are asked to please contact Marcia Stanley.

PUBLIC FORUM

Cathy Elam, former resident of Colton Meadows. Ms. Elam alleged she was wrongly evicted back in 2019. She was evicted after a court ruling by a judge.

Harlem Turner requested more than three (3) minutes to give his public comments. He asked a few random questions for clarity and mentioned a document he wishes to share with the commissioners but did not share the document. Mr. Turner read a statement about what transpired at a City Council meeting. Mr. Turner was given more time to present his public comments.

Joe DiCesare indicated he would like to discuss lack of communication. He indicated he has concerns about how he and his family were poorly communicated with by the Housing Authority. Mr. DiCesare gave updates regarding their family property located next to Colton Meadows and the lack of communication.

Naquasha Coward mentioned her concerns are also about communication and accountability. She indicated since she has voiced her concerns, she feels she is being retaliated against. She requested copies of the hearing officer decision and previous meetings.

The meeting adjourned at 7:07 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **December 2025**

◀ **January 2026**

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DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner prepared a response to the City of Lakeland Request for Proposal (RFP) for the Local Government Contribution designation. City staff has recommended awarding the LGC to the Twin Lakes project. The award must be approved by City Council. The next council meeting is November 17, 2025. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation held another application process for development projects last month. The Developer Partner submitted an application for a 4% bond and SAIL funding for Phase III. Our application is currently in the funding pool. If no challenges are successful, then our application will be funded. At this time, we are cautiously optimistic.

Previously, the Developer Partner asked LHA for permission to submit a predevelopment loan request to Florida Housing Finance Corporation. Staff presented a resolution to the Board for approval at the July meeting. The resolution gave permission to apply for a \$400,000 predevelopment loan and was

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approved. The loan will pay for predevelopment expenses such as architectural and engineering fees, surveys, permit applications, and related items. Staff have received preliminary approval from FHFC.

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

Renaissance at Washington Ridge

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

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

Carrington Place Apartments, formerly known as Dakota Park 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 approximately one hundred (100) affordable housing units to replace the existing forty housing units.

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

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

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Manor at West Bartow

Staff has successfully completed the financial closing with Regions Bank. The Manor at West Bartow property is now owned and controlled by LPHC. The purchase allows the property to remain 100% affordable for income qualified senior citizens.

Eddie Woodard Apartments

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



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

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

Highlands County

Section 202 Elderly Grant Application

LHA partnered with Alexander Goshen LLC to submit an application for Section 202 elderly grant funds on July 18, 2024. We received a request from HUD in November 2024 to provide some additional information during the curable period of the application process. Staff see the request for additional

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information as an extremely positive sign for our application. If successful, the funds will be used to help finance a senior development in Sebring.

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

Wille Downs Apartments

The Owner has received the final Certificates of Occupancy (TCOs) for all buildings at the Willie Downs property and families were allowed to start the move in process for the approved housing units on November 7, 2024. The property is now 100% occupied.

10th Street Apartments

LHA staff issued a Request for Qualifications to find a new developer partner for this project in April of this year. A new developer partner, Paces Preservation Partners, LLC, was selected by the Review Panel after final interviews with the respondents. LHA Legal Counsel, Saxon Gilmore, is drafting the Master Developer Agreement (MDA) to formalize the partnership. The staff's goal is to present the MDA to the Board for approval after we have agreed to terms and conditions of the MDA.

The Developer Partner has agreed to name the new development in honor of Commissioner Emeritus Rev. Richard W. Richardson. They have also suggested establishing a library in the community center in honor of Rev. Richardson.

Move To Work

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

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

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

- ❖ Cost Savings
 - Using Move to Work flexibility to leverage funds for future developments

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

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

Family Self-Sufficiency

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

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

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

The FSS Program is a purpose and employment driven program with a savings incentive program for low-income families that have Housing Choice Section Vouchers, to include all special purpose vouchers, such as Public Housing residents. The FSS Program is intended to promote the development of local strategies for coordinating Housing Choice Vouchers with public and private resources to assist

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eligible families; the program is open to current families participating in the FSS Program - Housing Choice Voucher and Public Housing tenants who are unemployed or underemployed.

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

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

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

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

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

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

First Time Homebuyer Activities

LHA also has had four homebuyers purchase their first home in the past few months. We expect a fifth homebuyer to close on her new home sometime within the next two weeks.

Community and Other Activities

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

LHA will participate in the Thanksgiving meal giveaway with Donatella's Restaurant in Tampa again this year. The owner of the restaurant has agreed to feed one hundred twenty-five (125) LHA families and seniors. They will also provide toys and gifts for children. Staff pick up the food and gifts and work with Greater Faith Christian Center Church to distribute the food and gifts to the families and seniors in need.

Respectfully submitted,

Benjamin Stevenson

Secretary

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Previously, the Developer Partner asked LHA for permission to submit a predevelopment loan request to Florida Housing Finance Corporation. Staff presented a resolution to the Board for approval at the July meeting. The resolution gave permission to apply for a \$400,000 predevelopment loan and was

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approved. The loan will pay for predevelopment expenses such as architectural and engineering fees, surveys, permit applications, and related items. The loan received preliminary approval from FHFC. It looks like the Developer may not need the predevelopment loan for this project, so staff are considering submitting a request to Florida Housing Finance Corporation to transfer the loan to the Combee Road project.

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

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Staff and the Development Consultant submitted an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds in November 2025. The application is being reviewed by Florida Housing Finance Corporation. LHA has been responding to questions from Florida Housing Finance Corporation staff regarding the application. The consultant will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

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Staff has had two (2) meetings with the neighborhood leaders and the Paul A. Diggs Neighborhood Association. The City of Lakeland approval process requires public meetings with the neighborhood

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association for the neighborhood in which the proposed project is located. If all continues to go well, we will be submitting the application sometime in 2026.

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

Combee Road Affordable Housing Development

LHA is negotiating a partnership with Alexander Goshen to purchase a 12-acre lot off of Combee Road. The lot will be used to build approximately 100 affordable multifamily housing units. Since the Developer Partner for Twin Lakes Estates Phase III no longer needs the predevelopment loan for that project, LHA is considering submitting a request to Florida Housing Finance Corporation to transfer the loan to the Combee Road project. Preliminary discussions have been positive.

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

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

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

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

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

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

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

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

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

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

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

Secretary's Report

January 2026

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

First Time Homebuyer Activities

LHA also has had four homebuyers purchase their first home in the past few months. We expect a fifth homebuyer to close on her new home sometime within the next two weeks.

Community and Other Activities

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

LHA participated in Christmas Celebration and Toy Give Away with Greater Faith Christian Center Church in December. The church provided toys and gifts for children. LHA purchased six bicycles for this celebration.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

December 2025

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
 - Total number of visitors for the month of November 2025: **526**

News

Trump Budget Proposal Seeks to Slash HUD Funding

The Trump administration's budget proposal will create more hardships and homelessness for families across the country, according to leading housing advocates.

The administration's fiscal 2026 request calls for a massive 44% cut to the Department of Housing and Urban Development (HUD) budget.

It also proposes consolidating five of largest rental assistance programs into a single state-run block grant while imposing a two-year limit on assistance, according to housing leaders who are closely watching the budget proposal that was released May 30.

Rather than promoting self-sufficiency, proposals like time limits and work requirements impose unnecessary bureaucratic barriers to obtaining and maintaining housing assistance, said Renee Willis, president and CEO of the National Low Income Housing Coalition.

Her organization reports a shortage of 7.1 million affordable and available homes nationwide. In addition, only 1 in 4 households who qualify for HUD assistance receive it, leaving 75% of households struggling to afford rent.

"Most people who receive assistance are working but are not paid enough to afford rent," Willis added.

Cuts to federal housing programs will only make the situation worse, warn advocates.

"Despite the Trump administration's stated commitment to increasing the nation's supply of affordable housing, the budget request proposes no additional funding to support the expansion of affordable housing stock," said Willis.

If adopted by Congress, the request would lead to communities across the country losing the federal funding they need to build more deeply affordable, accessible homes, according to Willis.

The Trump administration is proposing severe cuts to nearly every HUD program, added Will Fischer, senior fellow and director of housing policy at the Center on Budget and Policy Priorities.

The most devastating include the reduction of \$27 billion, or 43%, in funding for rental assistance through the Housing Choice Voucher, project-based rental assistance, public housing, Section 202 for seniors, and Section 811 for people with disabilities programs, he said.

The budget request would also deliver a massive blow to programs aimed at reducing homelessness.

Changes to homeless assistance grants would end assistance for hundreds of thousands of people, putting them at risk of losing their housing, said Ann Oliva, CEO of the National Alliance to End Homelessness.

The administration proposes a consolidation of the Continuum of Care (CoC) and the Housing Opportunities for Persons With AIDS (HOPWA) programs into the Emergency Solutions Grant (ESG) program that would cap assistance at two years.

Overall, about \$532 million is proposed to be cut from special-needs programs, which includes HOPWA, CoC, and ESG, according to Oliva, who noted that amount is enough to provide rental subsidies to almost 63,000 households, she said.

“I don’t use the word catastrophic very often, but this shift and the related cut would indeed be catastrophic,” she said.

According to Oliva, if the budget proposal is passed, it would mean:

- The loss of 167,000 beds for people with disabling conditions who are living in CoC permanent supportive housing;
- The elimination of the Youth Homeless Demonstration program. HUD has awarded eight rounds of funding to more than 120 communities to help them end youth homelessness;
- The loss of funding for HOPWA, and 46,000 households would lose their housing and support;
- The elimination of funding for the project that produces the annual homeless report to Congress. This would mean the loss of the premier dataset for understanding homelessness across the country; and
- The loss of technical assistance for about 150 communities and the “crisis response backbone” that is funded by the CoC program.

Oliva also pointed out that some states would be hit harder by the changes, including Louisiana, Maine, Michigan, Missouri, Ohio, and Pennsylvania. “Rural and suburban areas that rely more heavily on federal investment for their homelessness system functions would also be very hard hit if this budget were to be passed as is,” she said.

The first Trump administration also proposed significant cuts to HUD programs, but they were largely thwarted by Congress. Housing advocates are calling on Congress to reject the administration’s latest moves as well as it begins its budget appropriations process.

“We don’t know what the fate of these proposals is going to be,” Fischer said, noting that the housing programs need additional funding just to stay even. “... It’s going to be a really critical appropriations debate, where you’ve got these sort of extreme proposals for cuts, but even anything that reduces these programs below what’s needed to maintain assistance for folks who need it would have devastating impacts around the country.”

CoC FY25 NOFO Removed from HUD Website

HUD removed the FY25 Continuum of Care (CoC) Notice of Funding Opportunity (NOFO) from their website. In addition, the NOFO can no longer be found on Grants.gov.

The CoC FY25 NOFO, which was released on November 13, 2025, would require grantees to re-apply for FY25 funding with new rules and requirements.

HUD has since provided an update regarding the NOFO, which states:

“The Department has withdrawn a Notice of Funding Opportunity (NOFO) with respect to the Continuum of Care (CoC) grant program. This withdrawal will allow the Department to make appropriate revisions to the NOFO, and the Department intends to do so. In the previous FY 24-25 NOFO, the Department reserved the right to make changes to the NOFO instead of processing renewals for a variety of reasons, including to accommodate a new CoC or Youth Homelessness Demonstration Program (YHDP) priority or new funding source. The Department still intends to exercise this discretion and make changes to the previously issued CoC NOFO to account for new priorities. HUD anticipates reissuing a modified NOFO well in advance of the deadline for obligation of available Fiscal Year 2025 funds.”

Nonprofits, Cities Take HUD to Court Over CoC Policy Changes

Nonprofit organizations and local governments have joined together to sue the Department of Housing and Urban Development (HUD), aiming to halt drastic changes they say will push hundreds of thousands of people onto the street.

"HUD's proposed Continuum of Care Program NOFO [notice of funding opportunity] represents a destructive departure from decades of homelessness policy and will put an estimated 170,000 additional households into homelessness," says Renee M. Willis, president and CEO of the National Low Income Housing Coalition (NLIHC). "These actions will destabilize communities across the country. CoC funding must prioritize evidence-based housing practices, housing stability, and local decision-making rather than undermine them. The harm to families and individuals who rely on these programs will be irreversible and felt for generations to come. Federal policy should fuel stability—not contradict it."

NLIHC, the National Alliance to End Homelessness (NAEH), city of Boston, city and county of San Francisco, and others filed the lawsuit in U.S. District Court for the District of Rhode Island.

"Across five presidential administrations, the CoC program has employed proven strategies to combat homelessness. For years that has meant an approach that emphasizes stable, permanent housing," says the complaint.

However, on Nov. 13, HUD rescinded a necessary program notice and replaced it with one that threatens existing services, according to the groups, adding that the action is "throwing the entire program, meant to ensure stability for programs and the people who rely on them, into chaos."

"HUD's 2025 CoC program competition NOFO represents a reckless and illegal leap backward for homeless response in the United States. There is no doubt that it will cause homelessness to rise across this nation," says Ann Oliva, CEO of the NAEH. "At a time when we should all be focused on scaling up and improving our most effective programs, this administration is instead focused on tearing them down. These sudden decisions will cause programs to be totally defunded or go without federal funds for at least five months, and likely longer. It is stunningly unaccountable administration of this critical grant program."

According to the groups, the Nov. 13 notice came just weeks before the fiscal 2025 awards would have gone out. It also rescinded an existing two-year funding notice, initiating a new competition for the fiscal 2025 awards.

"This decision will severely delay essential funding for housing, as HUD now says it will not make any new awards until May at the earliest," says the suit. "But programs across the country have grants expiring as soon as January—and will now be left without funding for months, forcing them to shutter or significantly scale back their programs and placing the formerly homeless individuals and families that rely on those programs at risk of homelessness once again."

The housing advocates argue that the late decision to replace the original NOFO is unlawful. If HUD wanted to launch a new competition, the deadline to do so was in June.

They add that the recent notice by the Trump administration is also unlawful in other ways. "The new NOFO slashes the CoC program's funding for permanent housing by two-thirds, contrary to Congressional direction, throwing the housing for more than 170,000 people into question," says the lawsuit. "It shifts funding to disruptive and punitive models that are contrary to well-established and proven strategies that reduce homelessness."

"Federal policy should be a source of housing stability — not a force that restricts it. We are stepping into this lawsuit because the people we serve cannot afford federal policies that weaken their communities' ability to keep them housed," adds Willis.

HUD Publishes Notice Confirming Immigration Verification Requirement for CPD Programs

On November 26, HUD published a notice in the *Federal Register* that lays out their interpretation of "Federal public benefit" as used in Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA). The interpretation **confirms applicability of PRWORA immigration requirements for CPD programs** that may have been exempt previously. These programs include:

- HOME;
- HOME-ARP;
- CDBG;
- CDBG-DR;
- Homeless Assistance Grants (ESG and CoC Programs)
- Housing Trust Fund (HTF);
- Housing Opportunities for Persons with AIDS (HOPWA);
- Economic Development Initiative (earmarks)
- Pathways to Removing Obstacles to Housing (PRO Housing);
- Preservation and Reinvestment Initiative for Community Enhancement (PRICE); and
- Self-Help Homeownership Opportunity Program (SHOP)

The notice provides legal justification for requiring grantees to use immigration verification (e.g. Systemic Alien Verification for Entitlements (SAVE)) for federal public benefits and specifically for CPD programs. It also provides justification as to why charitable non-profit organizations are not exempt from this verification process. According to HUD, “Under PRWORA, although nonprofit charitable organizations that administer ‘Federal public benefits’ are not required to conduct eligibility verification... it does not relieve states or other governments from the requirements to ensure that all relevant programs are in compliance with PRWORA.” HUD further states in the notice that they will be “...issuing new guidelines related to the verification for benefits provided through its housing assistance and grant programs, including for benefits distributed by charitable non-profit organizations.” The guidelines HUD mentions will be taken from guidance issued by the Department of Homeland Security that have not yet been published.

Since no guidance has been distributed yet, it is unclear what exact steps grantees should be taking to stay in compliance. However, the notice does confirm that HUD is requiring the use of SAVE or other HUD approved immigration verification systems for CPD programs that were previously exempt.

HUD Publishes Letter on Screening Criminal Responsibilities

HUD’s Office of Multifamily Housing Programs announced by email the publication of a letter posted yesterday regarding criminal background screenings of potential and current residents of HUD-assisted housing.

The letter mentions several documents issued by HUD in the past that are now rescinded and outlines the obligation of HUD, PHAs, and owners to provide decent, safe, and affordable housing to millions. These rescinded documents include:

- Notice 2015-19, “Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions”;
- “Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions”; and
- “Implementation of the Office of General Counsel’s Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions.”

In order to meet this obligation, set out by HUD, the letter says that PHAs and owners must:

1. Screen for criminal history prior to admission into HUD-assisted housing.
2. Monitor assisted households to remove individuals that pose a threat to the safety and peaceful enjoyment of their units; and
3. Deploy resources to ensure the ongoing safety of such properties through physical security features and/or contracted safety services.

Further, the letter outlines several regulations that PHAs and owners must adhere to, which includes several categories for denying admission and terminating assistance to households. This follows the administrations focus on the “One Strike” policy outlined in Notice PIH 1996-16, which is to be used to strictly enforce rules related to criminal activity and or drug use of tenants.

Current Participants Report

As of November 30, 2025

Program type: **All Relevant Programs**

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

Effective Dates Included: **August 1, 2024, through November 30, 2025**

Race/Ethnicity

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

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

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	29%	71%
FL: Polk County	22%	78%

New Admissions Report

As of November 30, 2025

Program type : **All Relevant Programs**

Level of Information : **County within State FL**

Effective Dates Included : **August 1, 2024 through November 30, 2025**

Race/Ethnicity

Distribution of New Admissions by Head of Household's Race (%)

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL State	47	51	0	0	0	0	1	0	0
Polk County	26	71	0	0	0	0	3	0	0

Distribution of New Admissions by Head of Household's Ethnicity (%)

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	25	75
Polk County	31	69

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
11/30/2025	97.48%	12/10/2025

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 5 port-out for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 6 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

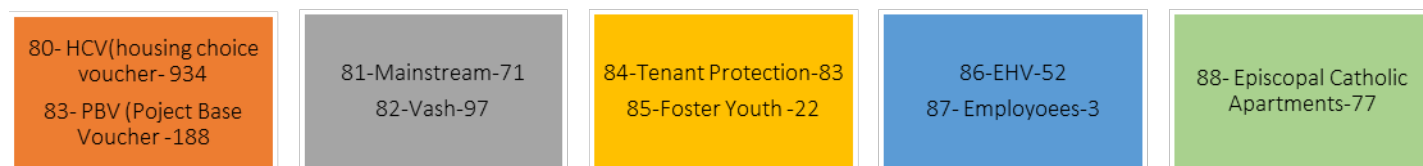
We have three (3) active families. We have one family that is in process of purchasing a home with a signed contract and another 3 families are currently working with bank in order to get the financing they need.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 25 vouchers to movers. We received 35 requests for Tenancy Approvals during the month. We processed 36 initial move-in and 6 port-ins, and 0 port-outs were sent to another jurisdiction. 3 HCV Homeownership.

Active Clients

LHA is servicing 1,491 families on the Housing Choice Voucher program.



EOP – End of Participation

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

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

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
11/30/2025	100.71%	12/10/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 116 annual certifications and 51 interim certifications.
- The Inspections Unit conducted a total of 59 inspections.
- A total of 4 hearing were conducted.



Reports from the Communities

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

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	Willie Downs: Sebring	Williamstown
Occupancy	100%	100%	96%	98%	100%	100%	96%	100%	100%	90%	98%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	0	0	2	0	0	4	0	0	5	2
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Angela Johnson	Pamela Branagan	Patricia Blue	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>175</u>	<u>56</u>	<u>32%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>20</u>	<u>14</u>	<u>70%</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>\$203,085</u>	<u>175</u>	<u>56</u>	<u>32%</u>
<u>FSS Public Housing</u>	<u>\$71,992</u>	<u>20</u>	<u>14</u>	<u>70%</u>

Recruiting

- 100 Prospective people are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

- Books and Cooks Meeting with USF 9/4/2025
- Citrus Connection Meet and Greet
- FSS – Homeownership Seminar Workshop Monthly every 1st Friday

Graduation Preparation

- FSS participants –Iliana Brown FSS Application has been approved for month of September, and The Escrow Account Credit Worksheets were approved by Finance and disbursements have been granted.

Interim Disbursement –

- Interim Disbursements will be made to clients that are actively participating in FSS program.

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. 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
- YFA – Supportive Housing
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

FSS Program Committee

An update of the community partners will be forthcoming.

Upcoming Services and Activities

- Citrus Connection – Polk County
- Program Coordinating Committee
- Bank of America – Homeownership Seminar by Patti Bonner
- Budgeting Workshops
- HUD - Healing Circle
- Health and Wellness Seminar

Portability Processing

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



Housing and Finance Monthly Summary Report



JANUARY 26, 2026

Lakeland Housing Authority
Authored by: Carlos R. Pizarro An



Housing

The January 2026 report from the Affordable Housing Department covers updates on public housing, housing choice vouchers, family self-sufficiency programs, resident activities, and community management. It includes program statistics, compliance updates, and community engagement activities.

- **Housing communities' status:** Several housing communities are listed with occupancy rates mostly at or near 100%, except for Cecil Gober Villas at 90%, with some units offline due to modernization or insurance issues. Inspections and newsletters are regularly conducted and distributed. Williamstown waiting list is open.
- **Housing Choice Voucher program:** The tenant-based waiting list is closed except for the Mainstream voucher program; project-based wait-lists for The Manor at West Bartow, Episcopal Apartments and Villas at Lake Bonnet remain open. The program serves 1,491 families with 4 end-of-participation cases in December 2025.
- **Program activities:** The Housing Choice Voucher Department processed 117 annual and 47 interim certifications, conducted 57 inspections, and held 4 hearings in December 2025. Reporting rates to HUD exceed required thresholds for both Public Housing and Housing Choice Voucher programs.
- **Family Self-Sufficiency (FSS) program:** The report highlights 179 enrolled families in Section 8 FSS with 35% having escrow accounts and 20 enrolled in Public Housing FSS with 70% escrow participation. Escrow balances total \$232,730 for Section 8 and \$77,733 for Public Housing.
- **FSS program services:** Activities include community network meetings, homeownership contracts, graduation preparations, interim disbursement reviews, and coordination with community partners for career development, counseling, and financial education.
- **ROSS Elderly program:** The program serves 142 enrolled seniors across multiple properties with outreach efforts ongoing. Wellness presentations cover physical, emotional, social, and financial health, and a Christmas event is planned for December 2025.

- **Grant compliance and community networking:** The department maintains grant reporting compliance and holds regular meetings with community partners providing services such as mental health counseling, Medicare updates, crime prevention, and financial education.
- **Moving to Work updates:** Fifty households are enrolled in the HUD Rent Reporting Study with monitoring and data submissions ongoing. Technical assistance is provided for ROSS Elderly grant reporting and compliance.
- **Upcoming activities:** Scheduled services include wellness checks, resident meetings, credit counseling workshops, crime prevention events, and social activities across various communities in early 2026.
- **We were awarded another FSS Grant for \$251,799.**

Finance

Monthly Statement of Operations Narrative Summary Report

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

Summary Report by Program and/or Property (Partnership)

- 1. Central Office Cost Center (COCC):** COCC has a Net Operating Income (NOI) of \$134,931 year-to-date.
- 2. Section 8 Housing Choice Voucher (HCV) Program:** The HCV program has a NOI of \$104,901 year-to-date.
- 3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):** NOI is **-\$49,311** year-to-date. The negative NOI was due to an increase in Health Insurance Policy and utilities.
- 4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2):** NOI is \$82,026 year-to-date.
- 5. Renaissance at Washington Ridge LTD., LLLP (AMP 3):** NOI is \$393,460 year-to-date.
- 6. Colton Meadow, LLLP:** The NOI for Colton Meadow is \$774,337 year-to-date.
- 7. Bonnet Shores, LLLP:** Villas at Lake Bonnet have a NOI of \$34,406 year-to-date.

8. West Bartow Partnership, LTD, LLLP: The property has a NOI of \$177,522 year-to-date.

9. YouthBuild: YouthBuild has a NOI of \$104,833 year-to-date.

10. Williamstown, LLLP (AMP 5): The property has a NOI of \$196,023 year-to-date.

11. West Lake 1, LTD (AMP 6): The property has a NOI of \$20,659, for the year-to-date.

Conclusion: Ten (10) of the eleven (11) properties reported positive Net Operating Income (NOI) performance both for the month and year-to-date. The overall NOI for the Public Housing program is being negatively impacted by the increase in health insurance and utilities.

Affordable Housing Department

Board Report

January 2026

- **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
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 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
 - Total number of visitors for the month of December 2025: **609 (8249 for the year).**

News

FSS FY25 Renewal Awards Announced

January 5, 2026 — On December 29, HUD announced the first round of FY25 renewal awards for existing Family Self-Sufficiency (FSS) programs. **We are happy to report that we were awarded another FSS grant.**
{MTW Expand FL011 Housing Authority of the City of Lakeland \$251,799.00}

HUD Expected to Reopen FY24-25 CoC NOFO on Thursday, January 8

January 6, 2026 — According to a recent court document filed today, HUD is expected to reopen and post the FY24-25 CoC NOFO on Thursday, January 8.

This comes after a temporary court order by a federal judge, which requires HUD to take necessary steps to process eligible renewals for FY25 CoC funding under the FY24-25 CoC NOFO. While today was the deadline to release information regarding the FY24-25 CoC NOFO to the public, HUD was granted an extension.

In their FY24-25 CoC NOFO Implementation Plan, HUD states that they will accept eligible renewal project applications, YHDP renewal and replacement applications, and CoC reallocations for the prior year NOFO and not the FY25 CoC NOFO recently released by HUD on December 20, 2025.

According to HUD's implementation plan, applicants will have until approximately February 19, 2026, to submit their applications. Recipients awarded in FY24 may resubmit their FY24 application for renewal, planning, or Unified Funding Agency costs. HUD expects awards to be announced in May 2026.

The FY24-25 NOFO competition will include FY24 carryover funding of about \$5 million that must be obligated by September 30, 2026. As of now, it appears that HUD will be moving forward with the FY24-25 NOFO.

HOTMA Sections 102 and 104 Compliance Deadline Extended for CPD Programs

January 5, 2026 — On December 30, 2025, HUD published a notice in the *Federal Register* once again extending the deadline for compliance of Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) for Community Planning and Development (CPD) programs to **January 1, 2027**.

This extension applies to the following programs:

- HOME Investment Partnerships program (HOME);
- HOME-American Rescue Plan (HOME-ARP);
- Housing Trust Fund (HTF);
- Housing Opportunities for Persons With AIDS (HOPWA);
- Community Development Block Grant program (CDBG);
- Emergency Solution Grants (ESG);
- Continuum of Care (CoC) program; and
- CPD programs funded through competitive processes.

The notice states that HUD will still be permitting CPD grantees the choice to implement applicable income safe harbors. The notice also mentions that while the extension is in effect, grantees and project owners may continue to adhere to regulations as they existed prior to January 1, 2024.

Current Participants Report
As of December 31, 2025

Program type: **All Relevant Programs**
Level of Information: **Polk County vs State FL**
Effective Dates Included: **through December 31, 2025**

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination	
FL State	41%	58%	0%	0%	0%	0%	1%	
FL: Polk County	28%	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	22%	78%

New Admissions Report
As of December 31, 2025

Program type : **All Relevant Programs**
Level of Information : **County within State FL**
Effective Dates Included : **December 31, 2025**

Race/Ethnicity

Distribution of New Admissions by Head of Household's Race (%)

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL State	47	51	0	0	0	0	1	0	0

Polk County	29	68	0	0	0	0	3	0	0
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Distribution of New Admissions by Head of Household's Ethnicity (%)

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	25	75
Polk County	32	68

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
12/31/2025	97.47%	1/13/2026

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 1 port-out for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 0 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 three (3) active families. We have one family that is in process of purchasing a home with a signed contract and another 3 families are currently working with bank in order to get the financing they need.

Lease-up & Movers

Issued Vouchers	Request for Tenancy Approvals	Moving's
Issued Vouchers -18	45	Port -Prop -0 New admissions -13 Moving's – 22

Active Clients

LHA is servicing 1,491 families on the Housing Choice Voucher program.

80- HCV(housing choice
voucher- 946
83- PBV (Poject Base
Voucher -188

81-Mainstream-71
82-Vash-97

84-Tenant Protection-82
85-Foster Youth -21

86-EHV-51
87-Employees-3

88- Episcopal Catholic
Apartments-77

EOP – End of Participation

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

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	1
• Deceased	1
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	2
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
12/31/2025	100.91%	1/13/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 117 annual certifications and 47 interim certifications.
- The Inspections Unit conducted a total of 57 inspections.
- A total of 4 hearings were conducted.



Reports from the Communities

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

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	Willie Downs: Sebring	Williamstown
Occupancy	100%	96%	96%	98%	100%	97%	97%	100%	100%	90%	98%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	2	0	2	0	2	3	0	0	5	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Angela Johnson	Pamela Branagan	Patricia Blue	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>179</u>	<u>62</u>	<u>35%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>20</u>	<u>14</u>	<u>70%</u>

Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
FSS Section 8 (HCV)	<u>\$232,730</u>	<u>179</u>	<u>62</u>	<u>35%</u>
FSS Public Housing	<u>\$77,733</u>	<u>20</u>	<u>14</u>	<u>70%</u>

Recruiting

100 Prospective people are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES

Community Network Meeting 12/1

HOMEOWNERSHIP

Jerany Arroyo – has signed contract to build with LHA.

GRADUATION PREPRATION

FSS participants –**Latoria Wilson** is under review for FSS graduation. Once approved the escrow account credit worksheets must be approved by Finance and disbursements have been granted. **Elizabeth Evans** has been denied graduation at this time due to not having full-time income and still receiving TANF benefits

INTERIM DISBURSEMENTS

Interim disbursements will be issued to clients actively participating in the FSS program. All requests for interim withdrawals have been reviewed and either approved or denied, notices have been mailed out to participants.

Jerany Arroyo has been **approved** for home loan and has requested escrow from her escrow account to pay for initial building costs.

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. 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.

- Impowered 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
- YFA – Supportive Housing
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

FSS PROGRAM COORDINATING COMMITTEE

An update of the community partners will be forthcoming.

UPCOMING SERVICES AND ACTIVITIES

Citrus Connection – Polk County

LAKELAND HOUSING AUTHORITY
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY- ELDERLY GRANT
MONTHLY REPORT
DECEMBER 2025

ROSS ELDERLY PROGRAM -PARTICIPATION STATUS

<u>LHA Properties</u>	<u>Outreach Efforts</u>	<u>Actual ROSS Enrolled</u>	<u>Exited Seniors</u>	<u>Rent Reporting Study</u>	<u>Meal Program</u>
<u>Renaissance</u>	75	60	1	17	35
<u>Williamstown</u>	48	42	0	4	
<u>Cecil Gober</u>	33	30	0	5	
<u>Twin Lakes I</u>	10	10	0	0	
<u>Total</u>	169	142	1	26	

RECRUITMENT EFFORTS

LHA -- Public Housing Residents

- ROSS Elderly Program -- 170 Prospective residents will be outreached for ROSS Elderly program, services and HUD initiatives

MOVING TO WORK - UPDATES

- Abt Global Consulting -- LHA has already enrolled 50 households in the Rent Reporting Study. Abt Global has randomly assigned 25 households each to either the 'treatment' or 'control' group, 25 households each. LHA has sent 50 households letting residents know which group that the residents have been assigned to. The selected 25 treatment groups will be maintained and monitored, in conjunction with Boom Data Platform for the Rent Reporting Study.
- Abt Global Consulting - Received updates from Nashi Kumar and Tresa Kappil regarding HUD-Rent Reporting Study. Communication efforts are ongoing to capture the mandates of the HUD initiatives.
- Boom Data Platform is the organization that will be responsible for submitting the rent reporting to one of the three repositories for the Rent Reporting Study on behalf of the LHA. LHA has completed the Team Boom-Rent Reporting Account set-up and will be uploaded for the December 2025 Rent Ledger. The process was impacted by the government/furlough for the LHA 2025 Rent Report Study; however, LHA maintains communication regarding the Rent Study consultants, and the LHA December 2025 Rent Study will be uploaded Boom Platform in January 2026.
- Grant Solutions (GS) is the ROSS Elderly data reporting platform for HUD ROSS grants. GS has provided continuous technical assistance for uploading grants from 2021-2025 to become current. While ensuring that the FY 2023-2025 ROSS Grant Requirements are following HUD mandates, as indicated. LHA has successfully submitted FY 2023-2024 ROSS Annual Report, as required by HUD - Office of Investment. LHA is currently working on FY 24-2025.

ROSS ELDERLY -- PROGRAM SERVICES AND ACTIVITIES - Ongoing Process - Renaissance, Cecil Gober, Williamstown and Twin Lakes

Wellness presentations involving the Seven-7 Dimensions of Wellness, such as:

- 1). Environmental -- *Clean and Sanitized Housekeeping, Safety*
- 2). Physical -- *Exercising, Healthy Diet, Moderation of Alcohol Use*
- 3). Intellectual--*Games, Nutrition Education, Health Education*
- 4). Spiritual -- *Self-care, Chair Yoga*

- 5). Emotional -- *Mental Health, Dementia, Alzheimer's*)
- 6). Social -- *Healthy Relationships with Family and Friends, Support Network*
- 7). Financial -- *Rent Study and Credit Counseling*

LHA has developed a Christmas Planning Committee to develop the First Annual Christmas Celebration. Further details will be provided at the LHA Annual Meeting for all LHA staff. This event is scheduled for 12/19/2025 at The Well Community Center.

GRANT COMPLIANCE - ROSS ELDERLY

Public Housing residents will receive notifications regarding the ROSS Program - Services, and Activities for program participation. Continuously, this will be a work in progress to coordinate service to reach end-roads with grant and community partners and subsequently uploaded into Grant Solutions, as required by HUD.

COMMUNITY NETWORKING

Ongoing meetings with community and grant partners that provide services to seniors and people with disabilities.

- Quick n' Save Pharmacy-Wellness Clinic and Senior Activities
- Jamal Marshall- Medicare and Medicaid Updates
- 988 Suicide and Crisis Lifeline - Mental Services- Family Counseling
- Mid-Florida - Financial Education
- Lakeland Police Department -Crime Prevention
- RJP Insurance ACCESS and Medicare/Medicaid Plans
- Lincoln Heritage -Life Planning
- Conviva Care Center -Services and Activities
- Valor Life Group- Medicare and Medicaid Updates
- Speech and Therapy Center -Audiology Exams and Fall Prevention
- The Unique Way, Inc. - Home Health and Companion Care
- Wellcare-Activities
- Soni Family Practice, PLLC

GRANT PARTNERS' MEETINGS

ROSS Program meeting will be scheduled in accordance with the grant agreement for FY 2024 funding. However, outreach and recruitment will continue to strengthen program participation. The new LHA ROSS communication pattern will be to develop a hybrid/virtual meeting. An update of the community partners will be forthcoming.

UPCOMING PROGRAM SERVICES AND ACTIVITIES

- Renaissance - Wellness Check- Blood Pressure Reading - Weekly
- Renaissance - Resident Meeting -SL McIntyre, Property Management Staff
- Cecil Gober -Wellness Presentations - 5th of each month
- Williamstown - Wellness Presentations
- Credit Counseling Workshops - Rent Reporting Study, as needed
- LPD Crime Prevention -Williamstown, Renaissance and Cecil Gober -Monthly
- Matinee Movie with martin -January 14th - Coleman Bush
- Renaissance -Wellness Presentation- Resident Meeting- December 31st
- Renaissance - Wellness Presentation - Medicare and Medicaid/Life Planning
- Life Planning Workshops - Ongoing through ROSS Grant and Community Partnerships

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



Central Cost Office Budget Comparison

Period = Dec 2023

Book = Actual

	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	12,000.00	12,000.00	0.00	0.00	12,000.00
3129-00-000 Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00	12,000.00
3199-00-000 TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00	12,000.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	19.08	0.00	19.08	N/A	139.21	0.00	139.21	N/A	0.00
3620-00-000 Mgmt Fee Income (generic)	7,772.05	7,441.37	330.68	4.44	91,941.88	89,296.44	2,645.44	2.96	89,296.44
3620-00-600 Mgmt Fee Income - HCV	17,508.00	20,000.00	-2,492.00	-12.46	204,924.00	240,000.00	-35,076.00	-14.62	240,000.00
3620-00-700 Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	50,726.64	50,841.72	-115.08	-0.23	50,841.72
3620-01-000 Bookkeeping Fee Income	11,325.00	14,427.50	-3,102.50	-21.50	132,667.50	173,130.00	-40,462.50	-23.37	173,130.00
3620-02-000 Asset Management Fee Income	510.00	570.00	-60.00	-10.53	6,120.00	6,840.00	-720.00	-10.53	6,840.00
3620-03-000 Administrative Fees - ROSS	483.34	483.34	0.00	0.00	5,316.74	5,800.08	-483.34	-8.33	5,800.08
3660-01-000 West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	168,000.00	0.00	168,000.00	N/A	0.00
3690-00-000 Other Income	8,281.48	7,000.00	1,281.48	18.31	105,837.08	84,000.00	21,837.08	26.00	84,000.00
3690-01-000 Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	9,908.04	9,908.04	0.00	0.00	9,908.04
3691-09-001 Operations & Other Income	19,430.13	19,000.00	430.13	2.26	319,854.72	228,000.00	91,854.72	40.29	228,000.00
3699-00-000 TOTAL OTHER INCOME	84,393.87	73,984.69	10,409.18	14.07	1,095,435.81	887,816.28	207,619.53	23.39	887,816.28
3999-00-000 TOTAL INCOME	85,393.87	74,984.69	10,409.18	13.88	1,107,435.81	899,816.28	207,619.53	23.07	899,816.28
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	45,310.39	60,064.52	14,754.13	24.56	619,469.38	567,277.84	52,191.54	-9.20	567,277.84
4110-00-001 401K-401A Admin	3,637.68	2,402.58	-1,235.10	-51.41	26,595.67	22,691.12	3,904.55	-17.21	22,691.12
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	2,555.12	4,805.16	-2,250.04	-46.83	44,654.22	45,382.24	-728.02	1.60	45,382.24
4110-00-004 Workers Comp Admin	1,327.90	2,402.58	-1,074.68	-44.73	16,897.16	22,691.12	-5,793.96	-25.53	22,691.12
4110-00-005 Other Payroll Benefits - Admin	0.00	0.00	0.00	N/A	-1,998.78	0.00	1,998.78	N/A	0.00
4110-00-006 Legal Shield - Administrative	214.45	258.35	-43.90	-16.99	2,633.35	2,996.20	-362.85	-12.11	2,996.20
4110-00-007 Payroll Prep Fees	517.02	600.65	-83.63	-13.92	7,291.17	5,672.76	1,618.41	-28.53	5,672.76
4110-07-000 Health/Life Insurance	10,301.76	6,811.70	-3,490.06	-51.24	74,818.80	81,740.40	-6,921.60	8.47	81,740.40
4110-99-000 Total Administrative Salaries	63,864.32	77,345.54	-13,481.22	17.43	790,360.97	748,451.68	41,909.29	-5.60	748,451.68
4130-00-000 Legal Expense									
4130-02-000 Criminal Background / Credit Checks/t	0.00	75.00	75.00	100.00	58.00	900.00	842.00	93.56	900.00
4130-04-000 General Legal Expense	65.00	1,100.00	-1,035.00	-94.09	2,929.00	13,200.00	-10,271.00	77.81	13,200.00
4130-04-000 Total Legal Expense	65.00	1,175.00	-1,110.00	-94.47	2,987.00	14,100.00	-11,113.00	78.82	14,100.00
4130-99-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	102.34	2,500.00	-2,397.66	-95.91	30,322.34	30,000.00	322.34	-1.07	30,000.00
4140-00-100 Travel/Mileage	0.00	90.00	90.00	100.00	69.33	1,080.00	1,010.67	93.58	1,080.00
4182-00-000 Consultants	0.00	100.00	100.00	100.00	4,021.13	1,200.00	-2,821.13	-235.09	1,200.00
4189-00-000 Total Other Admin Expenses	102.34	2,690.00	-2,587.66	-96.20	34,412.80	32,280.00	2,132.80	-6.61	32,280.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	2,500.00	750.00	-1,750.00	-233.33	12,469.34	9,000.00	3,469.34	-38.55	9,000.00
4190-02-000 Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
4190-03-000 Advertising Publications	0.00	90.00	90.00	100.00	1,957.00	1,080.00	-877.00	-81.20	1,080.00
4190-04-000 Stationery & Office Supplies	884.23	800.00	-84.23	-10.53	4,557.10	9,600.00	-5,042.90	52.53	9,600.00
4190-06-000 Computer Equipment	0.00	200.00	200.00	100.00	3,494.13	2,400.00	-1,094.13	-45.59	2,400.00
4190-07-000 Telephone	1,225.71	1,300.00	-74.29	5.71	16,770.53	15,600.00	1,170.53	-7.50	15,600.00
4190-08-000 Postage	61.46	160.00	-98.54	61.59	1,466.74	1,920.00	-453.26	23.61	1,920.00

Central Cost Office Budget Comparison

Period = Dec 2025

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	133.95	160.00		26.05	4,243.32	1,920.00	-2,323.32	-121.01	1,920.00
4190-10-000 Copiers - Lease & Service	31.99	650.00	618.01	95.08	7,016.25	7,800.00	783.75	10.05	7,800.00
4190-13-000 Internet	937.58	850.00	-87.58	-10.30	10,725.96	10,200.00	-525.96	-5.16	10,200.00
4190-19-000 IT Contract Fees	166.19	200.00	33.81	16.90	1,866.88	2,400.00	533.12	22.21	2,400.00
4190-22-000 Other Misc Admin Expenses	3,416.50	1,500.00	-1,916.50	-127.77	44,514.86	18,000.00	-26,514.86	-147.30	18,000.00
4190-22-100 Other Misc Expenses	0.00	0.00	0.00	N/A	251.34	0.00	-251.34	N/A	0.00
4190-30-000 Equipment Service Contracts	0.00	0.00	0.00	N/A	488.51	0.00	-488.51	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	9,357.61	6,660.00	-2,697.61	-40.50	110,121.96	79,920.00	-30,201.96	-37.79	79,920.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	73,389.27	87,870.54	14,481.27	16.48	937,882.73	874,751.68	-63,131.05	-7.22	874,751.68
4300-00-000 UTILITIES									
4340-00-000 Garbage/Trash Removal	470.93	409.27	-61.66	-15.07	5,096.22	4,911.24	-184.98	-3.77	4,911.24
4399-00-000 TOTAL UTILITY EXPENSES	470.93	409.27	-61.66	-15.07	5,096.22	4,911.24	-184.98	-3.77	4,911.24
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	757.61	350.00	-407.61	-116.46	10,163.20	4,200.00	-5,963.20	-141.98	4,200.00
4419-00-000 Total General Maint Expense	757.61	350.00	-407.61	-116.46	10,163.20	4,200.00	-5,963.20	-141.98	4,200.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	349.10	540.00	190.90	35.35	540.00
4420-03-000 Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	42.79	0.00	-42.79	N/A	0.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	150.00	150.00	0.00	0.00	701.63	1,800.00	1,098.37	61.02	1,800.00
4420-06-000 Supplies - Janitorial/Cleaning	322.49	300.00	-22.49	-7.50	5,832.86	3,600.00	-2,232.86	-62.02	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	0.00	0.00	N/A	716.26	0.00	-716.26	N/A	0.00
4420-09-100 Security Equipment/Locks/Alarms	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4420-12-000 Supplies - Painting	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4429-00-000 Total Materials	322.49	570.00	247.51	43.42	7,642.64	6,840.00	-802.64	-11.73	6,840.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	253.00	120.00	-133.00	-110.83	120.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	90.00	90.00	100.00	500.00	1,080.00	580.00	53.70	1,080.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	-280.00	0.00	-280.00	N/A	0.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	0.00	0.00	N/A	4,936.84	0.00	-4,936.84	N/A	0.00
4430-15-000 Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
4430-18-000 Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	836.50	660.00	-176.50	-26.74	660.00
4439-00-000 Total Contract Costs	0.00	165.00	165.00	100.00	6,806.34	1,980.00	-4,826.34	-243.75	1,980.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,080.10	1,085.00	4.90	0.45	24,612.18	13,020.00	-11,592.18	-89.03	13,020.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	618.42	618.42	100.00	3,183.96	7,421.04	4,237.08	57.10	7,421.04
4510-01-000 General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	3,900.00	3,900.00	100.00	3,900.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	943.42	943.42	100.00	3,183.96	11,321.04	8,137.08	71.88	11,321.04
4800-00-000 FINANCING EXPENSE									
4855-00-100 Interest Expense	157.27	60.00	-97.27	-162.12	1,729.97	720.00	-1,009.97	-140.27	720.00
4899-00-000 TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	1,729.97	720.00	-1,009.97	-140.27	720.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	313.26	313.26	100.00	2,506.12	3,759.12	1,253.00	33.33	3,759.12
5100-50-000 Amortization Expense	9,391.21	9,391.21	0.00	0.00	81,808.67	112,694.52	30,885.85	27.41	112,694.52
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	9,391.21	9,704.47	313.26	3.23	84,314.79	116,453.64	32,138.85	27.60	116,453.64
8000-00-000 TOTAL EXPENSES	84,488.78	100,072.70	15,583.92	15.57	1,056,819.85	1,021,177.60	-35,642.25	-3.49	1,021,177.60
9000-00-000 NET INCOME	905.09	-25,088.01	-25,993.10	103.61	50,615.96	-121,361.32	171,977.28	141.71	-121,361.32
Net Income After Depreciation	10,296.30				134,930.75				

Central Cost Office
Balance Sheet
 Period = Dec 2025
 Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	29,884.01
1111-15-000	Cash-Payroll	-169,120.75
1111-99-000	Total Unrestricted Cash	-139,236.74
1119-00-000	TOTAL CASH	-139,236.74
1125-00-000	Cash - Vending	3,116.05
1128-99-000	Cleared Interfund Account	-58,952.45
1129-10-000	Due from Public Housing General	551,627.75
1129-11-000	A/R - ROSS/HUD	5,278.76
1129-17-000	Due from Renaissance FAM Non ACC	355.13
1129-28-000	Due from West Lake Management, LLC	-2,996.45
1129-49-000	A/R - Youthbuild DOL	-80,142.57
1129-50-000	A/R - Capital Fund Grants/HUD	17,997.32
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	496,156.80
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	440,675.53
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39
1300-00-000	TOTAL CURRENT ASSETS	305,654.18
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-54,306.98
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	288,714.66
1420-00-000	TOTAL FIXED ASSETS (NET)	160,220.29
1499-00-000	TOTAL NONCURRENT ASSETS	160,220.29
1999-00-000	TOTAL ASSETS	465,874.47
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	5,232.18
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	108,688.77
2117-11-000	401 Plan Payable	29,552.81
2117-12-000	457 Plan Payable	2,364.73
2117-13-000	Aflac Payable	-11,317.34
2117-17-000	Health Insurance Payable	171,392.83
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	145,525.77
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-00-000	Due to Federal Master	50,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Currer	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	1,279,561.97
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,294.95
2321-00-000	Lease Payable	-201,115.91
2399-00-000	TOTAL NONCURRENT LIABILITIES	-115,820.96
2499-00-000	TOTAL LIABILITIES	1,163,741.01
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-7,706.20
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-7,706.20
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-690,160.34
2809-99-000	TOTAL RETAINED EARNINGS:	-690,160.34
2899-00-000	TOTAL EQUITY	-697,866.54
2999-00-000	TOTAL LIABILITIES AND EQUITY	465,874.47

Housing Voucher Program (Section 8) Budget Comparison

Period = Dec 2023

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	1,711,992.72	1,459,519.00	252,473.72	17.30	18,472,559.72	17,514,228.00	958,331.72	5.47	17,514,228.00
3410-02-000 Section 8 Admin. Fee Income	107,001.00	115,900.00	-8,899.00	-7.68	1,406,880.00	1,390,800.00	16,080.00	1.16	1,390,800.00
3410-04-000 Section 8 Port-In Admin Fees	0.00	0.00	0.00	N/A	1,495.77	0.00	1,495.77	N/A	0.00
3410-06-000 Port In HAP Earned	0.00	0.00	0.00	N/A	10,954.00	0.00	10,954.00	N/A	0.00
3410-07-000 Section 8 HAP Earned EHV	56,796.00	60,500.00	-3,704.00	-6.12	680,471.00	726,000.00	-45,529.00	-6.27	726,000.00
3410-08-000 Section 8 EHV Admin Fee	4,318.00	4,027.00	291.00	7.23	50,068.00	48,324.00	1,744.00	3.61	48,324.00
3410-09-000 Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	23,974.00	0.00	23,974.00	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	1,880,107.72	1,639,946.00	240,161.72	14.64	20,646,402.49	19,679,352.00	967,050.49	4.91	19,679,352.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	25.00	-25.00	-100.00	311.54	300.00	11.54	3.85	300.00
3610-01-000 Interest Income - Unrestricted	79.97	25.00	54.97	219.88	179.72	300.00	-120.28	-40.09	300.00
3640-00-000 Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	6,600.00	-6,600.00	-100.00	6,600.00
3640-01-000 Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	6,600.00	-6,600.00	-100.00	6,600.00
3650-00-000 Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	483.00	7,200.00	-6,717.00	-93.29	7,200.00
3699-00-000 TOTAL OTHER INCOME	79.97	1,750.00	-1,670.03	-95.43	974.26	21,000.00	-20,025.74	-95.36	21,000.00
3999-00-000 TOTAL INCOME	1,880,187.69	1,641,696.00	238,491.69	14.53	20,647,376.75	19,700,352.00	947,024.75	4.81	19,700,352.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-00-000 Administrative Salaries									
4110-00-000 401K-401A Admin	32,556.30	55,502.30	22,946.00	41.34	420,733.58	486,102.24	65,368.66	13.45	486,102.24
4110-00-001 Payroll Taxes Admin(SUI/FICA/FUTA)	2,021.47	2,220.09	198.62	8.95	20,741.15	19,444.12	1,297.03	-6.67	19,444.12
4110-00-002 Workers Comp Admin	2,277.68	4,440.18	2,162.50	48.70	31,520.74	38,888.16	7,367.42	18.95	38,888.16
4110-00-003 Legal Shield - Administrative	954.40	1,665.07	710.67	42.68	11,692.18	14,583.08	2,890.90	19.82	14,583.08
4110-00-006 Payroll Prep Fees	359.10	526.65	167.55	31.81	4,913.35	6,319.80	1,406.45	22.25	6,319.80
4110-00-007 Healthy/Life Insurance	371.22	555.02	183.80	33.12	5,066.85	4,861.04	205.81	4.23	4,861.04
4110-07-000 Total Administrative Salaries	11,081.48	5,169.60	-5,911.88	-114.36	89,393.52	62,035.20	-27,358.32	-44.10	62,035.20
4110-99-000 Legal Expense	49,621.65	70,078.91	20,457.26	29.19	584,061.37	632,233.64	48,172.27	7.62	632,233.64
4130-00-000 Eviction Legal Fees	0.00	0.00	0.00	N/A	195.00	0.00	-195.00	N/A	0.00
4130-02-000 Criminal Background / Credit Checks/t	0.00	500.00	-500.00	100.00	306.00	6,000.00	5,694.00	94.90	6,000.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
4130-04-000 General Legal Expense	2,047.50	1,400.00	-647.50	-46.25	7,216.46	16,800.00	9,583.54	57.04	16,800.00
4130-99-000 Total Legal Expense	2,047.50	1,900.00	-147.50	-7.76	7,722.46	22,800.00	15,077.54	66.13	22,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	852.12	4,000.00	3,147.88	78.70	24,523.82	48,000.00	23,476.18	48.91	48,000.00
4140-00-100 Travel/Mileage	2.45	0.00	-2.45	8.86	8.86	0.00	-8.86	N/A	0.00
4172-00-000 Port Out Admin Fee Paid	2,224.80	1,400.00	-824.80	-58.91	28,177.16	16,800.00	-11,377.16	-67.72	16,800.00
4173-00-000 Management Fee	17,508.00	19,000.00	1,492.00	7.85	204,924.00	228,000.00	23,076.00	10.12	228,000.00
4173-01-000 Bookkeeping Fee	10,942.50	13,000.00	2,057.50	15.83	128,077.50	156,000.00	27,922.50	17.90	156,000.00
4182-00-000 Consultants	0.00	2,000.00	-2,000.00	100.00	11,187.50	24,000.00	12,812.50	53.39	24,000.00
4189-00-000 Total Other Admin Expenses	31,529.87	39,400.00	7,870.13	19.97	396,898.84	472,800.00	75,901.16	16.05	472,800.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	75.00	-75.00	100.00	5,461.87	900.00	-4,561.87	-506.87	900.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	-25.00	100.00	0.00	300.00	300.00	100.00	300.00
4190-03-000 Advertising Publications	0.00	0.00	0.00	N/A	4,284.27	0.00	-4,284.27	N/A	0.00
4190-04-000 Stationery & Office Supplies	627.38	500.00	-127.38	-25.48	8,146.64	6,000.00	-2,146.64	-35.78	6,000.00
4190-06-000 Computer Equipment	0.00	175.00	-175.00	100.00	0.00	2,100.00	2,100.00	100.00	2,100.00
4190-07-000 Telephone	963.47	800.00	-163.47	-20.43	11,861.47	9,600.00	-2,261.47	-23.56	9,600.00

Housing Voucher Program (Section 8) Budget Comparison

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	0.00	1,400.00	1,400.00	100.00	9,563.18	16,800.00	7,236.82	43.08	16,800.00
4190-09-000	23.99	7,551.55	7,527.56	99.68	60,868.21	90,618.60	29,750.39	32.83	90,618.60
4190-10-000	0.00	1,200.00	1,200.00	100.00	9,350.55	14,400.00	5,049.45	35.07	14,400.00
4190-13-000	669.23	490.00	-179.23	-36.58	6,745.26	5,880.00	-865.26	-14.72	5,880.00
4190-19-000	180.50	2,250.00	2,069.50	91.98	13,847.88	27,000.00	13,152.12	48.71	27,000.00
4190-22-000	73.18	600.00	526.82	87.80	7,018.80	7,200.00	181.20	2.52	7,200.00
4190-24-000	114.95	25.00	-89.95	-359.80	444.85	300.00	-144.85	-48.28	300.00
4191-00-000	2,652.70	15,091.55	12,438.85	82.42	137,592.98	181,098.60	43,505.62	24.02	181,098.60
4199-00-000	85,851.72	126,470.46	40,618.74	32.12	1,126,275.65	1,308,932.24	182,656.59	13.95	1,308,932.24
TOTAL ADMINISTRATIVE EXPENSES									
4400-00-000									
4400-99-000									
4400-99-000									
4411-00-000									
4411-00-000									
4413-00-000	0.00	60.00	60.00	100.00	0.00	720.00	720.00	100.00	720.00
4419-00-000	69.09	360.00	290.91	80.81	3,595.79	4,320.00	724.21	16.76	4,320.00
4420-00-000	69.09	420.00	350.91	83.55	3,595.79	5,040.00	1,444.21	28.66	5,040.00
4420-03-100									
4420-03-100	0.00	0.00	0.00	N/A	64.13	0.00	-64.13	N/A	0.00
4420-04-000	0.00	0.00	0.00	N/A	63.51	0.00	-63.51	N/A	0.00
4420-06-000	0.00	300.00	300.00	100.00	32.07	3,600.00	3,567.93	99.11	3,600.00
4420-07-000	0.00	100.00	100.00	100.00	1,245.51	1,200.00	-45.51	-3.79	1,200.00
4420-09-000	0.00	0.00	0.00	N/A	32.07	0.00	-32.07	N/A	0.00
4420-10-000	0.00	0.00	0.00	N/A	610.27	0.00	-610.27	N/A	0.00
4420-11-000	0.00	0.00	0.00	N/A	161.47	0.00	-161.47	N/A	0.00
4420-12-000	0.00	0.00	0.00	N/A	444.46	0.00	-444.46	N/A	0.00
4429-00-000									
4429-00-000	0.00	400.00	400.00	100.00	2,653.49	4,800.00	2,146.51	44.72	4,800.00
4430-00-000									
4430-00-000	0.00	350.00	350.00	100.00	1,183.46	4,200.00	3,016.54	71.82	4,200.00
4430-18-000	0.00	36.00	36.00	100.00	0.00	432.00	432.00	100.00	432.00
4430-23-000	0.00	150.00	150.00	100.00	3,174.00	1,800.00	-1,374.00	-76.33	1,800.00
4430-27-000	845.18	1,690.36	845.18	50.00	9,452.90	20,284.32	10,831.42	53.40	20,284.32
4439-00-000	845.18	2,226.36	1,381.18	62.04	13,810.36	26,716.32	12,905.96	48.31	26,716.32
4499-00-000	914.27	3,046.36	2,132.09	69.99	20,059.64	36,556.32	16,496.68	45.13	36,556.32
TOTAL MAINTENANCE EXPENSES									
4500-00-000									
4500-00-000									
4510-00-000	0.00	5,327.19	5,327.19	100.00	2,198.92	63,926.28	61,727.36	96.56	63,926.28
4510-01-000	134.73	180.00	45.27	25.15	404.19	2,160.00	1,755.81	81.29	2,160.00
4599-00-000	134.73	5,507.19	5,372.46	97.55	2,603.11	66,086.28	63,483.17	96.06	66,086.28
TOTAL GENERAL EXPENSES									
4700-00-000									
4700-00-000									
4715-00-000	1,682,738.00	1,425,336.00	-257,402.00	-18.06	18,192,307.00	17,104,032.00	-1,088,275.00	-6.36	17,104,032.00
4715-01-000	26,732.00	28,762.00	2,030.00	7.06	292,603.00	345,144.00	52,541.00	15.22	345,144.00
4715-02-000	71,138.00	57,815.00	-13,323.00	-23.04	783,545.00	693,780.00	-89,765.00	-12.94	693,780.00
4715-03-000	12,678.97	8,681.00	-3,997.97	-46.05	106,144.81	104,172.00	-1,972.81	-1.89	104,172.00
4715-03-002	0.00	0.00	0.00	N/A	-13.57	0.00	13.57	0.00	0.00
4715-04-001	0.00	0.00	0.00	N/A	18,951.08	0.00	-18,951.08	N/A	0.00
4799-00-000	1,793,286.97	1,520,594.00	-272,692.97	-17.93	19,393,537.32	18,247,128.00	-1,146,409.32	-6.28	18,247,128.00
TOTAL HOUSING ASSISTANCE PAYMENTS									
5000-00-000									
5000-00-000	0.00	1,000.00	1,000.00	100.00	0.00	12,000.00	12,000.00	100.00	12,000.00
5100-01-000	0.00	1,000.00	1,000.00	100.00	0.00	12,000.00	187,000.00	1,558.33	12,000.00
5199-00-000									
5199-00-000	1,880,187.69	1,656,618.01	-223,569.68	-13.50	20,542,475.72	19,670,702.84	-871,772.88	-4.43	19,670,702.84
TOTAL DEPRECIATION/AMORTIZATION									
8000-00-000									
8000-00-000	0.00	-14,922.01	14,922.01	100.00	104,901.03	29,649.16	75,251.87	253.81	29,649.16
TOTAL EXPENSES									
9000-00-000									
9000-00-000	0.00	-14,922.01	14,922.01	100.00	104,901.03	29,649.16	75,251.87	253.81	29,649.16
NET INCOME									
					24,418.28	308,009.60			
					Net Income for Administrative Funds				

Housing Voucher Program (Section 8) Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	53,553.97
1111-15-000	Cash-Payroll	-1,354.71
1111-20-100	Cash Operating 2B	48,540.78
1111-86-000	EHV Admin Cash Account	715.89
1111-99-000	Total Unrestricted Cash	101,455.93
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	308,155.18
1112-02-100	Cash Restricted - FSS Escrow Forfe	152,306.21
1112-99-000	Total Restricted Cash	460,461.39
1119-00-000	TOTAL CASH	561,917.32
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	287,066.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92
1122-99-000	TOTAL: AR	-27,767.41
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-74,491.80
1129-86-000	Due from Section 8 Emergency Housing	-288,946.00
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	90,000.00
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	3,419.02
1135-03-001	AR Port in Fee Suspense	-575.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-118,736.04
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,212.51
1211-02-000	Prepaid Software Licenses	89,503.65
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	147,387.61
1300-00-000	TOTAL CURRENT ASSETS	590,568.89
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99
1475-01-000	Non-Dwelling Equipment	2,406.00

1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99
1999-00-000	TOTAL ASSETS	593,440.88
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-376,279.99
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-23,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-273,275.80
2149-01-000	Due to Magnolia Pointe	25,000.00
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Currei	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	-565,737.72
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	350,288.02
2399-00-000	TOTAL NONCURRENT LIABILITIES	359,448.00
2499-00-000	TOTAL LIABILITIES	-206,289.72
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	799,730.60
2809-99-000	TOTAL RETAINED EARNINGS:	799,730.60
2899-00-000	TOTAL EQUITY	799,730.60
2999-00-000	TOTAL LIABILITIES AND EQUITY	593,440.88

AMP 1-LHA Owned (.amp1)
Budget Comparison

Period - Dec 2025
Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
INCOME									
TENANT INCOME									
Rental Income	17,185.00	15,322.00	1,863.00	12.16	211,052.00	183,864.00	27,188.00	14.79	183,864.00
Tenant Rent	17,185.00	15,322.00	1,863.00	12.16	211,052.00	183,864.00	27,188.00	14.79	183,864.00
Total Rental Income									
Other Tenant Income	0.00	150.00	-150.00	-100.00	0.00	1,800.00	-1,800.00	-100.00	1,800.00
FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	1,800.00	-1,800.00	-100.00	1,800.00
Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	300.00	-300.00	-100.00	300.00
NSF Charges	0.00	100.00	-100.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,200.00
Forfeited Security Deposits	0.00	425.00	-425.00	-100.00	0.00	5,100.00	-5,100.00	-100.00	5,100.00
Total Other Tenant Income									
TOTAL TENANT INCOME	17,185.00	15,747.00	1,438.00	9.13	211,052.00	188,964.00	22,088.00	11.69	188,964.00
GRANT INCOME									
Government Subsidy Income	22,215.00	30,015.00	-7,800.00	-25.99	235,847.33	360,180.00	-124,332.67	-34.52	360,180.00
Capital Fund Grants	0.00	0.00	0.00	N/A	90,000.00	0.00	90,000.00	N/A	0.00
TOTAL GRANT INCOME	22,215.00	30,015.00	-7,800.00	-25.99	325,847.33	360,180.00	-34,332.67	-9.53	360,180.00
OTHER INCOME									
Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	109,556.76	109,556.76	0.00	0.00	109,556.76
Other Income	0.00	0.00	0.00	N/A	22,613.29	0.00	22,613.29	N/A	0.00
TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	132,170.05	109,556.76	22,613.29	20.64	109,556.76
TOTAL INCOME	48,529.73	54,891.73	-6,362.00	-11.59	669,069.38	658,700.76	10,368.62	1.57	658,700.76
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries	7,858.70	10,161.25	2,302.55	22.66	106,635.62	93,473.56	-13,162.06	-14.08	93,473.56
401K-401A Admin	668.00	406.45	-261.55	-64.35	6,311.23	3,738.92	-2,572.31	-68.80	3,738.92
Payroll Taxes Adm(SUI/FICA/FUTA)	583.09	812.90	229.81	28.27	7,978.05	7,477.92	-500.13	-6.69	7,477.92
Workers Comp Admin	230.34	304.84	74.50	24.44	3,025.92	2,804.24	-221.68	-7.91	2,804.24
Legal Shield - Administrative	56.85	213.40	156.55	73.36	955.40	2,560.80	-1,605.40	-62.69	2,560.80
Payroll Prep Fees	89.65	101.62	11.97	11.78	1,296.99	934.77	-362.22	-38.75	934.77
Health/Life Insurance	2,215.60	928.01	-1,287.59	-138.75	23,336.87	11,136.12	-12,200.75	-109.56	11,136.12
Total Administrative Salaries	11,702.23	12,928.47	1,226.24	9.48	149,540.08	122,126.33	-27,413.75	-22.45	122,126.33
Legal Expense	0.00	0.00	0.00	N/A	424.68	0.00	424.68	N/A	0.00
Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Criminal Background / Credit Checks/I	0.00	0.00	0.00	N/A	4.99	0.00	-4.99	N/A	0.00
Tenant Screening	3,707.12	300.00	-3,407.12	-1,135.71	12,336.62	3,600.00	-8,736.62	-242.68	3,600.00
General Legal Expense	3,707.12	350.00	-3,357.12	-959.18	12,766.29	4,200.00	-8,566.29	-203.96	4,200.00
Total Legal Expense									
Other Admin Expenses	0.00	450.00	450.00	100.00	2,919.38	5,400.00	2,480.62	45.94	5,400.00
Travel/Training Expense	0.00	100.00	100.00	100.00	3,779.37	1,200.00	-2,579.37	-214.95	1,200.00
Commissioner Travel	0.00	1,332.02	1,332.02	100.00	10,274.14	15,984.24	5,710.10	35.72	15,984.24
Auditing Fees	4,239.12	4,275.00	35.88	0.84	50,726.64	51,300.00	573.36	1.12	51,300.00
Management Fee	382.50	427.50	45.00	10.53	4,590.00	5,130.00	540.00	10.53	5,130.00
Bookkeeping Fee	510.00	570.00	60.00	10.53	6,120.00	6,840.00	720.00	10.53	6,840.00
Asset Management Fee	0.00	300.00	300.00	100.00	3,473.93	3,600.00	126.07	3.50	3,600.00
Consultants	5,131.62	7,454.52	2,322.90	31.16	81,883.46	89,454.24	7,570.78	8.46	89,454.24
Total Other Admin Expenses									
Miscellaneous Admin Expenses	0.00	25.00	25.00	100.00	662.80	300.00	-362.80	-120.93	300.00
Membership/Subscriptions/Fees	26.16	30.00	3.84	12.80	208.37	360.00	151.63	42.12	360.00
Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	36.93	0.00	-36.93	N/A	0.00
Advertising Publications									

AMP 1-LHA Owned (.amp1) Budget Comparison

Period : Dec 2025

Book : Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000 Stationery & Office Supplies	0.00	200.00	200.00	100.00	850.75	2,400.00	1,549.25	64.55	2,400.00
4190-07-000 Telephone	1,154.87	750.00	-404.87	-53.98	14,824.40	9,000.00	-5,824.40	-64.72	9,000.00
4190-08-000 Postage	0.00	75.00	75.00	100.00	1,351.55	900.00	-451.55	-50.17	900.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	50.94	0.00	-50.94	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	47.98	900.00	852.02	94.67	1,483.29	10,800.00	9,316.71	86.27	10,800.00
4190-10-000 Copiers - Lease & Service	682.67	460.00	-222.67	-48.41	5,817.54	5,520.00	-297.54	-5.39	5,520.00
4190-11-001 Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	1,800.00	1,800.00	100.00	1,800.00
4190-13-000 Internet	1,119.40	800.00	-319.40	-39.92	11,909.76	9,600.00	-2,309.76	-24.06	9,600.00
4190-19-000 IT Contract Fees	1,589.66	1,300.00	-289.66	-22.28	18,756.64	15,600.00	-3,156.64	-20.23	15,600.00
4190-20-100 Bank Fees - Unrestricted	245.00	200.00	-45.00	-22.50	3,570.00	2,400.00	-1,170.00	-48.75	2,400.00
4190-22-000 Other Misc Admin Expenses	1,435.14	300.00	-1,135.14	-378.38	5,888.18	3,600.00	-2,288.18	-63.56	3,600.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	1,624.89	600.00	-1,024.89	-170.82	600.00
4191-00-000 Total Miscellaneous Admin Expenses	6,300.88	5,240.00	-1,060.88	-42.00	67,036.04	62,880.00	-4,156.04	-275.69	62,880.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	26,841.85	25,972.99	-868.86	-876.54	311,225.87	278,660.57	-32,565.30	-493.64	278,660.57
4200-00-000 TENANT SERVICES									
4200-00-000 Resident Services Exp	1,571.25	0.00	-1,571.25	N/A	1,571.25	0.00	-1,571.25	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,571.25	0.00	-1,571.25	N/A	1,571.25	0.00	-1,571.25	N/A	0.00
4300-00-000 UTILITIES									
4310-00-000 Water	1,203.41	1,500.00	296.59	19.77	16,827.46	18,000.00	1,172.54	6.51	18,000.00
4320-00-000 Electricity	1,874.81	1,800.00	-74.81	-4.16	26,597.64	21,600.00	-4,997.64	-23.14	21,600.00
4340-00-000 Garbage/Trash Removal	2,105.23	3,000.00	894.77	29.83	36,702.54	36,000.00	-702.54	-1.95	36,000.00
4390-00-000 Sewer	2,652.64	1,500.00	-1,152.64	-76.84	32,460.88	18,000.00	-14,460.88	-80.34	18,000.00
4399-00-000 TOTAL UTILITY EXPENSES	7,836.09	7,800.00	-36.09	-0.46	112,588.52	93,600.00	-18,988.52	-20.29	93,600.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense	10,059.31	7,075.64	-2,983.67	-42.17	106,005.90	57,227.68	-48,778.22	-85.24	57,227.68
4410-00-000 Maintenance Salaries	0.00	0.00	0.00	N/A	4,400.00	0.00	-4,400.00	N/A	0.00
4410-00-020 Maint Wages-Overtime	606.42	283.03	-323.39	-114.26	5,143.63	2,289.16	-2,854.47	-124.70	2,289.16
4410-06-000 401K-401A Maintenance	767.59	566.05	-201.54	-35.60	8,533.69	4,578.20	-3,955.49	-86.40	4,578.20
4410-07-000 Payroll Taxes Maintenance	2,200.38	560.00	-1,640.38	-292.92	18,115.01	6,720.00	-11,395.01	-169.57	6,720.00
4410-08-000 Health/Life Insurance Maint.	294.77	212.27	-82.50	-38.87	3,447.64	1,716.84	-1,730.80	-100.81	1,716.84
4410-10-000 Workers Comp Maintenance	114.79	70.76	-44.03	-62.22	1,276.14	572.32	-703.82	-122.98	572.32
4410-11-000 Payroll Prep Fees Maint.	99.70	99.70	0.00	0.00	1,196.40	1,196.40	0.00	0.00	1,196.40
4411-00-000 Legal Shield - Maint	283.75	250.00	-33.75	-13.50	997.00	3,000.00	2,003.00	16.67	3,000.00
4413-00-000 Maintenance Uniforms	0.00	556.00	556.00	100.00	2,967.75	3,000.00	32.25	1.08	3,000.00
4419-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	14,426.71	9,673.45	-4,753.26	-49.14	5,451.01	6,672.00	1,220.99	18.30	6,672.00
4420-00-000 Total General Maint Expense	349.08	70.00	-279.08	-398.69	156,337.77	83,972.60	-72,365.17	-86.18	83,972.60
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	0.00	0.00	N/A	349.08	840.00	490.92	58.44	840.00
4420-01-200 Lawn & Landscape Expenses Non Sale	0.00	0.00	0.00	N/A	511.12	0.00	-511.12	N/A	0.00
4420-02-000 Supplies-Appliance Parts	0.00	25.00	25.00	100.00	2,003.84	300.00	-1,703.84	-567.95	300.00
4420-03-100 Hardware Doors/Windows/Locks	134.00	100.00	-34.00	-34.00	894.55	1,200.00	305.45	25.45	1,200.00
4420-03-200 Window Treatments	0.00	35.00	35.00	100.00	0.00	420.00	420.00	100.00	420.00
4420-04-000 Electrical - Supplies/Fixtures	184.98	150.00	-34.98	-23.32	2,061.46	1,800.00	-261.46	-14.53	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	587.10	150.00	-437.10	-291.40	2,299.30	1,800.00	-499.30	-27.74	1,800.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	2,462.33	1,200.00	-1,262.33	-105.19	1,200.00
4420-08-000 Supplies-Plumbing	135.51	150.00	14.49	9.66	4,304.21	1,800.00	-2,504.21	-139.12	1,800.00
4420-09-000 Supplies-Tools Equipmt	138.77	25.00	-113.77	-455.08	138.77	300.00	161.23	53.74	300.00
4420-11-000 Supplies- HVAC	0.00	100.00	100.00	100.00	1,557.86	1,200.00	-357.86	-29.82	1,200.00
4420-12-000 Supplies- Painting	0.00	150.00	150.00	100.00	291.71	1,800.00	1,508.29	83.79	1,800.00
4429-00-000 Total Materials	1,529.44	1,055.00	-474.44	-44.97	16,874.23	12,660.00	-4,214.23	-33.29	12,660.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	166.00	600.00	434.00	72.33	600.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	902.00	400.00	-502.00	-125.50	11,678.00	4,800.00	-6,878.00	-143.29	4,800.00

AMP 1-LHA Owned (.amp1) Budget Comparison

Period - Dec 2025

Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000									
Contract-Plumbing	0.00	100.00	100.00	100.00	2,280.95	1,200.00	-1,080.95	-90.08	1,200.00
4430-13-000									
Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	1,100.00	6,000.00	4,900.00	81.67	6,000.00
4430-14-000									
Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
4430-15-000									
Contract-Equipment Rental	0.00	150.00	150.00	100.00	69.54	1,800.00	1,730.46	96.14	1,800.00
4430-23-000									
Contract-Consultants	0.00	200.00	200.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
4430-24-000									
Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	49,800.00	54,000.00	4,200.00	7.78	54,000.00
4430-24-200									
Grounds-Tree Cutting	0.00	800.00	800.00	100.00	3,400.00	9,600.00	6,200.00	64.58	9,600.00
4430-24-300									
Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	8,400.00	8,400.00	100.00	8,400.00
4430-26-000									
Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.74	0.00	-3,338.74	N/A	0.00
4430-27-000									
Contract - Lease	961.93	1,110.69	148.76	13.39	13,606.45	13,328.28	-278.17	-2.09	13,328.28
4430-28-000									
Unit Inspections	0.00	200.00	200.00	100.00	1,350.00	2,400.00	1,050.00	43.75	2,400.00
4430-99-000									
Other Contracted Services	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4439-00-000									
Total Contract Costs	6,013.93	9,160.69	3,146.76	34.35	86,789.68	109,928.28	23,138.60	21.05	109,928.28
4499-00-000									
TOTAL MAINTENANCE EXPENSES	21,970.08	19,889.14	-2,080.94	-10.46	260,001.68	206,560.88	-53,440.80	-25.87	206,560.88
GENERAL EXPENSES									
4500-00-000									
Insurance - Property/Liability	9,470.96	4,481.36	-4,989.60	-111.34	29,100.04	53,776.32	24,676.28	45.89	53,776.32
4510-00-000									
General Liability Insurance - Auto	202.09	595.05	392.96	66.04	606.27	7,140.60	6,534.33	91.51	7,140.60
4599-00-000									
TOTAL GENERAL EXPENSES	9,673.05	5,076.41	-4,596.64	-90.55	29,706.31	60,916.92	31,210.61	51.23	60,916.92
HOUSING ASSISTANCE PAYMENTS									
4700-00-000									
Tenant Utility Payments-S8	0.00	0.00	0.00	N/A	379.00	0.00	-379.00	N/A	0.00
4715-01-000									
Tenant Utility Payments-PH	0.00	500.00	500.00	100.00	198.00	6,000.00	5,802.00	96.70	6,000.00
4715-03-000									
FSS Escrow Payments	-0.02	1,106.00	1,106.02	100.00	3,477.99	13,272.00	9,794.01	73.79	13,272.00
4715-03-002									
FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-768.50	0.00	-768.50	N/A	0.00
4799-00-000									
TOTAL HOUSING ASSISTANCE PAYMENTS	-0.02	1,606.00	1,606.02	100.00	3,286.49	19,272.00	15,985.51	82.95	19,272.00
NON-OPERATING ITEMS									
5000-00-000									
Depreciation Expense	5,538.89	7,782.12	2,243.23	28.83	91,141.99	93,385.44	2,243.45	2.40	93,385.44
5100-01-000									
TOTAL DEPRECIATION/AMORTIZATION	5,538.89	7,782.12	2,243.23	28.83	91,141.99	93,385.44	2,243.45	2.40	93,385.44
8000-00-000									
TOTAL EXPENSES	73,431.19	68,126.66	-5,304.53	-849.18	809,522.11	752,395.81	-57,126.30	-403.22	752,395.81
9000-00-000									
NET INCOME	-24,901.46	-13,234.93	-11,057.47	837.59	-140,452.73	-93,695.05	67,494.92	404.79	-93,695.05
Net Income After Depreciation	-19,362.57	-13,234.93	-11,057.47	837.59	-140,452.73	-93,695.05	67,494.92	404.79	-93,695.05

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	539,839.07
1111-15-000	Cash-Payroll	120,847.52
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	661,486.59
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	35,022.50
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	54,207.89
1119-00-000	TOTAL CASH	715,694.48
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	16,059.25
1122-99-000	TOTAL: AR	16,059.25
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-05-000	Due from John Wright Homes	-11,425.23
1129-06-000	Due from Cecil Gober	-10,043.55
1129-11-000	A/R - ROSS/HUD	47,330.74
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-1,140,142.78
1129-78-000	Due From FSS	24,520.07
1129-80-000	Due from Section 8 HCV	3,949.25
1129-96-000	Due from Central Office Cost Center	40,482.34
1129-99-000	TOTAL: DUE FROM	-1,035,739.75
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	985,195.84
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,848,336.71
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-01-000	Prepaid Insurance	93,753.44
1211-02-000	Prepaid Software Licenses	14,341.30
1212-00-000	Insurance Deposit	37,400.00

1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	187,440.74
1300-00-000	TOTAL CURRENT ASSETS	2,751,471.93
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	7,427.78
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,136,281.10
1405-02-000	Accum Depreciation- Misc FF&E	-841,025.94
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,917,120.45
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82
1450-01-000	Site Improvement	4,064,767.49
1460-01-000	Dwelling Structures	5,154,722.42
1465-01-000	Dwelling Equipment	26,717.87
1470-01-000	Non-Dwelling Structures	679,307.53
1475-01-000	Non-Dwelling Equipment	737,435.65
1499-00-000	TOTAL NONCURRENT ASSETS	1,818,086.33
1999-00-000	TOTAL ASSETS	4,569,558.26
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	20,371.87
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	17,167.18
2145-00-000	Due to Federal Master	-63,668.51
2145-29-000	Due to Polk County Housing Dev.	30,500.00
2149-12-000	Due to Hampton Hills	57,497.99
2149-33-000	Due to Magnolia Pointe Sales	95,000.00
2149-96-000	Due to Central Office Cost Center	265,732.97
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	158,849.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,116.47

2260-00-000	Accrued Compensated Absences-Currel	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	<u>612,282.87</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	35,022.48
2310-00-000	Notes Payable-LT	<u>303,000.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>341,159.48</u>
2499-00-000	TOTAL LIABILITIES	<u>953,442.35</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,051,937.09</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,616,115.91</u>
2899-00-000	TOTAL EQUITY	<u>3,616,115.91</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,569,558.26</u>

Dakota Park Partnership (.partdak) Budget Comparison

Period = Dec 2025

Book = Actual

	2999-99-999	Revenue & Expenses	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
	3000-00-000	INCOME									
	3100-00-000	TENANT INCOME									
	3101-00-000	Rental Income									
	3111-00-000	Tenant Rent	12,234.00	15,663.00	-3,429.00	-21.89	157,034.00	187,956.00	-30,922.00	-16.45	187,956.00
	3112-02-000	Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	5,036.00	18,816.00	-13,780.00	-73.24	18,816.00
	3119-00-000	Total Rental Income	12,234.00	17,231.00	-4,997.00	-29.00	162,070.00	206,772.00	-44,702.00	-21.62	206,772.00
	3120-00-000	Other Tenant Income									
	3120-03-000	Damages & Cleaning	600.00	150.00	450.00	300.00	600.00	1,800.00	-1,200.00	-66.67	1,800.00
	3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	2,225.00	-2,225.00	-100.00	2,225.00
	3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	120.00	-120.00	-100.00	120.00
	3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	575.00	-575.00	-100.00	575.00
	3120-10-000	Application Fees	40.00	0.00	40.00	N/A	200.00	0.00	200.00	N/A	0.00
	3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	300.00	1,400.00	-1,100.00	-78.57	1,400.00
	3129-00-000	Total Other Tenant Income	640.00	510.00	130.00	25.49	1,100.00	6,120.00	-5,020.00	-82.03	6,120.00
	3199-00-000	TOTAL TENANT INCOME	12,874.00	17,741.00	-4,867.00	-27.43	163,170.00	212,892.00	-49,722.00	-23.36	212,892.00
	3400-00-000	GRANT INCOME									
	3401-00-000	Government Subsidy Income	14,722.00	10,758.50	3,963.50	36.84	160,299.66	128,680.00	31,619.66	24.57	128,680.00
	3499-00-000	TOTAL GRANT INCOME	14,722.00	10,758.50	3,963.50	36.84	160,299.66	128,680.00	31,619.66	24.57	128,680.00
	3600-00-000	OTHER INCOME									
	3610-01-000	Interest Income - Unrestricted	3.61	15.00	-11.39	-75.93	78.72	180.00	-101.28	-56.27	180.00
	3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	480.00	-480.00	-100.00	480.00
	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	3.61	55.00	-51.39	-93.44	5,078.72	660.00	4,418.72	669.50	660.00
	3999-00-000	TOTAL INCOME	27,599.61	28,554.50	-954.89	-3.34	328,548.38	342,232.00	-13,683.62	-4.00	342,232.00
	4000-00-000	EXPENSES									
	4100-00-000	ADMINISTRATIVE									
	4100-99-000	Administrative Salaries	0.00	1,797.70	1,797.70	100.00	0.00	21,572.40	21,572.40	100.00	21,572.40
	4110-00-000	Administrative Salaries	0.00	71.91	71.91	100.00	0.00	862.92	862.92	100.00	862.92
	4110-00-001	401K-401A Admin	0.00	143.82	143.82	100.00	0.00	1,725.84	1,725.84	100.00	1,725.84
	4110-00-002	Payroll Taxes Admt(SUI/FTCA/FUTA)	0.00	71.91	71.91	100.00	0.00	862.92	862.92	100.00	862.92
	4110-00-004	Workers Comp Admin	0.00	17.98	17.98	100.00	0.00	215.76	215.76	100.00	215.76
	4110-00-007	Payroll Prep Fees	0.00	200.00	200.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
	4110-07-000	Health/Life Insurance	0.00	2,303.32	2,303.32	100.00	0.00	27,639.84	27,639.84	100.00	27,639.84
	4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	27,639.84	27,639.84	100.00	27,639.84
	4130-00-000	Legal Expense	0.00	100.00	100.00	100.00	3,882.14	1,200.00	-2,682.14	-223.51	1,200.00
	4130-00-001	Eviction Legal Fees	0.00	25.00	25.00	100.00	91.90	300.00	208.10	69.37	300.00
	4130-02-000	Criminal Background / Credit Checks/t	0.00	100.00	100.00	100.00	28.00	1,200.00	1,172.00	97.67	1,200.00
	4130-03-000	Tenant Screening	23.00	100.00	77.00	77.00	1,486.12	1,200.00	-286.12	-23.84	1,200.00
	4130-04-000	General Legal Expense	481.50	100.00	-381.50	-381.50	5,488.16	3,900.00	-1,588.16	-40.72	3,900.00
	4130-09-000	Total Legal Expense	504.50	325.00	179.50	-55.23	5,488.16	3,900.00	-1,588.16	-40.72	3,900.00
	4139-00-000	Other Admin Expenses									
	4140-00-000	Travel/Training Expense	852.10	25.00	-827.10	-3,308.40	2,811.40	300.00	-2,511.40	-837.13	300.00
	4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
	4171-00-000	Auditing Fees	0.00	1,841.56	1,841.56	100.00	7,380.48	22,098.72	14,718.24	66.60	22,098.72
	4173-00-000	Management Fee	2,079.28	1,986.60	-92.68	-4.67	24,898.16	23,839.20	-1,058.96	-4.44	23,839.20
	4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	3,510.00	0.00	3,510.00	N/A	0.00
	4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	2,400.00	6,000.00	3,600.00	60.00	6,000.00
	4182-00-000	Consultants	0.00	75.00	75.00	100.00	3,473.93	900.00	-2,573.93	-285.99	900.00
	4189-00-000	Total Other Admin Expenses	3,423.88	4,438.16	1,014.28	22.85	44,473.97	53,257.92	8,783.95	16.49	53,257.92
	4190-00-000	Miscellaneous Admin Expenses	0.00	25.00	25.00	100.00	234.07	300.00	65.93	21.98	300.00
	4190-01-000	Membership/Subscriptions/Fees									

Dakota Park Partnership (partdak) Budget Comparison

Period = Dec 2023

Book - Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	76.66	90.00	13.34	14.82	716.44	1,080.00	363.56	33.66	1,080.00
4190-03-000	0.00	50.00	50.00	100.00	36.93	600.00	563.07	93.84	600.00
4190-04-000	0.00	25.00	25.00	100.00	538.17	300.00	-238.17	-79.39	300.00
4190-06-000	0.00	0.00	0.00	N/A	460.21	0.00	-460.21	N/A	0.00
4190-07-000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4190-08-000	0.00	50.00	50.00	100.00	680.69	600.00	-80.69	-13.45	600.00
4190-09-000	0.00	215.75	215.75	100.00	1,726.00	2,589.00	863.00	33.33	2,589.00
4190-11-001	0.00	0.00	0.00	N/A	570.29	0.00	-570.29	N/A	0.00
4190-13-000	104.27	94.27	-10.00	-10.61	1,231.24	1,131.24	-100.00	-8.84	1,131.24
4190-19-000	177.90	177.90	0.00	0.00	1,956.90	2,134.80	177.90	8.33	2,134.80
4190-22-000	88.82	100.00	11.18	11.18	5,506.99	1,200.00	-4,306.99	-358.92	1,200.00
4190-23-000	222.40	216.00	-6.40	-2.96	1,780.44	2,592.00	811.56	31.31	2,592.00
4190-24-000	0.00	150.00	150.00	100.00	828.75	1,800.00	971.25	53.96	1,800.00
4191-00-000	670.05	1,293.92	623.87	48.22	16,267.12	15,527.04	-740.08	-4.77	15,527.04
4199-00-000	4,598.43	8,360.40	3,761.97	45.00	66,229.25	100,324.80	34,095.55	33.99	100,324.80
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4230-00-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4299-00-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
TOTAL TENANT SERVICES EXPENSES									
4300-00-000	71.16	100.00	28.84	28.84	819.98	1,200.00	380.02	31.67	1,200.00
4310-00-000	499.46	800.00	300.54	37.57	6,927.18	9,600.00	2,672.82	27.84	9,600.00
4320-00-000	1,255.80	1,100.00	-155.80	-14.16	14,694.31	13,200.00	-1,494.31	-11.32	13,200.00
4340-00-000	125.52	262.00	136.48	52.09	982.77	3,144.00	2,161.23	68.74	3,144.00
4390-00-000	1,951.94	2,262.00	310.06	13.71	23,424.24	27,144.00	3,719.76	13.70	27,144.00
4399-00-000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES									
4400-00-000	0.00	2,912.56	2,912.56	100.00	17,796.40	34,950.72	17,154.32	49.08	34,950.72
4400-99-000	0.00	116.50	116.50	100.00	711.85	1,398.00	686.15	49.08	1,398.00
4410-00-000	0.00	233.00	233.00	100.00	1,340.47	2,796.00	1,455.53	52.06	2,796.00
4410-06-000	0.00	109.98	109.98	100.00	4,489.06	1,319.76	-3,169.30	-240.14	1,319.76
4410-08-000	0.00	116.50	116.50	100.00	551.39	1,398.00	846.61	60.56	1,398.00
4410-09-000	0.00	29.13	29.13	100.00	120.92	349.56	228.64	34.59	349.56
4410-10-000	0.00	0.00	0.00	0.00	1,714.08	300.00	-1,414.08	-471.36	300.00
4413-00-000	142.84	25.00	-117.84	-471.36	26,831.89	42,512.04	15,680.15	36.88	42,512.04
4419-00-000	142.84	3,542.67	3,399.83	95.97	26,831.89	42,512.04	15,680.15	36.88	42,512.04
4420-00-000	349.07	25.00	-324.07	-1,296.28	349.07	300.00	-49.07	-16.36	300.00
4420-01-000	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	0.00	130.00	130.00	100.00	190.10	1,560.00	1,369.90	87.81	1,560.00
4420-03-000	0.00	25.00	25.00	100.00	60.78	300.00	239.22	79.74	300.00
4420-03-100	0.00	150.00	150.00	100.00	836.43	1,800.00	963.57	53.53	1,800.00
4420-03-200	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4420-04-000	0.00	50.00	50.00	100.00	1,020.44	600.00	-420.44	-70.07	600.00
4420-06-000	0.00	25.00	25.00	100.00	1,382.56	300.00	-1,082.56	-360.85	300.00
4420-07-000	124.83	250.00	125.17	50.07	1,304.38	3,000.00	1,695.62	56.52	3,000.00
4420-08-000	0.00	150.00	150.00	100.00	841.87	1,800.00	958.13	53.23	1,800.00
4420-08-000	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4420-10-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4420-11-000	0.00	250.00	250.00	100.00	590.68	3,000.00	2,409.32	80.31	3,000.00
4420-12-000	201.05	40.00	-161.05	-402.62	1,395.15	480.00	-915.15	-190.66	480.00
4429-00-000	674.95	1,195.00	520.05	43.52	8,482.57	14,340.00	5,857.43	40.85	14,340.00
4430-00-000	0.00	60.00	60.00	100.00	1,077.00	720.00	-357.00	-49.58	720.00
4430-01-000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-03-000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-03-100	0.00	50.00	50.00	100.00	500.00	600.00	100.00	16.67	600.00
4430-03-300	623.00	500.00	-123.00	-24.60	7,201.00	6,000.00	-1,201.00	-20.02	6,000.00
4430-07-000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Dec 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-13-000	0.00	300.00	300.00	100.00	1,975.00	3,600.00	1,625.00	45.14	3,600.00
4430-14-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4430-18-000	495.90	452.55	-43.35	-9.58	5,470.25	5,430.60	-39.65	-0.73	5,430.60
4430-24-000	0.00	1,000.00	1,000.00	100.00	12,649.23	12,000.00	-649.23	-5.41	12,000.00
4430-24-200	0.00	500.00	500.00	100.00	3,200.00	6,000.00	2,800.00	46.67	6,000.00
4430-24-300	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
4430-26-000	0.00	0.00	0.00	N/A	1,992.87	0.00	-1,992.87	N/A	0.00
4430-28-000	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
4430-99-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4499-00-000	1,118.90	3,812.55	2,693.65	70.65	34,065.35	45,750.60	11,685.25	25.54	45,750.60
TOTAL MAINTENANCE EXPENSES	1,936.69	8,550.22	6,613.53	77.35	69,379.81	102,602.64	33,222.83	32.38	102,602.64
GENERAL EXPENSES									
4500-00-000									
4510-00-000	0.00	5,839.31	5,839.31	100.00	19,579.35	70,071.72	50,492.37	72.06	70,071.72
4510-01-000	593.31	262.50	-330.81	-126.02	1,779.93	3,150.00	1,370.07	43.49	3,150.00
4525-00-000	1,080.40	966.76	-113.64	-11.75	12,964.80	11,601.12	-1,363.68	-11.75	11,601.12
4570-00-000	0.00	85.00	85.00	100.00	0.00	1,020.00	1,020.00	100.00	1,020.00
4599-00-000	1,673.71	7,153.57	5,479.86	76.60	34,324.08	85,842.84	51,518.76	60.02	85,842.84
HOUSING ASSISTANCE PAYMENTS									
4700-00-000									
4715-01-002	431.00	648.00	217.00	33.49	6,661.00	7,776.00	1,115.00	14.34	7,776.00
4715-03-000	393.00	625.00	232.00	37.12	5,772.00	7,500.00	1,728.00	23.04	7,500.00
4799-00-000	824.00	1,273.00	449.00	35.27	12,433.00	15,276.00	2,843.00	18.61	15,276.00
FINANCING EXPENSE									
4800-00-000									
4851-00-000	3,394.31	0.00	-3,394.31	N/A	40,731.72	0.00	-40,731.72	N/A	0.00
4899-00-000	3,394.31	0.00	-3,394.31	N/A	40,731.72	0.00	-40,731.72	N/A	0.00
NON-OPERATING ITEMS									
5000-00-000									
5100-01-000	2,113.74	2,113.74	0.00	0.00	25,364.88	25,364.88	0.00	0.00	25,364.88
5199-00-000	2,113.74	2,113.74	0.00	0.00	25,364.88	25,364.88	0.00	0.00	25,364.88
TOTAL DEPRECIATION/AMORTIZATION									
8000-00-000	16,492.82	29,737.93	13,245.11	347.93	271,886.98	356,855.16	84,968.18	258.70	356,855.16
NET INCOME	11,106.79	-1,183.43	-14,200.00	-351.27	56,661.40	-14,623.16	-98,651.80	-262.70	-14,623.16
Net Income After Depreciation	13,220.53				82,026.28				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	28,415.85
1111-15-000	Cash-Payroll	41,538.54
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	70,554.39
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,650.00
1112-02-000	Cash Restricted - FSS Escrow	14,735.00
1112-04-000	Cash Restricted-Reserve for Replac	18,114.40
1112-99-000	Total Restricted Cash	44,499.40
1119-00-000	TOTAL CASH	115,053.79
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	37,604.67
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	30,890.76
1129-20-000	Due from LPHC	75,251.87
1138-13-000	Dakota Park-Operating Subsidy Receive	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	119,469.63
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	6,048.48
1211-02-000	Prepaid Software Licenses	5,810.43
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	19,418.91
1300-00-000	TOTAL CURRENT ASSETS	253,942.33
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	34,672.00
1400-06-000	Buildings	892,048.00
1400-06-200	Building Improvements	14,150.00
1400-08-000	Furniture & Fixtures	36,739.53
1405-01-000	Accum Depreciation-Buildings	-326,749.56
1405-02-000	Accum Depreciation- Misc FF&E	-9,900.90
1410-00-000	Intangible Assets	
1410-02-000	Compliance Fees	1,640.00
1410-03-000	Monitoring Fees	41,744.00
1411-01-000	AA Compliance Fees	-1,640.00
1411-02-000	AA Monitoring Fees	-41,744.00
1420-00-000	TOTAL FIXED ASSETS (NET)	640,959.07

1499-00-000	TOTAL NONCURRENT ASSETS	640,959.07
1999-00-000	TOTAL ASSETS	894,901.40
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,706.16
2114-00-000	Tenant Security Deposits	12,250.00
2114-02-000	Security Deposit Clearing Account	1,051.00
2119-92-000	Accrued Property Taxes	-1,484.91
2119-94-000	Accrued Interest - HOPE VI	963,507.11
2131-00-000	Accrued Interest Payable	73,967.00
2134-00-000	Accrued Interest - Future Advance	37,588.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-2,532.41
2138-00-001	Accrued audit fees - LHA	-35,450.16
2139-00-000	Owners Liability	10,612.00
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-Ai	70,061.05
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	15,124.00
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Currei	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,434,497.32
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-0.01
2307-00-000	FSS Due to Tenant Long Term	14,735.00
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,105,520.13
2499-00-000	TOTAL LIABILITIES	2,540,017.45
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	240,496.13
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-666,502.18
2809-99-000	TOTAL RETAINED EARNINGS:	-666,502.18
2899-00-000	TOTAL EQUITY	-1,645,116.05
2999-00-000	TOTAL LIABILITIES AND EQUITY	894,901.40

Renaissance Partnership (.partren)
Budget Comparison

Period = Dec 2025

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses									
3000-00-000									
INCOME									
3100-00-000									
TENANT INCOME									
3101-00-000									
Rental Income									
3111-00-000	74,393.00	71,149.00	3,244.00	4.56	866,793.00	853,788.00	13,005.00	1.52	853,788.00
3112-02-000	21,893.00	22,575.00	-682.00	-3.02	262,759.00	270,900.00	-8,141.00	-3.01	270,900.00
3115-00-000	0.00	0.00	0.00	N/A	23.00	0.00	23.00	N/A	0.00
3119-00-000	96,286.00	93,724.00	2,562.00	2.73	1,129,575.00	1,124,688.00	4,887.00	0.43	1,124,688.00
3120-00-000									
Other Tenant Income									
3120-01-000	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00	600.00
3120-01-100	1,252.18	365.00	887.18	243.06	5,207.38	4,380.00	827.38	18.89	4,380.00
3120-03-000	9.00	300.00	-291.00	-97.00	404.00	3,600.00	-3,196.00	-88.78	3,600.00
3120-04-000	0.00	50.00	-50.00	-100.00	500.00	600.00	-100.00	-16.67	600.00
3120-05-000	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00	600.00
3120-06-000	0.00	10.00	-10.00	-100.00	120.00	120.00	-110.00	-91.67	120.00
3120-09-000	0.00	0.00	0.00	N/A	1,006.00	0.00	1,006.00	N/A	0.00
3120-10-000	80.00	160.00	-80.00	-50.00	1,065.00	1,920.00	-855.00	-44.53	1,920.00
3120-11-000	0.00	150.00	-150.00	-100.00	900.00	1,800.00	-900.00	-50.00	1,800.00
3129-00-000	1,341.18	1,135.00	206.18	18.17	9,092.38	13,620.00	-4,527.62	-33.24	13,620.00
3199-00-000	97,627.18	94,859.00	2,768.18	2.92	1,138,667.38	1,138,308.00	359.38	0.03	1,138,308.00
TOTAL TENANT INCOME									
GRANT INCOME									
3400-00-000									
Government Subsidy Income	68,097.00	36,247.54	31,849.46	87.87	744,218.66	434,970.48	309,248.18	71.10	434,970.48
3499-00-000	68,097.00	36,247.54	31,849.46	87.87	744,218.66	434,970.48	309,248.18	71.10	434,970.48
TOTAL GRANT INCOME									
OTHER INCOME									
3600-00-000									
Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	43,176.24	-43,176.24	-100.00	43,176.24
3610-00-000	1,330.10	50.00	1,280.10	2,560.20	27,809.54	600.00	27,209.54	4,534.92	600.00
3610-01-000	0.00	0.00	0.00	N/A	59,143.14	0.00	59,143.14	N/A	0.00
3690-00-000	1,330.10	3,648.02	-2,317.92	-63.54	86,952.68	43,776.24	43,176.44	98.63	43,776.24
3699-00-000									
TOTAL OTHER INCOME									
3999-00-000	167,054.28	134,754.56	32,299.72	23.97	1,969,838.72	1,617,054.72	352,784.00	21.82	1,617,054.72
TOTAL INCOME									
EXPENSES									
4000-00-000									
ADMINISTRATIVE									
4100-00-000									
Administrative Salaries									
4101-00-000	10,281.96	5,335.39	-4,946.57	-92.71	122,337.47	48,099.40	-74,238.07	-154.34	48,099.40
4110-00-000	816.12	213.42	-602.70	-282.40	7,222.54	1,924.00	-5,298.54	-275.39	1,924.00
4110-00-001	785.63	426.83	-358.80	-84.06	9,331.06	3,847.96	-5,483.10	-142.49	3,847.96
4110-00-002	301.34	213.42	-87.92	-41.20	3,638.18	1,924.00	-1,714.18	-89.09	1,924.00
4110-00-004	76.80	56.85	-19.95	-35.09	952.50	682.20	-270.30	-39.62	682.20
4110-00-006	117.32	53.35	-63.97	-119.91	1,534.82	481.00	-1,053.82	-219.09	481.00
4110-00-007	2,423.98	885.34	-1,538.64	-173.79	22,168.82	10,624.08	-11,544.74	-108.67	10,624.08
4110-07-000	14,803.15	7,184.60	-7,618.55	-106.04	167,185.39	67,582.64	-99,602.75	-147.38	67,582.64
4130-00-000									
Legal Expense									
4130-00-000	0.00	525.00	-525.00	100.00	4,819.74	6,300.00	-1,480.26	23.50	6,300.00
4130-00-001	33.00	100.00	-67.00	67.00	583.10	1,200.00	-616.90	51.41	1,200.00
4130-02-000	65.00	450.00	-385.00	85.56	2,366.00	5,400.00	-3,034.00	56.19	5,400.00
4130-04-000	98.00	1,075.00	-977.00	90.88	7,768.84	12,900.00	-5,131.16	39.78	12,900.00
4130-99-000									
Total Legal Expense									
4139-00-000	852.26	100.00	-752.26	-752.26	5,820.67	1,200.00	-4,620.67	-385.06	1,200.00
4140-00-000	0.00	25.00	-25.00	100.00	0.00	300.00	-300.00	100.00	300.00
4140-00-100	0.00	1,470.00	-1,470.00	100.00	0.00	17,640.00	-17,640.00	100.00	17,640.00
4170-00-000	922.92	3,403.24	-2,480.32	72.88	25,072.16	40,838.88	-15,766.72	38.61	40,838.88
4171-00-000	13,218.59	11,297.72	-1,920.87	-17.00	158,623.08	135,572.64	-23,050.44	-17.00	135,572.64
4173-00-000	1,440.00	0.00	-1,440.00	N/A	17,280.00	0.00	-17,280.00	N/A	0.00
4173-01-000									
Bookkeeping Fee									

Renaissance Partnership (.partren) Budget Comparison

Period = Dec 2025

Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-02-000	1,070.00	1,080.00	10.00	0.93	12,840.00	12,960.00	120.00	0.93	12,960.00
4173-03-000	4,000.00	0.00	-4,000.00	N/A	4,000.00	0.00	-4,000.00	N/A	0.00
4182-00-000	0.00	75.00	75.00	100.00	3,843.73	900.00	-2,943.73	-327.08	900.00
4189-00-000	21,503.77	17,450.96	-4,052.81	-23.22	227,479.64	209,411.52	-18,068.12	-8.63	209,411.52
Miscellaneous Admin Expenses	0.00	20.00	20.00	100.00	3,381.84	240.00	-3,141.84	-1,309.10	240.00
Membership/Subscriptions/Fees	269.63	130.00	-139.63	-107.41	1,333.90	1,560.00	226.10	14.49	1,560.00
Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	36.92	300.00	263.08	87.69	300.00
Advertising Publications	276.22	450.00	173.78	38.62	11,138.39	5,400.00	-5,738.39	-106.27	5,400.00
Stationery & Office Supplies	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
Computer Equipment	1,658.62	1,253.00	-405.62	-32.37	22,154.29	15,036.00	-7,118.29	-47.34	15,036.00
Telephone	0.00	225.00	225.00	100.00	2,156.35	2,700.00	543.65	20.14	2,700.00
Postage	47.98	1,051.81	1,003.83	95.44	9,326.10	12,621.72	3,295.62	26.11	12,621.72
Computer Software License Fees/Exp	652.15	409.00	-243.15	-59.45	4,191.83	4,908.00	716.17	14.59	4,908.00
Copiers - Lease & Service	0.00	0.00	0.00	0.00	570.29	0.00	-570.29	N/A	0.00
Fee Accounting Contract	681.76	649.75	-32.01	-4.93	6,583.07	7,797.00	1,213.93	15.57	7,797.00
Internet	1,746.02	825.00	-921.02	-111.64	13,915.28	9,900.00	-4,015.28	-40.56	9,900.00
IT Contract Fees	1,269.77	920.00	-349.77	-38.02	8,839.89	11,040.00	2,200.11	19.93	11,040.00
Other Misc Admin Expenses	0.00	0.00	0.00	N/A	12.46	0.00	-12.46	N/A	0.00
Misc Renting Expense & Compliance C	3,579.04	863.40	-2,715.64	-314.53	10,737.12	10,360.80	-376.32	-3.63	10,360.80
Compliance Fees	250.00	250.00	0.00	0.00	2,454.92	3,000.00	545.08	18.17	3,000.00
Govt Licenses-Fees-Permits	-465.45	0.00	465.45	N/A	0.00	0.00	0.00	N/A	0.00
Equipment Service Contracts	9,965.74	7,371.96	-2,593.78	-35.18	96,832.65	88,463.52	-8,369.13	-9.46	88,463.52
Total Miscellaneous Admin Expenses	46,370.66	33,082.52	-13,288.14	-40.17	499,266.52	378,357.68	-120,908.84	-31.96	378,357.68
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000	1,571.25	200.00	-1,371.25	-685.62	1,571.25	2,400.00	828.75	34.53	2,400.00
TENANT SERVICES									
Resident Services Exp	1,571.25	200.00	-1,371.25	-685.62	1,571.25	2,400.00	828.75	34.53	2,400.00
TOTAL TENANT SERVICES EXPENSES									
4300-00-000	11.69	1,600.00	1,588.31	99.27	11,343.03	19,200.00	7,856.97	40.92	19,200.00
Utilities									
Water	2,266.00	4,200.00	1,934.00	46.05	42,172.77	50,400.00	8,227.23	16.32	50,400.00
Electricity	1,285.93	1,850.00	564.07	30.49	19,266.71	22,200.00	2,933.29	13.21	22,200.00
Garbage/Trash Removal	26.11	4,200.00	4,173.89	99.38	36,658.83	50,400.00	13,741.17	27.26	50,400.00
Sewer	0.00	0.00	0.00	N/A	51.90	0.00	-51.90	N/A	0.00
Water/Sewer Combined	3,589.73	11,850.00	8,260.27	69.71	109,493.24	142,200.00	32,706.76	23.00	142,200.00
TOTAL UTILITY EXPENSES									
4400-00-000	19,194.63	30,026.30	10,831.67	36.07	221,080.32	280,245.44	59,165.12	21.11	280,245.44
MAINTENANCE AND OPERATIONS									
General Maint Expense	1,314.27	1,201.05	-113.22	-9.43	11,903.27	11,209.80	-693.47	-6.19	11,209.80
Maintenance Salaries	1,489.52	2,402.10	912.58	37.99	16,848.71	22,415.60	5,570.89	24.85	22,415.60
401K-401A Maintenance	4,410.30	4,070.53	-339.77	-8.35	42,182.09	39,318.60	-2,863.49	-7.28	39,318.60
Payroll Taxes Maintenance	562.11	1,201.05	638.94	53.20	6,436.92	11,209.80	4,772.88	42.58	11,209.80
Health/Life Insurance Maint.	219.39	300.26	80.87	26.93	2,713.10	2,802.48	89.38	3.19	2,802.48
Workers Comp Maintenance	137.65	187.50	49.85	26.59	1,851.20	1,701.20	-150.00	-8.82	1,701.20
Payroll Prep Fees Maint.	649.71	265.00	-384.71	-145.17	3,925.20	3,180.00	-745.20	-23.43	3,180.00
Legal Shield - Maint	212.84	750.00	537.16	71.62	10,921.45	9,000.00	-1,921.45	-21.35	9,000.00
Maintenance Uniforms	28,190.42	40,403.79	12,213.37	30.23	317,862.26	381,086.92	63,224.66	16.59	381,086.92
Vehicle Repairs/Maint - Gas, Oil, Grease									
Total General Maint Expense									
Materials									
Supplies-Grounds	1,768.91	450.00	-1,318.91	-293.09	2,519.34	5,400.00	2,880.66	53.35	5,400.00
Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
Supplies-Appliance Parts	2,270.43	950.00	-1,320.43	-138.99	5,640.55	11,400.00	5,759.45	50.52	11,400.00
Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	606.60	3,480.00	2,873.40	82.57	3,480.00
Hardware Doors/Windows/Locks	1,050.50	350.00	-700.50	-200.14	8,100.07	4,200.00	-3,900.07	-92.86	4,200.00
Window Treatments	3,912.40	200.00	-3,712.40	-1,856.20	5,748.07	2,400.00	-3,348.07	-139.50	2,400.00
Electrical - Supplies/Fixtures	6,120.89	750.00	-5,370.89	-716.12	14,581.56	9,000.00	-5,581.56	-62.02	9,000.00
Supplies-Exterminating	0.00	0.00	0.00	N/A	272.58	0.00	-272.58	N/A	0.00
Supplies-Janitorial/Cleaning	877.08	280.00	-597.08	-213.24	7,586.71	3,360.00	-4,226.71	-125.79	3,360.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-07-0000	633.86	350.00	-283.86	-81.10	1,824.27	4,200.00	2,375.73	56.56	4,200.00
4420-08-0000	4,302.14	780.00	-3,522.14	-451.56	11,742.13	9,360.00	-2,382.13	-25.45	9,360.00
4420-09-0000	0.00	50.00	50.00	100.00	159.01	600.00	440.99	73.50	600.00
4420-10-0000	102.66	200.00	97.34	48.67	491.86	2,400.00	1,908.14	79.51	2,400.00
4420-10-1000	805.00	400.00	-405.00	-101.25	6,220.00	4,800.00	-1,420.00	-29.58	4,800.00
4420-10-2000	1,023.10	0.00	-1,023.10	N/A	1,886.84	0.00	-1,886.84	N/A	0.00
4420-11-0000	597.28	375.00	-222.28	-59.27	9,066.02	4,500.00	-4,566.02	-101.47	4,500.00
4420-12-0000	900.45	330.00	-570.45	-172.86	9,696.13	3,960.00	-5,736.13	-144.85	3,960.00
4429-00-0000	24,364.70	5,755.00	-18,609.70	-323.37	86,652.85	69,060.00	-17,592.85	-25.47	69,060.00
Contract Costs									
4430-00-0000	0.00	450.00	450.00	100.00	3,179.00	5,400.00	2,221.00	41.13	5,400.00
4430-01-0000	540.00	0.00	-540.00	N/A	954.80	0.00	-954.80	N/A	0.00
4430-01-1000	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
4430-03-0000	0.00	350.00	350.00	100.00	906.00	4,200.00	3,294.00	78.43	4,200.00
4430-03-3000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-05-0000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-06-0000	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4430-07-0000	3,571.00	987.00	-2,584.00	-261.80	21,715.00	11,844.00	-9,871.00	-83.34	11,844.00
4430-09-0000	0.00	150.00	150.00	100.00	0.00	1,800.00	1,800.00	100.00	1,800.00
4430-13-0000	0.00	1,000.00	1,000.00	100.00	21,225.00	12,000.00	-9,225.00	-76.88	12,000.00
4430-13-4000	0.00	0.00	0.00	N/A	750.00	0.00	-750.00	N/A	0.00
4430-17-0000	0.00	800.00	800.00	100.00	11,260.50	9,600.00	-1,660.50	-17.30	9,600.00
4430-18-0000	0.00	1,707.00	1,707.00	100.00	15,942.88	20,484.00	4,541.12	22.17	20,484.00
4430-23-0000	0.00	100.00	100.00	100.00	3,750.00	1,200.00	-2,550.00	-212.50	1,200.00
4430-24-0000	0.00	5,000.00	5,000.00	100.00	45,000.00	60,000.00	15,000.00	25.00	60,000.00
4430-24-2000	0.00	1,100.00	1,100.00	100.00	0.00	13,200.00	13,200.00	100.00	13,200.00
4430-24-3000	0.00	1,000.00	1,000.00	100.00	5,250.00	12,000.00	6,750.00	56.25	12,000.00
4430-26-0000	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-27-0000	3,257.82	1,110.69	-2,147.13	-193.32	23,606.38	13,328.28	-10,278.10	-77.11	13,328.28
4430-28-0000	0.00	850.00	850.00	100.00	10,200.00	6,150.00	-4,050.00	60.29	10,200.00
4439-00-0000	7,368.82	15,104.69	7,735.87	51.22	160,928.32	181,256.28	20,327.96	11.22	181,256.28
4499-00-0000	59,923.94	61,263.48	1,339.54	2.19	565,443.43	631,403.20	65,959.77	10.45	631,403.20
TOTAL MAINTENANCE EXPENSES									
GENERAL EXPENSES									
4500-00-0000									
4510-00-0000	3,644.64	23,511.14	19,866.50	84.50	272,726.07	282,133.68	9,407.61	3.33	282,133.68
4510-01-0000	269.45	810.00	540.55	66.73	808.35	9,720.00	8,911.65	91.68	9,720.00
4570-00-0000	0.00	350.00	350.00	100.00	18.00	4,200.00	4,182.00	99.57	4,200.00
4580-00-0000	0.00	0.00	0.00	N/A	3,696.00	0.00	-3,696.00	N/A	0.00
4599-00-0000	3,914.09	24,671.14	20,757.05	84.13	277,248.42	296,053.68	18,805.26	6.35	296,053.68
TOTAL GENERAL EXPENSES									
HOUSING ASSISTANCE PAYMENTS									
4700-00-0000									
4715-01-0010	0.00	0.00	0.00	N/A	1,088.00	0.00	-1,088.00	N/A	0.00
4715-01-0020	2,982.00	1,539.00	-1,443.00	-93.76	28,836.00	18,468.00	-10,368.00	-56.14	18,468.00
4715-03-0000	1,086.01	3,304.00	2,217.99	67.13	34,012.03	39,648.00	5,635.97	14.22	39,648.00
4715-03-0020	0.00	0.00	0.00	N/A	-537.00	0.00	537.00	N/A	0.00
4799-00-0000	4,068.01	4,843.00	774.99	16.00	63,399.03	58,116.00	-5,283.03	-9.09	58,116.00
TOTAL HOUSING ASSISTANCE PAYMENTS									
FINANCING EXPENSE									
4800-00-0000									
4856-00-0000	24,579.53	20,639.37	-3,940.16	-19.09	255,118.14	247,672.44	-7,445.70	-3.01	247,672.44
4857-00-0000	-15,999.18	-16,314.22	-315.04	-1.93	-195,160.83	-195,770.64	-609.81	-0.31	-195,770.64
4899-00-0000	8,580.35	4,325.15	-4,255.20	-98.38	59,957.31	51,901.80	-8,055.51	-15.52	51,901.80
TOTAL FINANCING EXPENSES									
NON-OPERATING ITEMS									
5000-00-0000									
5100-01-0000	57,653.22	67,122.00	9,468.78	14.11	691,838.64	805,464.00	113,625.36	14.11	805,464.00
5100-50-0000	247.99	247.99	0.00	0.00	2,975.88	2,975.88	0.00	0.00	2,975.88
5199-00-0000	57,901.21	16,319.99	-41,581.22	-254.79	694,814.52	195,839.88	-498,974.64	-254.79	195,839.88
TOTAL DEPRECIATION/AMORTIZATION									
TOTAL EXPENSES	185,919.24	156,555.28	-29,363.96	-906.93	2,271,193.72	1,756,272.24	-514,921.48	-237.03	1,756,272.24
NET INCOME	-18,864.96	-21,800.72	61,663.68	930.90	-301,355.00	-139,217.52	867,705.48	258.85	-139,217.52

Renaissance Partnership (.partren)
Budget Comparison

Period = Dec 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Net Income After Depreciation	39,036.25				393,459.52				

Renaissance Partnership (.partren)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	26,204.14
1111-15-000	Cash-Payroll	55,270.95
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	82,475.09
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	61,251.99
1112-02-000	Cash Restricted - FSS Escrow	90,056.67
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	21,633.43
1112-04-000	Cash Restricted-Reserve for Replacement	65,938.05
1112-06-000	Cash Restricted - Reserve/Escrow	733,449.90
1112-07-000	Restricted Cash - Partnership Development	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,279.78
1112-09-000	Restricted Cash - AA Reserve	49,757.01
1112-99-000	Total Restricted Cash	1,104,545.99
1119-00-000	TOTAL CASH	1,187,021.08
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	62,454.80
1122-01-000	Allowance for Doubtful Accounts-Tenants	-9,470.00
1122-99-000	TOTAL: AR	52,984.80
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	70,061.05
1129-56-000	Due from Colton Meadow	230,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	366,166.61
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	482,681.77
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-01-000	Prepaid Insurance	42,931.35
1211-02-000	Prepaid Software Licenses	9,900.07
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	75,331.42
1300-00-000	TOTAL CURRENT ASSETS	1,745,034.27
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,105,584.03
1400-06-200	Building Improvements	504,645.82
1400-07-000	Machinery & Equipment	150,483.39

1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	658,917.68
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1400-15-000	Construction In Progress	95,500.35
1405-01-000	Accum Depreciation-Buildings	-11,728,237.44
1405-02-000	Accum Depreciation- Misc FF&E	-766,886.72
1405-03-000	Accum Depreciation-Infrastructure	-2,649,822.84
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	91,968.00
1410-01-001	Amortization Loan Cost	-6,131.00
1410-02-000	Compliance Fees	100.00
1410-03-000	Monitoring Fees	131,658.00
1411-01-000	AA Compliance Fees	-79.80
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-30,716.60
1420-00-000	TOTAL FIXED ASSETS (NET)	9,829,742.82
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	9,834,205.82
1999-00-000	TOTAL ASSETS	11,579,240.09
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,500.78
2114-00-000	Tenant Security Deposits	55,196.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,505.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-24,908.82
2138-00-001	Accrued audit fees - LHA	2,121.80
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	67,611.27
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Currel	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	245,242.37
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	13,962.04
2307-00-000	FSS Due to Tenant Long Term	90,056.67
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,829,802.71
2310-40-001	Short Term - Note Payable	9,885.72

2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,324,907.46</u>
2499-00-000	TOTAL LIABILITIES	<u>2,570,149.83</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	<u>1,308,453.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-6,346,756.15</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-6,346,756.15
2899-00-000	TOTAL EQUITY	<u>9,009,090.26</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>11,579,240.09</u>

Colton Meadow, LLP (56)
Budget Comparison

Period - Dec 2025

Book - Actual

2999-99-999	Revenue & Expenses										
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Amount		
3000-00-000	INCOME										
TENANT INCOME											
3100-00-000	Rental Income										
3111-00-000	Tenant Rent										
3112-02-000	55,710.00	45,574.50	10,135.50	22.24	631,200.50	546,894.00	84,306.50	15.42	546,894.00		
3119-00-000	24,000.00	27,169.50	-3,169.50	-11.67	271,501.50	326,034.00	-54,532.50	-16.73	326,034.00		
3120-00-000	79,710.00	72,744.00	6,966.00	9.58	902,702.00	872,928.00	29,774.00	3.41	872,928.00		
Other Tenant Income											
3120-03-000	0.00	150.00	-150.00	-100.00	70.00	1,800.00	-1,730.00	-96.11	1,800.00		
3120-04-000	0.00	50.00	-50.00	-100.00	450.00	600.00	-150.00	-25.00	600.00		
3120-05-000	0.00	50.00	-50.00	-100.00	1,314.96	600.00	714.96	119.16	600.00		
3120-06-000	0.00	25.00	-25.00	-100.00	0.00	300.00	-300.00	-100.00	300.00		
3120-09-000	0.00	15.00	-15.00	-100.00	0.00	180.00	-180.00	-100.00	180.00		
3120-10-000	0.00	60.00	-60.00	-100.00	330.00	720.00	-390.00	-54.17	720.00		
3120-11-000	0.00	100.00	-100.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,200.00		
3129-00-000	0.00	-450.00	450.00	-100.00	2,164.96	5,400.00	-3,235.04	-59.91	5,400.00		
3199-00-000	79,710.00	73,194.00	6,516.00	8.90	904,866.96	878,328.00	26,538.96	3.02	878,328.00		
TOTAL TENANT INCOME											
OTHER INCOME											
3600-00-000	Interest Income - Restricted										
3610-00-000	0.00	2,167.75	-2,167.75	-100.00	23,397.71	26,013.00	-2,615.29	-10.05	26,013.00		
3610-01-000	6.13	35.00	-28.87	-82.49	910.47	420.00	490.47	116.78	420.00		
3690-00-000	670,349.00	0.00	670,349.00	N/A	670,349.00	0.00	670,349.00	N/A	0.00		
3699-00-000	670,355.13	2,202.75	668,152.38	30,332.65	694,657.18	26,433.00	668,224.18	2,527.99	26,433.00		
TOTAL OTHER INCOME											
3999-00-000	750,065.13	75,396.75	674,668.38	894.82	1,599,524.14	904,761.00	694,763.14	76.79	904,761.00		
EXPENSES											
4000-00-000	ADMINISTRATIVE										
Administrative Salaries											
4100-99-000	Administrative Salaries										
4110-00-000	4,188.53	7,284.85	3,096.32	42.50	62,418.50	67,991.96	5,573.46	8.20	67,991.96		
4110-00-001	334.05	291.39	-42.66	-14.64	3,058.73	2,719.64	339.09	-12.47	2,719.64		
4110-00-002	318.29	582.79	264.50	45.39	4,806.85	5,439.40	632.55	11.63	5,439.40		
4110-00-004	122.76	291.39	168.63	57.87	1,943.81	2,719.64	775.83	43.23	2,719.64		
4110-00-006	36.90	36.90	0.00	0.00	442.80	427.60	15.20	-3.55	427.60		
4110-00-007	47.79	72.85	25.06	34.40	687.36	679.96	7.40	-1.09	679.96		
4110-07-000	1,046.06	1,349.46	303.40	22.48	10,290.59	12,105.52	1,814.93	14.99	12,105.52		
4110-99-000	6,094.38	9,909.63	3,815.25	38.50	83,248.64	92,083.72	8,835.08	9.59	92,083.72		
Legal Expense											
4130-00-000	0.00	350.00	-350.00	100.00	2,012.46	4,200.00	2,187.54	52.08	4,200.00		
4130-00-001	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00		
4130-01-000	92.00	75.00	-17.00	-22.67	459.35	900.00	440.65	48.96	900.00		
4130-02-000	1,952.50	150.00	-1,802.50	-1,201.67	10,789.50	1,800.00	-8,989.50	-499.42	1,800.00		
4130-04-000	2,044.50	575.00	-1,469.50	-255.57	14,261.31	6,900.00	-7,361.31	-106.69	6,900.00		
Total Legal Expense											
4130-99-000	852.14	420.00	-432.14	-102.89	3,411.43	5,040.00	1,628.57	32.31	5,040.00		
4140-00-000	540.00	540.00	0.00	0.00	6,480.00	6,480.00	0.00	0.00	6,480.00		
4170-00-000	92.00	75.00	-17.00	-22.67	459.35	900.00	440.65	48.96	900.00		
4171-00-000	992.22	69.30	-922.92	6.98	7,890.37	11,906.64	-5,026.26	-11,906.64	11,906.64		
4173-00-000	5,012.00	4,674.86	-337.14	-7.21	62,083.65	56,098.32	-5,985.33	-10.67	56,098.32		
4173-03-000	0.00	400.00	-400.00	100.00	3,000.00	4,800.00	1,800.00	37.50	4,800.00		
4180-00-000	2,750.00	0.00	-2,750.00	N/A	2,750.00	0.00	-2,750.00	N/A	0.00		
4182-00-000	10,077.06	7,027.08	-3,049.98	-43.40	95,615.45	84,324.96	-11,290.49	-13.39	84,324.96		
Total Other Admin Expenses											
Miscellaneous Admin Expenses											
4190-00-000	365.52	95.00	-270.52	-284.76	938.06	1,140.00	201.94	34.53	1,800.00		
4190-02-000	0.00	450.00	-450.00	100.00	3,025.00	5,400.00	2,375.00	43.98	5,400.00		
4190-03-000	0.00	290.00	-290.00	100.00	950.07	3,480.00	2,529.93	72.70	3,480.00		
4190-04-000	0.00	60.00	-60.00	100.00	337.85	720.00	-382.15	-53.08	720.00		
4190-06-000	140.98	150.00	-9.02	6.01	3,068.37	1,800.00	-1,268.37	-70.46	1,800.00		
4190-07-000	0.00	25.00	-25.00	100.00	653.08	300.00	-353.08	-117.69	300.00		
4190-08-000	0.00	0.00	0.00	N/A	14.31	0.00	14.31	N/A	0.00		
4190-08-100	0.00	388.86	-388.86	100.00	3,110.88	4,666.32	1,555.44	33.33	4,666.32		
4190-09-000	243.99	75.00	-168.99	-225.32	1,569.99	900.00	-669.99	-74.44	900.00		
4190-10-000	0.00	0.00	0.00	N/A	570.29	0.00	-570.29	N/A	0.00		
4190-11-001	222.02	260.00	-37.98	14.61	2,344.94	3,120.00	775.06	24.84	3,120.00		
4190-13-000											

Colton Meadow, LLLP (56)
Budget Comparison

Period: Dec 2025

Back - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-19-000									
4190-22-000	1,036.49	560.00	-476.49	-85.09	8,412.24	6,720.00	-1,692.24	-25.18	6,720.00
Other Misc Admin Expenses	296.79	200.00	-96.79	-48.40	1,128.40	2,400.00	1,271.60	52.98	2,400.00
4190-23-000	1,441.28	348.80	-1,092.48	-313.21	4,331.48	4,185.60	-145.88	-3.49	4,185.60
Compliance Fees	0.00	315.00	315.00	100.00	1,088.90	3,780.00	2,691.10	71.19	3,780.00
Govt Licenses-Fees-Permits	3,747.06	3,367.66	-379.40	-11.27	32,722.31	40,411.92	7,689.61	19.03	40,411.92
Total Miscellaneous Admin Expenses	21,963.00	20,879.37	-1,083.63	-5.19	225,947.71	223,720.60	-2,127.11	-0.95	223,720.60
4199-00-000									
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000									
TENANT SERVICES									
4200-00-000	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Resident Services Exp	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4299-00-000									
TOTAL TENANT SERVICES EXPENSES									
4300-00-000									
UTILITIES									
4320-00-000	463.57	800.00	336.43	42.05	6,232.41	9,600.00	3,367.59	35.08	9,600.00
Electricity	5,150.13	3,500.00	-1,650.13	-47.15	52,062.77	42,000.00	-10,062.77	-23.96	42,000.00
Garbage/Rash Removal	6,129.48	5,900.00	-229.48	-3.89	71,909.23	70,800.00	-1,099.23	-1.57	70,800.00
Water/Sewer Combined	11,743.18	10,200.00	-1,543.18	-15.13	130,204.41	122,400.00	-7,804.41	-6.38	122,400.00
4399-00-000									
TOTAL UTILITY EXPENSES									
4400-00-000									
MAINTENANCE AND OPERATIONS									
General Maint Expense									
4400-99-000	5,397.00	5,766.09	369.09	6.40	64,854.73	59,969.16	-5,885.57	-9.98	58,969.16
Maintenance Salaries	338.17	230.64	-107.53	-46.62	2,925.26	2,358.72	-566.54	-24.02	2,358.72
401K-401A Maintenance	426.54	461.29	34.75	7.53	4,955.19	4,717.56	-237.63	-5.04	4,717.56
Payroll Taxes Maintenance	1,260.24	1,111.84	-148.40	-13.35	18,368.55	8,998.72	-9,369.83	-104.12	8,998.72
Health/Life Insurance Maint.	158.01	230.64	72.63	31.49	1,840.01	2,358.72	518.71	21.99	2,358.72
Workers Comp Maintenance	61.72	57.66	-4.06	-7.04	790.61	589.68	-200.93	-34.07	589.68
Payroll Prep Fees Maint.	36.90	49.85	12.95	25.98	494.60	519.40	24.80	4.77	519.40
Legal Shield - Maint	234.27	80.00	-154.27	-192.84	690.56	880.00	189.44	21.53	880.00
Maintenance Uniforms	39.09	450.00	410.91	91.31	2,220.53	5,000.00	2,779.47	55.59	5,000.00
Vehicle Repairs/Maint - Gas, Oil, Greas	7,951.94	8,438.01	486.07	5.76	97,140.04	84,391.96	-12,748.08	-15.11	84,391.96
4413-00-000									
Total General Maint Expense									
4420-00-000									
Materials									
4420-01-000	498.45	650.00	151.55	23.32	6,230.07	7,800.00	1,569.93	20.13	7,800.00
Supplies-Grounds	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	0.00	0.00
4420-01-200	0.00	0.00	0.00	N/A	0.00	0.00	-472.81	N/A	0.00
Seasonal Labor	0.00	0.00	0.00	N/A	3,329.92	12,000.00	8,670.08	72.25	12,000.00
4420-02-000	0.00	1,000.00	1,000.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
Supplies-Appliance Parts	0.00	125.00	125.00	100.00	1,489.84	1,200.00	-289.84	-24.15	1,200.00
4420-03-000	442.73	100.00	-342.73	-342.73	1,237.40	1,560.00	322.60	20.68	1,560.00
Hardware Doors/Windows/Locks	211.65	130.00	-81.65	-62.81	2,396.84	10,800.00	8,403.16	77.81	10,800.00
4420-03-200	0.00	900.00	900.00	100.00	0.00	0.00	-166.25	N/A	0.00
Window Treatments	0.00	0.00	0.00	N/A	166.25	0.00	-166.25	N/A	0.00
4420-04-000	0.00	0.00	0.00	N/A	1,459.62	1,800.00	340.38	18.91	1,800.00
Electrical - Supplies/Fixtures	23.92	150.00	126.08	84.05	360.07	1,200.00	839.93	69.99	1,200.00
Supplies-Exterminating	490.00	870.00	380.00	43.68	5,310.34	10,440.00	5,129.66	49.13	10,440.00
4420-05-000	75.29	100.00	24.71	24.71	46.23	1,800.00	1,753.77	97.43	1,800.00
Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
Repairs - Materials & Supplies	0.00	300.00	300.00	100.00	353.41	4,800.00	4,446.59	92.64	4,800.00
4420-06-000	490.00	870.00	380.00	43.68	4,030.71	3,600.00	-430.71	-11.96	3,600.00
Supplies-Plumbing	4.58	150.00	145.42	96.95	4,595.52	2,400.00	-2,195.52	-91.48	2,400.00
Security Equipment, Locks, Alarms	0.00	300.00	300.00	100.00	31,990.14	64,500.00	32,509.86	50.40	64,500.00
4420-07-000	75.29	100.00	24.71	24.71	0.00	0.00	-2,195.52	-91.48	2,400.00
Repairs - Janitorial/Cleaning	0.00	400.00	400.00	100.00	0.00	0.00	-2,195.52	-91.48	2,400.00
4420-08-000	490.00	870.00	380.00	43.68	31,990.14	64,500.00	32,509.86	50.40	64,500.00
Supplies-Plumbing	4.58	150.00	145.42	96.95	4,595.52	2,400.00	-2,195.52	-91.48	2,400.00
Security Equipment, Locks, Alarms	0.00	300.00	300.00	100.00	0.00	0.00	-2,195.52	-91.48	2,400.00
4420-10-000	160.50	300.00	139.50	46.50	0.00	0.00	-2,195.52	-91.48	2,400.00
Maint - Miscellaneous Supplies	367.99	200.00	-167.99	-84.00	0.00	0.00	-2,195.52	-91.48	2,400.00
4420-11-000	160.50	300.00	139.50	46.50	0.00	0.00	-2,195.52	-91.48	2,400.00
Supplies- HVAC	367.99	200.00	-167.99	-84.00	0.00	0.00	-2,195.52	-91.48	2,400.00
4420-12-000	2,275.11	5,375.00	3,099.89	57.67	31,990.14	64,500.00	32,509.86	50.40	64,500.00
Supplies- Painting									
Total Materials									
Contract Costs									
4430-00-000									
Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	467.00	1,920.00	1,453.00	75.68	1,920.00
4430-01-000	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
Contract-Building Repairs - Exterior	0.00	150.00	150.00	100.00	0.00	1,800.00	1,800.00	100.00	1,800.00
4430-03-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
Contract-Building Repairs - Interior	0.00	75.00	75.00	100.00	0.00	900.00	900.00	100.00	900.00
4430-03-300	0.00	550.00	550.00	100.00	5,044.52	6,600.00	1,555.48	23.57	6,600.00
Repairs - Windows/Glass	637.02	1,000.00	-362.98	-36.29	19,425.00	12,000.00	-7,425.00	-61.88	12,000.00
Contract-Decorating/Painting	0.00	594.00	594.00	100.00	0.00	7,128.00	7,128.00	0.00	7,128.00
4430-05-000	0.00	594.00	594.00	100.00	0.00	0.00	-9,652.08	N/A	0.00
Contract-Exterminating/Pest Control	0.00	2,585.00	2,585.00	100.00	27,275.91	31,020.00	3,744.09	12.07	31,020.00
4430-13-000	3,600.00	1,000.00	-2,600.00	-260.00	9,300.00	8,874.96	-425.04	-4.79	8,874.96
Contract-HVAC - Repairs & Maint	0.00	50.00	50.00	100.00	3,338.76	600.00	-2,738.76	-456.46	600.00
4430-18-000	0.00	594.00	594.00	100.00	13,236.05	15,258.24	2,022.19	13.25	15,258.24
Contract-Alarm Monitoring	5,470.20	0.00	-5,470.20	N/A	0.00	4,800.00	4,800.00	100.00	4,800.00
Contract-Consultants	2,000.00	2,585.00	585.00	22.63	94,594.35	94,801.20	206.85	0.22	94,801.20
4430-24-000	0.00	739.58	739.58	100.00	0.00	0.00	-739.58	N/A	0.00
Contract-Grounds-Landscaping	0.00	50.00	50.00	100.00	0.00	0.00	-50.00	N/A	0.00
4430-24-300	0.00	1,271.52	1,271.52	100.00	0.00	0.00	-1,271.52	N/A	0.00
Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
4430-26-000	0.00	1,271.52	1,271.52	100.00	0.00	0.00	-1,271.52	N/A	0.00
Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
4430-27-000	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
Contract - Lease	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
4430-28-000	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
Unit Inspections	0.00	400.00	400.00	100.00	0.00	0.00	-400.00	N/A	0.00
4439-00-000									
Total Contract Costs	11,707.22	7,900.10	-3,807.12	-48.19	94,594.35	94,801.20	206.85	0.22	94,801.20
4499-00-000									
TOTAL MAINTENANCE EXPENSES	21,934.27	21,713.11	-221.16	-1.02	223,774.53	243,693.16	19,968.63	8.19	243,693.16
GENERAL EXPENSES									
4500-00-000									

Colton Meadow, LLP (56)
Budget Comparison

Period - Dec 2025

Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4510-00-000 Insurance-Property/Liability	8,415.71	9,377.71	962.00	10.26	140,367.73	112,532.52	-27,835.21	-24.74	112,532.52
4510-01-000 General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	7,905.00	5,270.00	66.67	7,905.00
4525-00-000 Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	41,827.56	33,239.40	-8,588.16	-25.84	33,239.40
4570-00-000 Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
4599-00-000 TOTAL GENERAL EXPENSES	11,901.34	13,056.41	1,155.07	8.85	184,830.29	156,676.92	-28,153.37	-17.97	156,676.92
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	0.00	223.20	223.20	100.00	13,087.83	2,678.40	-10,409.43	-388.64	2,678.40
4855-00-000 Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	12,314.28	12,314.28	0.00	0.00	12,314.28
4855-03-000 Interest Expense - Home Loan	0.00	152.16	152.16	100.00	1,362.26	1,825.92	463.66	25.39	1,825.92
4855-04-000 Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	33,816.00	33,816.00	0.00	0.00	33,816.00
4899-00-000 TOTAL FINANCING EXPENSES	3,844.19	4,219.55	375.36	8.90	60,580.37	50,634.60	-9,945.77	-19.64	50,634.60
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,177.19	39,177.19	0.00	0.00	470,126.28	470,126.28	0.00	0.00	470,126.28
5100-50-000 Amortization Expense	1,159.42	1,159.42	0.00	0.00	13,913.04	13,913.04	0.00	0.00	13,913.04
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	0.00	0.00	484,039.32	315,799.32	0.00	0.00	315,799.32
8000-00-000 TOTAL EXPENSES	111,722.59	96,435.05	-1,267.54	96.41	1,309,226.63	1,113,524.60	-27,462.03	63.25	1,113,524.60
9000-00-000 NET INCOME	638,342.54	-21,038.30	675,935.92	796.41	290,297.51	-545,243.60	387,017.73	70.98	-545,243.60
	678,679.15				774,336.83				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	11,972.02
1111-15-000	Cash-Payroll	13,474.98
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	26,047.00
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,625.00
1112-03-000	Cash Restricted-Operating Reserve	466,700.25
1112-04-000	Cash Restricted-Reserve for Replac	189,670.31
1112-05-000	Cash-Tax & Insurance Escrow	149,814.80
1112-99-000	Total Restricted Cash	834,810.36
1119-00-000	TOTAL CASH	860,857.36
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	9,451.99
1122-99-000	TOTAL: AR	9,451.99
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	101,151.61
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	110,603.60
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	851.99
1211-01-000	Prepaid Insurance	22,253.98
1211-02-000	Prepaid Software Licenses	6,720.00
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	36,825.97
1300-00-000	TOTAL CURRENT ASSETS	1,008,286.93
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	856,353.89
1400-06-100	Building Acquisition	2,010,000.00
1400-06-200	Building Improvements	5,861,925.11
1400-07-000	Machinery & Equipment	67,970.48
1400-07-001	Automobiles/Vehicles	15,484.50
1400-08-000	Furniture & Fixtures	1,503,657.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97
1405-01-000	Accum Depreciation-Buildings	-6,265,226.67
1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-207,521.32

1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,847,525.96
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	5,952,171.73
1999-00-000	TOTAL ASSETS	6,960,458.66
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	910.99
2114-00-000	Tenant Security Deposits	28,025.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	45,313.14
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	21,506.35
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	7,567.47
2145-05-000	Due to (17) Renaissance Family Non-A	230,647.25
2149-27-000	Due to West Lake Mgmt.	5,422.56
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	5,103.68
2260-00-000	Accrued Compensated Absences-Curre	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	351,564.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	2,860,347.71
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,571.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,571.78
2499-00-000	TOTAL LIABILITIES	2,865,919.49
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	2,889,207.05

2809-99-000	TOTAL RETAINED EARNINGS:	<u>2,889,207.05</u>
2899-00-000	TOTAL EQUITY	<u>4,094,539.17</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,960,458.66</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period - Oct 2025
Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses									
3000-00-000									
INCOME									
3100-00-000									
TENANT INCOME									
3101-00-000									
Rental Income									
3111-00-000									
Tenant Rent	51,622.00	46,357.00	5,265.00	11.36	579,834.35	556,284.00	23,550.35	4.23	556,284.00
3112-02-000	25,426.00	26,787.00	-1,361.00	-5.08	304,729.00	321,444.00	-16,715.00	-5.20	321,444.00
Total Rental Income	77,048.00	73,144.00	3,904.00	5.34	884,563.35	877,728.00	6,835.35	0.78	877,728.00
3120-00-000									
Other Tenant Income									
3120-03-000									
Damages & Cleaning	0.00	65.00	-65.00	-100.00	10.00	780.00	-770.00	-98.72	780.00
3120-04-000									
Late and Admin Charges	-40.00	50.00	-90.00	-180.00	195.00	600.00	-405.00	-67.50	600.00
3120-05-000									
Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	300.00	-300.00	-100.00	300.00
3120-07-000									
Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	300.00	-300.00	-100.00	300.00
3120-09-000									
Misc. Tenant Income	0.00	50.00	-50.00	-100.00	1,200.00	600.00	600.00	100.00	600.00
3120-10-000									
Application Fees	0.00	50.00	-50.00	-100.00	400.00	600.00	-200.00	-33.33	600.00
3120-11-000									
Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	800.00	1,200.00	-400.00	-33.33	1,200.00
Total Other Tenant Income	-40.00	365.00	-405.00	-110.96	2,605.00	4,380.00	-1,775.00	-40.53	4,380.00
3199-00-000									
TOTAL TENANT INCOME	77,008.00	73,509.00	3,499.00	4.76	887,168.35	882,108.00	5,060.35	0.57	882,108.00
3600-00-000									
OTHER INCOME									
3610-00-000									
Interest Income - Restricted	0.00	2,324.00	-2,324.00	-100.00	24,060.76	27,888.00	-3,827.24	-13.72	27,888.00
3610-01-000									
Interest Income - Unrestricted	51.24	35.00	16.24	46.40	1,849.36	420.00	1,429.36	340.32	420.00
3690-00-000									
Other Income	0.00	0.00	0.00	N/A	9,375.00	0.00	9,375.00	N/A	0.00
3699-00-000									
TOTAL OTHER INCOME	51.24	2,359.00	-2,307.76	-97.83	35,285.12	28,308.00	6,977.12	24.65	28,308.00
3999-00-000									
TOTAL INCOME	77,059.24	75,868.00	1,191.24	1.57	922,453.47	910,416.00	12,037.47	1.32	910,416.00
4000-00-000									
EXPENSES									
4100-00-000									
ADMINISTRATIVE									
4100-99-000									
Administrative Salaries									
4110-00-000									
Administrative Salaries	4,188.53	6,891.73	2,703.20	39.22	53,890.28	64,322.84	10,432.56	16.22	64,322.84
4110-00-001									
401K-401A Admin	334.05	275.67	-58.38	-21.18	3,058.73	2,572.92	-485.81	-18.88	2,572.92
4110-00-002									
Payroll Taxes Adm(SUI/FICA/FUTA)	321.65	551.34	229.69	41.66	4,179.43	5,145.84	966.41	18.78	5,145.84
4110-00-004									
Workers Comp Admin	122.76	275.67	152.91	55.47	1,547.79	2,572.92	1,025.13	39.84	2,572.92
4110-00-006									
Legal Shield - Administrative	36.90	56.85	19.95	35.09	522.60	594.20	71.60	12.05	594.20
4110-00-007									
Payroll Prep Fees	47.79	68.92	21.13	30.66	655.32	827.04	171.72	20.76	827.04
4110-07-000									
Health/Life Insurance	1,390.68	425.70	-964.98	-226.68	13,673.58	5,108.40	-8,565.18	-167.67	5,108.40
4110-99-000									
Total Administrative Salaries	6,442.36	8,545.88	2,103.52	24.61	77,527.73	81,144.16	3,616.43	4.46	81,144.16
4130-00-000									
Legal Expense									
4130-00-000									
Eviction Legal Fees	0.00	50.00	50.00	100.00	500.00	600.00	100.00	16.67	600.00
4130-00-001									
Criminal Background / Credit Checks/It	0.00	50.00	50.00	100.00	517.30	600.00	82.70	13.78	600.00
4130-02-000									
General Legal Expense	5,666.50	50.00	-5,616.50	-11,233.00	5,879.00	600.00	-5,279.00	-879.83	600.00
4130-99-000									
Total Legal Expense	5,666.50	150.00	-5,516.50	-3,677.67	6,896.30	1,800.00	-5,096.30	-283.13	1,800.00
4139-00-000									
Other Admin Expenses									
4140-00-000									
Travel/Training Expense	852.12	150.00	-702.12	-468.08	3,411.41	1,800.00	-1,611.41	-89.52	1,800.00
4140-00-100									
Travel/Mileage	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4170-00-000									
Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	6,750.00	6,750.00	0.00	0.00	6,750.00
4171-00-000									
Auditing Fees	922.92	922.92	0.00	0.00	17,890.37	11,075.04	-6,815.33	-61.54	11,075.04
4173-00-000									
Management Fee	5,404.70	5,150.74	-253.96	-4.93	61,200.26	61,808.88	608.62	0.98	61,808.88
4173-02-000									
Asset Management Fee	0.00	0.00	0.00	N/A	10,674.97	0.00	-10,674.97	N/A	0.00
4173-03-000									
Asset Management Fee-RHFC	0.00	250.00	250.00	100.00	3,000.00	3,000.00	0.00	0.00	3,000.00
4182-00-000									
Consultants	2,750.00	0.00	-2,750.00	N/A	2,750.00	0.00	-2,750.00	N/A	0.00
4189-00-000									
Total Other Admin Expenses	10,492.24	7,061.16	-3,431.08	-48.59	105,677.01	84,733.92	-20,943.09	-24.72	84,733.92
4190-00-000									
Miscellaneous Admin Expenses									
4190-01-000									
Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	845.82	600.00	-245.82	-40.97	600.00
4190-02-000									
Printing/Publications & Subscriptions	365.52	50.00	-315.52	-631.04	1,016.40	600.00	-416.40	-69.40	600.00
4190-03-000									
Advertising Publications	0.00	225.00	225.00	100.00	3,025.00	2,700.00	-325.00	-12.04	2,700.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Dec 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000 Stationery & Office Supplies	0.00	200.00	200.00	100.00	474.72	2,400.00	1,925.28	80.22	2,400.00
4190-06-000 Computer Equipment	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
4190-07-000 Telephone	67.32	125.00	57.68	46.14	1,453.61	1,500.00	46.39	3.09	1,500.00
4190-08-000 Postage	0.00	25.00	25.00	100.00	1,206.12	300.00	-906.12	-302.04	300.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	14.31	0.00	-14.31	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	23.99	404.55	380.56	94.07	3,692.21	4,854.60	1,162.39	23.94	4,854.60
4190-10-000 Copiers - Lease & Service	186.49	80.00	-106.49	-133.11	1,239.13	960.00	-279.13	-29.08	960.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	570.28	0.00	-570.28	N/A	0.00
4190-13-000 Internet	0.00	209.33	209.33	100.00	2,484.22	2,511.96	27.74	1.10	2,511.96
4190-19-000 IT Contract Fees	1,034.48	800.00	-234.48	-29.31	8,442.24	9,600.00	1,157.76	12.06	9,600.00
4190-22-000 Other Misc Admin Expenses	497.21	220.00	-277.21	-126.00	2,436.07	2,640.00	203.93	7.72	2,640.00
4190-23-000 Compliance Fees	1,493.00	361.25	-1,131.75	-313.29	4,479.00	4,335.00	-144.00	-3.32	4,335.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	1,448.55	2,400.00	951.45	39.64	2,400.00
Total Miscellaneous Admin Expenses	3,668.01	3,075.13	-592.88	-19.28	32,827.68	36,901.56	4,073.88	11.04	36,901.56
TOTAL ADMINISTRATIVE EXPENSES	26,269.11	18,832.17	-7,436.94	-39.49	222,928.72	204,579.64	-18,349.08	-8.97	204,579.64
TENANT SERVICES									
4200-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4290-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
UTILITIES									
4300-00-000 Electricity	345.95	400.00	54.05	13.51	5,146.89	4,800.00	-346.89	-7.23	4,800.00
4320-00-000 Garbage/Trash Removal	4,829.86	3,250.00	-1,579.86	-48.61	48,878.35	39,000.00	-9,878.35	-25.33	39,000.00
4330-00-000 Sewer	11.58	0.00	-11.58	N/A	11.58	0.00	-11.58	N/A	0.00
4390-01-100 Water/Sewer Combined	5,060.88	4,600.00	-460.88	-10.02	60,692.27	55,200.00	-5,492.27	-9.95	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	10,248.27	8,250.00	-1,998.27	-24.22	114,729.09	99,000.00	-15,729.09	-15.89	99,000.00
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense									
4400-99-000 Maintenance Salaries	5,397.00	4,674.00	-723.00	-15.47	60,341.79	42,657.68	-17,684.11	-41.46	42,657.68
4410-00-000 401K-401A Maintenance	338.17	186.96	-151.21	-80.88	2,925.26	1,706.32	-1,218.94	-71.44	1,706.32
4410-06-000 Payroll Taxes Maintenance	426.57	373.92	-52.65	-14.08	4,730.81	3,412.64	-1,318.17	-38.63	3,412.64
4410-07-000 Health/Life Insurance Maint.	1,260.24	699.92	-560.32	-80.05	9,877.33	8,349.76	-1,527.57	-18.29	8,349.76
4410-09-000 Workers Comp Maintenance	158.01	186.96	28.95	15.48	1,702.16	1,706.32	4.16	0.24	1,706.32
4410-10-000 Payroll Prep Fees Maint.	61.72	46.74	-14.98	-32.05	720.01	426.56	-293.45	-68.79	426.56
4410-11-000 Legal Shield - Maint	36.90	56.85	19.95	35.09	522.60	594.20	71.60	12.05	594.20
4411-00-000 Maintenance Uniforms	39.34	65.00	25.66	39.48	443.11	660.00	216.89	32.86	660.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	39.09	200.00	160.91	80.46	2,986.69	2,400.00	-586.69	-24.45	2,400.00
4419-00-000 Total General Maint Expense	7,757.04	6,490.35	-1,266.69	-19.52	84,249.76	61,913.48	-22,336.28	-36.08	61,913.48
Materials									
4420-00-000 Supplies-Grounds	0.00	250.00	250.00	100.00	402.92	3,000.00	2,597.08	86.57	3,000.00
4420-01-200 Lawn & Landscape Expenses Non Sale	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-01-300 Seasonal Labor	0.00	0.00	0.00	N/A	150.97	0.00	-150.97	N/A	0.00
4420-02-000 Supplies-Appliance Parts	0.00	675.00	675.00	100.00	3,732.29	8,100.00	4,367.71	53.92	8,100.00
4420-03-000 Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	4,050.00	3,600.00	-450.00	-12.50	3,600.00
4420-03-100 Hardware Doors/Windows/Locks	362.94	100.00	-262.94	-262.94	4,504.57	1,200.00	-3,304.57	-275.38	1,200.00
4420-03-200 Window Treatments	0.00	50.00	50.00	100.00	1,101.77	600.00	-501.77	-83.63	600.00
4420-04-000 Electrical - Supplies/Fixtures	654.47	650.00	-4.47	-0.69	6,565.91	7,800.00	1,234.09	15.82	7,800.00
4420-04-000 Supplies-Exterminating	0.00	0.00	0.00	N/A	176.97	0.00	-176.97	N/A	0.00
4420-05-000 Supplies-Janitorial/Cleaning	32.59	200.00	167.41	83.70	1,994.31	2,400.00	405.69	16.90	2,400.00
4420-07-000 Repairs - Materials & Supplies	26.65	25.00	-1.65	-6.60	1,344.17	300.00	-1,044.17	-348.06	300.00
4420-08-000 Supplies-Plumbing	332.27	400.00	67.73	16.93	3,876.76	4,800.00	923.24	19.23	4,800.00
4420-09-000 Supplies-Tools Equipmnt	139.95	100.00	-39.95	-39.95	525.56	1,200.00	674.44	56.20	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	281.19	1,500.00	1,218.81	81.25	1,500.00
4420-10-100 Countertops/Cabinets	0.00	0.00	0.00	N/A	630.00	0.00	-630.00	N/A	0.00
4420-10-200 Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	82.98	0.00	-82.98	N/A	0.00
4420-11-000 Supplies- HVAC	0.00	700.00	700.00	100.00	4,600.33	8,400.00	3,799.67	45.23	8,400.00
4420-12-000 Supplies- Painting	345.67	400.00	54.33	13.58	5,483.41	4,800.00	-683.41	-14.24	4,800.00
4429-00-000 Total Materials	1,894.54	3,975.00	2,080.46	52.34	40,015.22	47,700.00	7,684.78	16.11	47,700.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period - Dec 2025

Back - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract Costs									
4430-00-000									
Contract-Fire Alarm/Extinguisher	0.00	0.00	0.00	N/A	1,414.00	0.00	-1,414.00	N/A	0.00
Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Contract-Exterminating/Pest Control	609.52	548.50	-61.02	-11.12	4,974.16	6,582.00	1,607.84	24.43	6,582.00
Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,800.00	1,800.00	100.00	1,800.00
Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	26,750.00	10,800.00	-15,950.00	-147.69	10,800.00
Contract-Alarm Monitoring	0.00	570.82	570.82	100.00	6,616.22	6,849.84	233.62	3.41	6,849.84
Contract-Consultants	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	24,999.96	32,400.00	7,400.04	22.84	32,400.00
Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	2,950.00	12,000.00	9,050.00	75.42	12,000.00
Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	6,000.00	6,000.00	100.00	6,000.00
Unit Turn Services	0.00	0.00	0.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.72	0.00	-3,338.72	N/A	0.00
Contract - Lease	649.89	379.43	-270.46	-71.28	5,500.92	4,553.16	-947.76	-20.82	4,553.16
Unit Inspections	0.00	420.00	420.00	100.00	0.00	5,040.00	5,040.00	100.00	5,040.00
Total Contract Costs	3,342.74	7,318.75	3,976.01	54.33	77,893.98	87,825.00	9,931.02	11.31	87,825.00
TOTAL MAINTENANCE EXPENSES	12,994.32	17,784.10	4,789.78	26.93	202,158.96	197,438.48	-4,720.48	-2.39	197,438.48
GENERAL EXPENSES									
4500-00-000									
Insurance -Property/Liability	9,407.00	9,582.04	175.04	1.83	141,414.32	114,984.48	-26,429.84	-22.99	114,984.48
General Liability Insurance - Auto	0.00	628.75	628.75	100.00	2,635.00	7,545.00	4,910.00	65.08	7,545.00
Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	48,537.72	42,282.24	-6,255.48	-14.79	42,282.24
Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
TOTAL GENERAL EXPENSES	13,451.81	13,809.31	357.50	2.59	192,587.04	165,711.72	-26,875.32	-16.22	165,711.72
FINANCING EXPENSE									
4800-00-000									
Loan Servicing Fee	0.00	645.98	645.98	100.00	40,170.47	7,751.76	-32,418.71	-418.21	7,751.76
Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	38,192.52	38,192.52	0.00	0.00	38,192.52
Interest Expense - Home Loan	0.00	171.98	171.98	100.00	1,539.76	2,063.76	524.02	25.39	2,063.76
Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	75,740.76	75,740.76	0.00	0.00	75,740.76
TOTAL FINANCING EXPENSES	9,494.44	10,312.40	817.96	7.93	155,643.49	123,748.80	-31,894.69	-25.77	123,748.80
NON-OPERATING ITEMS									
5000-00-000									
Depreciation Expense	39,609.87	39,609.87	0.00	0.00	475,318.44	475,318.44	0.00	0.00	475,318.44
Amortization Expense	1,542.52	1,542.52	0.00	0.00	18,510.24	18,510.24	0.00	0.00	18,510.24
TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	493,828.68	345,508.68	-148,320.00	-42.93	345,508.68
TOTAL EXPENSES	113,610.34	97,805.37	-15,804.97	30.81	1,381,875.98	1,136,287.32	-245,588.66	-12.17	1,136,287.32
NET INCOME	-36,551.10	-21,937.37	16,996.21	-29.24	-459,422.51	-225,871.32	257,626.13	13.49	-225,871.32
Net Income After Depreciation	4,601.29	-21,937.37	16,996.21	-29.24	-459,422.51	-225,871.32	257,626.13	13.49	-225,871.32

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	49,397.11
1111-15-000	Cash-Payroll	21,986.68
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	71,983.79
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,615.00
1112-03-000	Cash Restricted-Operating Reserve	487,190.00
1112-04-000	Cash Restricted-Reserve for Replac	280,874.42
1112-05-000	Cash-Tax & Insurance Escrow	144,459.07
1112-99-000	Total Restricted Cash	943,138.49
1119-00-000	TOTAL CASH	1,015,122.28
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,512.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	12,447.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	12,447.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	918.02
1211-01-000	Prepaid Insurance	33,643.45
1211-02-000	Prepaid Software Licenses	9,599.96
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	51,161.43
1300-00-000	TOTAL CURRENT ASSETS	1,078,731.06
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-6,315,406.48
1405-02-000	Accum Depreciation- Misc FF&E	-464,745.27
1405-03-000	Accum Depreciation-Infrastructure	-683,342.28
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00

1410-01-001	Amortization Loan Cost	31,084.64
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-246,590.56
1420-00-000	TOTAL FIXED ASSETS (NET)	5,496,846.32
1499-00-000	TOTAL NONCURRENT ASSETS	5,496,846.32
1999-00-000	TOTAL ASSETS	6,575,577.38
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	6,273.24
2114-00-000	Tenant Security Deposits	28,075.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	52,582.53
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	72,182.35
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	985,195.84
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	7,567.47
2240-00-000	Tenant Prepaid Rents	5,417.00
2260-00-000	Accrued Compensated Absences-Currel	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	1,009,877.00
2299-00-000	TOTAL CURRENT LIABILITIES	6,130,549.41
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,872.21
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	6,145,790.62
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	-40,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,280,570.98
2809-99-000	TOTAL RETAINED EARNINGS:	-6,280,570.98

2899-00-000	TOTAL EQUITY	<u>429,786.76</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,575,577.38</u>

The Manor at West Bartow (62)
Budget Comparison

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
INCOME									
TENANT INCOME									
Rental Income									
3100-00-000 Tenant Rent	24,300.00	23,279.00	1,021.00	4.39	283,211.00	279,348.00	3,863.00	1.38	279,348.00
3111-00-000 Gain to Lease Sec8	116,059.00	68,300.00	47,759.00	69.93	857,495.00	819,600.00	37,895.00	4.62	819,600.00
3112-02-000 Total Rental Income	140,359.00	91,579.00	48,780.00	53.27	1,140,706.00	1,098,948.00	41,758.00	3.80	1,098,948.00
Other Tenant Income									
3120-00-000 Laundry Room Income	0.00	175.00	-175.00	-100.00	1,628.63	2,100.00	-471.37	-22.45	2,100.00
3120-01-100 Damages & Cleaning	269.00	30.00	239.00	796.67	1,217.00	360.00	857.00	238.06	360.00
3120-03-000 Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	120.00	-120.00	-100.00	120.00
3120-04-000 NSF Charges	0.00	10.00	-10.00	-100.00	25.00	120.00	-95.00	-79.17	120.00
3120-06-000									
Section 8 Processing Fees (Accounting)									
3120-06-100 Misc: Tenant Income	-1,000.00	-1,000.00	0.00	0.00	-12,000.00	-12,000.00	0.00	0.00	-12,000.00
3120-09-000 Application Fees	0.00	25.00	-25.00	-100.00	130.00	300.00	-170.00	-56.67	300.00
3120-10-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,200.00
3120-11-000 Total Other Tenant Income	0.00	50.00	-50.00	-100.00	100.00	600.00	-500.00	-83.33	600.00
3129-00-000	-731.00	-600.00	-131.00	-21.83	-8,899.37	-7,200.00	-1,699.37	-23.60	-7,200.00
3199-00-000 TOTAL TENANT INCOME	139,628.00	90,979.00	48,649.00	53.47	1,131,806.63	1,091,748.00	40,058.63	3.67	1,091,748.00
OTHER INCOME									
3600-00-000 Interest Income - Restricted	62.97	185.00	-122.03	-65.96	2,138.05	2,220.00	-81.95	-3.69	2,220.00
3610-00-000 Interest Income - Unrestricted	89.06	110.00	-20.94	-19.04	200.03	1,320.00	-1,119.97	-84.85	1,320.00
3699-00-000 TOTAL OTHER INCOME	152.03	295.00	-142.97	-48.46	2,338.08	3,540.00	-1,201.92	-33.95	3,540.00
3999-00-000 TOTAL INCOME	139,780.03	91,274.00	48,506.03	53.14	1,134,144.71	1,095,288.00	38,856.71	3.55	1,095,288.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
4100-00-000 Administrative Salaries	8,641.12	12,996.30	4,355.18	33.51	114,840.95	121,298.80	6,457.85	5.32	121,298.80
4100-99-000 401K-401A Admin	734.50	519.85	-214.65	-41.29	6,994.90	4,851.96	-2,142.94	-44.17	4,851.96
4110-00-000 Payroll Taxes Adm(SUI/FICA/FUTA)	641.78	1,039.70	397.92	38.27	8,663.35	9,703.92	1,040.57	10.72	9,703.92
4110-00-002 Workers Comp Admin	253.25	389.89	136.64	35.05	3,336.91	3,639.00	302.09	8.30	3,639.00
4110-00-004 Legal Shield - Administrative	87.80	105.00	17.20	16.38	1,053.60	1,260.00	206.40	16.38	1,260.00
4110-00-006 Payroll Prep Fees	98.59	129.96	31.37	24.14	1,441.37	1,212.96	-228.41	-18.83	1,212.96
4110-00-007 Health/Life Insurance	2,223.58	1,721.40	-502.18	-29.17	23,365.02	20,656.80	-2,708.22	-13.11	20,656.80
4110-99-000 Total Administrative Salaries	12,680.62	16,902.10	4,221.48	24.98	159,696.10	162,623.44	2,927.34	1.80	162,623.44
Legal Expense									
4130-00-000 Eviction Legal Fees	0.00	98.00	98.00	100.00	746.62	1,176.00	429.38	36.51	1,176.00
4130-00-001 Criminal Background / Credit Checks/I	0.00	0.00	0.00	N/A	600.35	0.00	-600.35	N/A	0.00
4130-02-000 Tenant Screening	0.00	110.00	110.00	100.00	24.95	1,320.00	1,295.05	96.11	1,320.00
4130-03-000 General Legal Expense	35.00	400.00	365.00	91.25	3,895.00	4,800.00	905.00	18.85	4,800.00
4130-04-000 Total Legal Expense	35.00	608.00	573.00	94.24	5,266.92	7,296.00	2,029.08	27.81	7,296.00
Other Admin Expenses									
4139-00-000 Travel/Training Expense	852.12	370.00	-482.12	-130.30	2,811.41	4,440.00	1,628.59	36.68	4,440.00
4140-00-000 Travel/Mileage	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4140-00-100 Auditing Fees	922.92	922.22	-0.70	-0.08	20,646.62	11,066.64	-9,579.98	-86.57	11,066.64
4171-00-000 Management Fee	8,168.46	5,494.74	-2,673.72	-48.66	64,637.40	65,936.88	1,299.40	1.97	65,936.88
4182-00-000 Consultants	0.00	0.00	0.00	N/A	570.28	0.00	-570.28	N/A	0.00
4189-00-000 Total Other Admin Expenses	9,943.50	6,811.96	-3,131.54	-45.97	88,665.79	81,743.52	-6,922.27	-8.47	81,743.52
Miscellaneous Admin Expenses									
4190-00-000 Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	905.12	1,224.00	318.88	26.05	1,224.00
4190-01-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	66.92	300.00	233.08	77.69	300.00
4190-02-000									

The Manor at West Bartow (62)
Budget Comparison

Period - Dec 2025
book - Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000 Advertising Publications	275.00	275.00		0.00	3,624.00	3,300.00	-324.00	-9.82	3,300.00
4190-04-000 Stationery & Office Supplies	0.00	100.00	100.00	100.00	3,198.68	1,200.00	-1,998.68	-166.56	1,200.00
4190-06-000 Computer Equipment	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4190-07-000 Telephone	2,366.04	1,100.00	-1,266.04	-115.09	10,848.78	13,200.00	2,351.22	17.81	13,200.00
4190-08-000 Postage	0.00	75.00	75.00	100.00	946.20	900.00	-46.20	-5.13	900.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	14.31	0.00	14.31	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	47.98	539.40	491.42	91.10	5,226.82	6,472.80	1,245.98	19.25	6,472.80
4190-10-000 Copiers - Lease & Service	355.40	170.00	-185.40	-109.06	2,454.28	2,040.00	-414.28	-20.31	2,040.00
4190-13-000 Internet	653.46	126.46	-527.00	-416.73	7,484.62	1,517.52	-5,967.10	-393.21	1,517.52
4190-19-000 IT Contract Fees	678.32	800.00	121.68	15.21	9,225.32	9,600.00	374.68	3.90	9,600.00
4190-20-000 Bank Fees - Restricted	26.00	250.00	224.00	89.60	323.00	3,000.00	2,677.00	89.23	3,000.00
4190-22-000 Other Misc Admin Expenses	445.50	100.00	-345.50	-345.50	1,249.91	1,200.00	-49.91	-4.16	1,200.00
4190-23-000 Compliance Fees	0.00	0.00	0.00	N/A	15.48	0.00	15.48	N/A	0.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	926.98	1,200.00	273.02	22.75	1,200.00
4190-30-000 Equipment Service Contracts	2,001.94	1,400.00	-601.94	-43.00	13,507.30	16,800.00	3,292.70	19.60	16,800.00
4191-00-000 Total Miscellaneous Admin Expenses	6,849.64	5,212.86	-1,636.78	-31.40	60,017.72	62,554.32	2,536.60	4.06	62,554.32
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	29,508.76	29,534.92	26.16	0.09	313,646.53	314,217.28	570.75	0.18	314,217.28
TENANT SERVICES									
4200-00-000 Resident Services Exp	87.91	101.00	13.09	12.96	967.01	1,146.00	178.99	15.62	1,146.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	87.91	101.00	13.09	12.96	967.01	1,146.00	178.99	15.62	1,146.00
UTILITIES									
4300-00-000 Water	2,247.08	1,680.00	-567.08	-33.75	25,775.62	20,160.00	-5,615.62	-27.86	20,160.00
4310-00-000 Electricity	2,443.51	2,192.00	-251.51	-11.47	30,114.60	26,304.00	-3,810.60	-14.49	26,304.00
4320-00-000 Electricity-Vacant Units	103.35	0.00	-103.35	N/A	345.85	0.00	-345.85	N/A	0.00
4330-00-000 Gas	1,505.03	825.00	-680.03	-82.43	10,008.57	9,900.00	-108.57	-1.10	9,900.00
4340-00-000 Garbage/Trash Removal	1,658.51	1,501.88	-156.63	-10.43	18,746.89	18,022.56	-724.33	-4.02	18,022.56
4390-00-000 Sewer	2,679.20	2,900.00	220.80	7.61	34,737.51	34,800.00	62.49	0.18	34,800.00
4399-00-000 TOTAL UTILITY EXPENSES	10,636.68	9,098.88	-1,537.80	-16.90	119,729.04	109,186.56	-10,542.48	-9.66	109,186.56
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense	8,922.03	11,283.13	2,361.10	20.93	107,614.03	105,929.88	-1,684.15	-1.59	105,929.88
4400-99-000 Maintenance Salaries	565.35	451.33	-114.02	-25.26	4,900.76	4,237.24	-663.52	-15.66	4,237.24
4410-00-000 401K-401A Maintenance	677.87	902.65	224.78	24.90	8,147.55	8,474.36	326.81	3.86	8,474.36
4410-07-000 Payroll Taxes Maintenance	2,198.74	1,659.96	-538.78	-32.46	21,392.84	19,919.52	-1,473.32	-7.40	19,919.52
4410-08-000 Health/Life Insurance Maint.	261.27	338.49	77.22	22.81	3,565.55	3,177.88	-387.67	-12.20	3,177.88
4410-09-000 Workers Comp Maintenance	101.97	112.83	10.86	9.63	1,340.90	1,059.32	-281.58	-26.58	1,059.32
4410-10-000 Payroll Prep Fees Maint.	43.90	45.00	1.10	2.44	498.80	540.00	41.20	7.63	540.00
4410-11-000 Legal Shield - Maint	238.68	160.00	-78.68	-49.18	2,028.78	1,920.00	-108.78	-5.67	1,920.00
4411-00-000 Maintenance Uniforms	52.84	350.00	297.16	84.90	6,909.42	4,200.00	-2,709.42	-64.51	4,200.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	13,062.65	15,303.39	2,240.74	14.64	156,398.63	149,458.20	-6,940.43	-4.64	149,458.20
4419-00-000 Total General Maint Expense	0.00	45.00	45.00	100.00	109.08	540.00	430.92	79.80	540.00
4420-00-000 Materials	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-01-000 Supplies-Grounds	116.74	260.00	143.26	55.10	1,795.51	3,120.00	1,324.49	42.45	3,120.00
4420-01-200 Lawn & Landscape Expenses Non Sala	25.65	200.00	174.35	87.18	1,006.88	2,400.00	1,393.12	58.05	2,400.00
4420-02-000 Supplies-Appliance Parts	119.36	150.00	30.64	20.43	2,353.44	1,800.00	-553.44	-30.75	1,800.00
4420-03-100 Hardware Doors/Windows/Locks	1,045.54	800.00	-245.54	-30.69	9,570.90	9,600.00	29.10	0.30	9,600.00
4420-03-200 Window Treatments	0.00	500.00	500.00	100.00	4,932.50	6,000.00	1,067.50	17.79	6,000.00
4420-04-000 Electrical - Supplies/Fixtures	180.27	200.00	19.73	9.86	2,472.30	2,400.00	-72.30	-3.01	2,400.00
4420-06-000 Supplies-Janitorial/Cleaning	552.85	250.00	-302.85	-121.14	5,924.50	3,000.00	-2,924.50	-97.48	3,000.00
4420-08-000 Supplies-Plumbing	785.22	200.00	-585.22	-292.61	2,285.32	2,400.00	114.68	4.78	2,400.00
4420-11-000 Supplies- HVAC	2,825.63	2,605.00	-220.63	-8.47	30,961.54	31,260.00	298.46	0.95	31,260.00
4420-12-000 Supplies- Painting	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
4429-00-000 Contract Costs	374.00	400.00	26.00	6.50	6,239.00	4,800.00	-1,439.00	-29.98	4,800.00
4430-00-000 Contract-Fire Alarm/Extinguisher	0.00	400.00	400.00	100.00	0.00	4,800.00	4,800.00	100.00	4,800.00
4430-01-000 Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	0.00	4,800.00	4,800.00	100.00	4,800.00
4430-11-000 Contract-Plumbing									

The Manor at West Bartow (62)
Budget Comparison

Period - Dec 2025

Book - Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-13-000	Contract-HVAC - Repairs & Maint	625.00	1,125.00	500.00	44.44	5,250.00	13,500.00	8,250.00	61.11	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	7,099.76	6,540.00	-559.76	-8.56	6,540.00
4430-18-000	Contract-Alarm Monitoring	0.00	700.00	700.00	100.00	13,234.20	8,400.00	-4,834.20	-57.55	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	12,810.00	30,000.00	17,190.00	57.30	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	5,000.04	5,000.04	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	12,000.00	12,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	6,000.00	6,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	4,800.00	4,800.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	6,999.96	6,999.96	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	5,875.00	600.00	-5,275.00	-879.17	600.00
4439-00-000	Total Contract Costs	2,601.46	8,920.00	6,318.54	70.84	50,507.96	107,040.00	56,532.04	52.81	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	18,489.74	26,828.39	8,338.65	31.08	237,868.13	287,758.20	49,890.07	17.34	287,758.20
GENERAL EXPENSES										
4500-00-000	Insurance -Property/Liability	11,043.58	12,293.36	1,249.78	10.17	128,327.70	147,520.32	19,192.62	13.01	147,520.32
4510-00-000	General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	7,905.00	5,270.00	66.67	7,905.00
4510-01-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	34.00	300.00	266.00	88.67	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	8,587.92	1,435.44	-7,152.48	-498.28	1,435.44
4525-10-000	Personal Property Tax	0.00	0.00	0.00	N/A	767.97	0.00	-767.97	N/A	0.00
4570-00-000	Reduction in Rental Income	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	11,488.30	13,096.73	1,608.43	12.28	140,552.59	157,160.76	16,608.17	10.57	157,160.76
FINANCING EXPENSE										
4800-00-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	1,610.35	2,700.00	1,089.65	40.36	2,700.00
4853-02-000	Interest Expense-Mortgage	0.00	14,995.62	14,995.62	100.00	131,166.77	179,947.44	48,780.67	27.11	179,947.44
4855-01-000	Interest - Third Mortgage	1,659.36	464.28	-1,195.08	-257.40	11,082.48	5,571.36	-5,511.12	-98.92	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	1,659.36	15,684.90	14,025.54	89.42	143,859.60	188,218.80	44,359.20	23.57	188,218.80
NON-OPERATING ITEMS										
5000-00-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	372,044.88	372,044.88	0.00	0.00	372,044.88
5100-01-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	31,988.40	31,988.40	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	381,672.76	269,933.28	-111,739.48	-41.40	269,933.28
8000-00-000	TOTAL EXPENSES	105,540.19	116,839.26	11,299.07	79.25	1,338,295.66	1,327,620.88	-10,674.78	16.22	1,327,620.88
9000-00-000	NET INCOME	34,239.84	-25,565.26	37,206.96	-26.11	-204,150.95	-232,332.88	49,531.49	-12.67	-232,332.88
		67,909.28	177,521.81							
Net Income After Depreciation										

The Manor at West Bartow (62)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	89,230.07
1111-15-000	Cash-Payroll	-65,006.61
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	24,823.46
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,800.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replac	147,610.28
1112-05-000	Cash-Tax & Insurance Escrow	128,340.88
1112-12-000	Restricted Investment	158,549.26
1112-99-000	Total Restricted Cash	445,320.04
1119-00-000	TOTAL CASH	470,143.50
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,440.99
1122-99-000	TOTAL: AR	12,440.99
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	12,440.99
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	2,409.74
1211-01-000	Prepaid Insurance	55,217.84
1211-02-000	Prepaid Software Licenses	9,599.95
1299-00-000	TOTAL OTHER CURRENT ASSETS	67,727.53
1300-00-000	TOTAL CURRENT ASSETS	550,312.02
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	432,717.00
1400-06-000	Buildings	12,796,743.00
1400-06-200	Building Improvements	53,499.32
1400-08-100	Furn, Fixt, & Equip	1,212,730.94
1405-01-000	Accum Depreciation-Buildings	-5,322,669.96
1405-02-000	Accum Depreciation- Misc FF&E	-1,234,632.79
1405-03-000	Accum Depreciation-Infrastructure	-587,068.92
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	307,179.92
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-213,928.68
1420-00-000	TOTAL FIXED ASSETS (NET)	7,365,889.41

1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,077,486.41
1999-00-000	TOTAL ASSETS	8,627,798.43
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-9,617.03
2114-00-000	Tenant Security Deposits	9,500.00
2114-02-000	Security Deposit Clearing Account	175.00
2114-03-000	Security Deposit-Pet	1,350.00
2119-92-000	Accrued Property Taxes	-1,181.16
2131-01-000	Accrued Interest NLP Loan	9,914.20
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	7,873.72
2149-27-000	Due to West Lake Mgmt.	25,000.00
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	3,107.00
2260-00-000	Accrued Compensated Absences-Currel	1,101.93
2297-00-000	Mortgage Note Payable	2,478,125.50
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	246,752.38
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,669,258.85
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,860.73
2310-01-000	Due to Affiliates	10,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	12,460.73
2499-00-000	TOTAL LIABILITIES	4,681,719.58
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	-30,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,992,135.71
2809-99-000	TOTAL RETAINED EARNINGS:	-2,992,135.71

2899-00-000	TOTAL EQUITY	<u>3,946,078.85</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,627,798.43</u>

Youthbuild (.ybuild) Budget Comparison

Period = Dec 2025

Back - 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	38,300.32	41,667.00	-3,366.68	-8.08	706,216.85	500,004.00	206,212.85	41.24	500,004.00
3499-00-000 TOTAL GRANT INCOME	38,300.32	41,667.00	-3,366.68	-8.08	706,216.85	500,004.00	206,212.85	41.24	500,004.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	13.93	0.00	13.93	N/A	529.83	0.00	529.83	N/A	0.00
3690-00-000 Other Income	N/A	0.00	0.00	N/A	20,494.72	0.00	20,494.72	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	13.93	0.00	13.93	N/A	21,024.55	0.00	21,024.55	N/A	0.00
3999-00-000 TOTAL INCOME	38,314.25	41,667.00	-3,352.75	-8.05	727,241.40	500,004.00	227,237.40	45.45	500,004.00
4000-00-000 EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
4100-00-000 Administrative Salaries									
4110-00-000 401K-401A Admin	17,230.78	14,162.00	-3,068.78	-21.67	273,911.77	169,944.00	-103,967.77	-61.18	169,944.00
4110-00-001 Payroll Taxes Adm(SUI/FICA/FUTA)	1,400.53	566.00	-834.53	-147.44	15,474.79	6,792.00	-8,682.79	-127.84	6,792.00
4110-00-002 Workers Comp Admin	1,273.89	1,133.00	-140.89	-12.44	20,997.93	13,596.00	-7,401.93	-54.44	13,596.00
4110-00-004 Legal Shield - Administrative	490.20	566.00	75.80	13.39	7,631.97	6,792.00	-839.97	-12.37	6,792.00
4110-00-006 Payroll Prep Fees	36.90	35.00	-1.90	-5.43	442.80	420.00	-22.80	-5.43	420.00
4110-00-007 Other Payroll	191.02	142.00	-49.02	-34.52	3,251.56	1,704.00	-1,547.56	-90.82	1,704.00
4110-00-008 Health/Life Insurance	0.00	0.00	0.00	N/A	13,200.00	0.00	-13,200.00	N/A	0.00
4110-07-000 Total Administrative Salaries	4,448.16	1,400.00	-3,048.16	-217.73	45,812.24	16,800.00	-29,012.24	-172.69	16,800.00
4139-00-000 Other Admin Expenses	25,071.48	18,004.00	-7,067.48	-39.26	380,723.06	216,048.00	-164,675.06	-76.22	216,048.00
4140-00-000 Travel/Training Expense	4,025.17	5,922.00	1,896.83	32.03	87,844.69	71,064.00	-16,780.69	-23.61	71,064.00
4140-00-100 Travel/Mileage	0.00	141.00	141.00	100.00	0.00	1,692.00	1,692.00	100.00	1,692.00
4160-02-000 Administration (General)	0.00	0.00	0.00	N/A	24,400.00	0.00	-24,400.00	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	1,656.00	1,656.00	100.00	1,656.00
4189-00-000 Total Other Admin Expenses	4,025.17	6,201.00	2,175.83	35.09	112,244.69	74,412.00	-37,832.69	-50.84	74,412.00
Miscellaneous Admin Expenses									
4190-00-000 Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A	0.00
4190-01-000 Printing/Publications & Subscriptions	156.00	0.00	-156.00	N/A	156.00	0.00	-156.00	N/A	0.00
4190-02-000 Stationery & Office Supplies	43.60	2,288.00	2,244.40	98.09	1,926.64	27,456.00	25,529.36	92.98	27,456.00
4190-07-000 Telephone	147.37	250.00	102.63	41.05	3,106.26	3,000.00	-106.26	-3.54	3,000.00
4190-08-000 Postage	0.00	30.00	30.00	100.00	121.90	360.00	238.10	66.14	360.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	24.55	0.00	-24.55	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	551.75	0.00	-551.75	N/A	0.00
4190-10-000 Copiers - Lease & Service	461.02	289.00	-172.02	-59.52	2,723.73	3,468.00	744.27	21.46	3,468.00
4190-11-000 Admin Service Contracts	825.67	1,514.00	688.33	45.46	9,908.04	18,168.00	8,259.96	45.46	18,168.00
4190-13-000 Internet	0.00	0.00	0.00	N/A	6,496.00	0.00	-6,496.00	N/A	0.00
4190-19-000 IT Contract Fees	165.24	150.00	-15.24	-10.16	1,813.87	1,800.00	-13.87	-0.77	1,800.00
4190-22-000 Other Misc Admin Expenses	0.00	0.00	0.00	N/A	3,274.12	0.00	-3,274.12	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	1,822.89	4,521.00	2,698.11	59.68	30,201.86	54,252.00	24,050.14	44.33	54,252.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	30,919.54	28,726.00	-2,193.54	-7.64	523,169.61	344,712.00	-178,457.61	-51.77	344,712.00
TENANT SERVICES									
Tenant Services Salaries									
4200-00-000 Tenant Services Salaries	0.00	6,605.00	6,605.00	100.00	50,160.00	79,260.00	29,100.00	36.71	79,260.00
4210-00-000 Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	4,324.52	6,336.00	2,011.48	31.75	6,336.00
4210-00-002 Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	1,581.81	3,168.00	1,586.19	50.07	3,168.00
4210-00-007 Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	716.71	792.00	75.29	9.51	792.00
4220-01-000 Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	38,964.00	38,964.00	100.00	38,964.00
4230-00-000 Resident Services Exp	0.00	0.00	0.00	N/A	18,000.00	0.00	-18,000.00	N/A	0.00

Youthbuild (.ybuild) Budget Comparison

Period = Dec 2023

Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4399-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	74,783.04	128,520.00	53,736.96	41.81	128,520.00
UTILITIES									
4300-00-000 Electricity	0.00	275.00	275.00	100.00	5,104.00	3,300.00	-1,804.00	-54.67	3,300.00
4320-00-000	0.00	275.00	275.00	100.00	5,104.00	3,300.00	-1,804.00	-54.67	3,300.00
4399-00-000 TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	5,104.00	3,300.00	-1,804.00	-54.67	3,300.00
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4400-99-000 Payroll Prep Fees Maint.	129.09	300.00	170.91	56.97	4,482.98	3,600.00	-882.98	-24.53	3,600.00
4410-10-000 Vehicle Repairs/Maint - Gas, Oil, Grea.	129.09	300.00	170.91	56.97	4,582.98	3,600.00	-982.98	-27.30	3,600.00
4413-00-000 Total General Maint Expense	129.09	300.00	170.91	56.97	4,582.98	3,600.00	-982.98	-27.30	3,600.00
4419-00-000 Materials	0.00	0.00	0.00	N/A	145.10	0.00	-145.10	N/A	0.00
4420-00-000 Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	145.10	0.00	-145.10	N/A	0.00
4420-06-000 Total Materials	0.00	0.00	0.00	N/A	145.10	0.00	-145.10	N/A	0.00
4429-00-000 Contract Costs	0.00	0.00	0.00	N/A	11,600.00	0.00	-11,600.00	N/A	0.00
4430-00-000 Contract-Building Repairs - Interior	0.00	0.00	0.00	N/A	11,600.00	0.00	-11,600.00	N/A	0.00
4430-03-100 Total Contract Costs	0.00	0.00	0.00	N/A	11,600.00	0.00	-11,600.00	N/A	0.00
4439-00-000	129.09	300.00	170.91	56.97	16,328.08	3,600.00	-12,728.08	-353.56	3,600.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	129.09	300.00	170.91	56.97	16,328.08	3,600.00	-12,728.08	-353.56	3,600.00
GENERAL EXPENSES									
4500-00-000 Insurance -Property/Liability	0.00	1,255.00	1,255.00	100.00	3,023.52	15,060.00	12,036.48	79.92	15,060.00
4510-00-000 General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	4,800.00	4,800.00	100.00	4,800.00
4510-01-000	0.00	1,655.00	1,655.00	100.00	3,023.52	19,860.00	16,836.48	84.78	19,860.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	1,655.00	1,655.00	100.00	3,023.52	19,860.00	16,836.48	84.78	19,860.00
8000-00-000 TOTAL EXPENSES	31,048.63	41,666.00	10,617.37	25.48	622,408.25	499,992.00	-122,416.25	-24.48	499,992.00
9000-00-000 NET INCOME	7,265.62	1.00	7,264.62	726,462.00	104,833.15	12.00	104,821.15	873,509.58	12.00

Youthbuild (.ybuild)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	106,477.91
1111-15-000	Cash-Payroll	-1,882.88
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	105,595.03
1119-00-000	TOTAL CASH	105,595.03
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,781.85
1300-00-000	TOTAL CURRENT ASSETS	110,096.81
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	21,299.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25
1999-00-000	TOTAL ASSETS	115,877.06
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,255.15
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	47,784.40
2260-00-000	Accrued Compensated Absences-Currei	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	401,614.31
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,718.57
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,718.57
2499-00-000	TOTAL LIABILITIES	405,332.88

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-302,727.82
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	-289,455.82
2899-00-000	TOTAL EQUITY	-289,455.82
2999-00-000	TOTAL LIABILITIES AND EQUITY	115,877.06

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Dec 2025
Book = Accrual

2999-99-999	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses									
3000-00-000									
INCOME									
3100-00-000									
TENANT INCOME									
3101-00-000									
Rental Income									
3111-00-000									
Tenant Rent									
3119-00-000									
Total Rental Income	12,743.00	12,557.00	186.00	1.48	153,046.00	150,684.00	2,362.00	1.57	150,684.00
3120-00-000									
Other Tenant Income	12,743.00	12,557.00	186.00	1.48	153,046.00	150,684.00	2,362.00	1.57	150,684.00
3120-01-000									
Vending Income	0.00	0.00	0.00	N/A	2,380.00	0.00	2,380.00	N/A	0.00
3120-01-100									
Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	4,200.00	-4,200.00	-100.00	4,200.00
3120-03-000									
Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00	600.00
3120-04-000									
Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	300.00	-300.00	-100.00	300.00
3120-06-000									
NSF Charges	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
3129-00-000									
Total Other Tenant Income	0.00	425.00	-425.00	-100.00	2,396.00	5,100.00	-2,704.00	-53.02	5,100.00
3199-00-000									
TOTAL TENANT INCOME	12,743.00	12,982.00	-239.00	-1.84	155,442.00	155,784.00	-342.00	-0.22	155,784.00
3400-00-000									
GRANT INCOME									
3401-00-000									
Government Subsidy Income	29,329.00	12,865.00	16,464.00	127.98	321,366.66	154,380.00	166,986.66	108.17	154,380.00
3499-00-000									
TOTAL GRANT INCOME	29,329.00	12,865.00	16,464.00	127.98	321,366.66	154,380.00	166,986.66	108.17	154,380.00
3600-00-000									
OTHER INCOME									
3610-01-000									
Interest Income - Unrestricted	412.00	10.00	402.00	4,020.00	3,355.45	120.00	3,235.45	2,696.21	120.00
3699-00-000									
TOTAL OTHER INCOME	412.00	10.00	402.00	4,020.00	3,355.45	120.00	3,235.45	2,696.21	120.00
3999-00-000									
TOTAL INCOME	42,484.00	25,857.00	16,627.00	64.30	480,164.11	310,284.00	169,880.11	54.75	310,284.00
4000-00-000									
EXPENSES									
4100-00-000									
ADMINISTRATIVE									
4100-99-000									
Administrative Salaries									
401K-401A Admin	2,358.75	2,179.08	-179.67	-8.25	26,901.99	28,425.22	-1,523.23	-5.36	28,425.22
4110-00-001									
Payroll Taxes Adm(SUI/FICA/FUTA)	186.61	87.16	-99.45	-114.10	1,611.81	1,136.98	-474.83	-41.76	1,136.98
4110-00-002									
Workers Comp Admin	180.90	174.33	-6.57	-3.77	2,056.15	2,274.06	-217.91	-9.58	2,274.06
4110-00-004									
Payroll Prep Fees	69.13	87.16	-18.03	-20.69	809.30	1,136.98	-327.68	-28.82	1,136.98
4110-00-007									
Health/Life Insurance	26.91	21.79	-5.12	-23.50	340.43	284.24	-56.19	-19.77	284.24
4110-07-000									
Total Administrative Salaries	664.60	120.06	-544.54	-81.73	6,003.16	1,440.72	-4,562.44	-316.68	1,440.72
4110-99-000									
Legal Expense	3,486.90	2,669.58	-817.32	-30.62	37,722.84	34,698.20	-3,024.64	-8.72	34,698.20
4130-00-000									
Eviction Legal Fees	0.00	10.00	-10.00	100.00	0.00	120.00	-120.00	100.00	120.00
4130-02-000									
Criminal Background / Credit Checks/I	0.00	10.00	-10.00	100.00	0.00	120.00	-120.00	100.00	120.00
4130-04-000									
General Legal Expense	430.00	150.00	-280.00	-186.67	459.00	1,800.00	-1,341.00	-74.50	1,800.00
4130-99-000									
Total Legal Expense	430.00	170.00	-260.00	-152.94	459.00	2,040.00	-1,581.00	-77.50	2,040.00
4139-00-000									
Other Admin Expenses									
4140-00-000									
Travel/Training Expense	852.11	0.00	-852.11	N/A	2,735.07	0.00	-2,735.07	N/A	0.00
4170-00-000									
Accounting/Bookkeeping Fees	0.00	360.00	-360.00	100.00	0.00	4,320.00	-4,320.00	100.00	4,320.00
4171-00-000									
Auditing Fees	922.92	2,025.28	-1,102.36	-54.43	18,100.53	24,303.36	-6,202.83	-25.52	24,303.36
4173-00-000									
Management Fee	3,906.64	3,567.84	-338.80	-9.50	43,574.64	42,814.08	-760.56	-1.78	42,814.08
4173-01-000									
Bookkeeping Fee	352.50	0.00	-352.50	N/A	4,230.00	0.00	-4,230.00	N/A	0.00
4173-02-000									
Asset Management Fee	470.00	480.00	-10.00	2.08	5,640.00	5,760.00	-120.00	-2.08	5,760.00
4174-00-000									
Marketing Events	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4182-00-000									
Consultants	0.00	250.00	-250.00	100.00	3,473.93	3,000.00	-473.93	-15.80	3,000.00
4189-00-000									
Total Other Admin Expenses	6,504.17	6,683.12	-178.95	-2.68	78,804.17	80,197.44	-1,393.27	-1.74	80,197.44
4190-00-000									
Miscellaneous Admin Expenses									
4190-01-000									
Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	234.07	0.00	-234.07	N/A	0.00
4190-02-000									
Printing/Publications & Subscriptions	0.00	25.00	-25.00	100.00	0.00	300.00	-300.00	100.00	300.00
4190-03-000									
Advertising Publications	0.00	0.00	0.00	N/A	297.00	0.00	-297.00	N/A	0.00
4190-04-000									
Stationery & Office Supplies	0.00	25.00	-25.00	100.00	703.01	300.00	-403.01	-134.34	300.00
4190-07-000									
Telephone	471.89	137.39	-334.50	-243.47	2,491.76	1,648.68	-843.08	-51.14	1,648.68

Micro Cottages at Williamstown (99)
Budget Comparison

Period - Dec 2025

Book - Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	0.00	25.00	25.00	100.00	736.26	300.00	-436.26	-145.42	300.00
4190-09-000	0.00	261.65	261.65	100.00	2,093.20	3,139.80	1,046.60	33.33	3,139.80
4190-11-001	0.00	0.00	0.00	N/A	570.28	0.00	570.28	N/A	0.00
4190-13-000	2,365.44	1,332.62	-1,032.82	-77.50	15,391.84	15,991.44	599.60	3.75	15,991.44
4190-18-000	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
4190-19-000	0.00	0.00	0.00	N/A	1,292.00	0.00	-1,292.00	N/A	0.00
4190-22-000	316.59	25.00	-291.59	-1,166.36	791.59	300.00	-491.59	-163.86	300.00
4190-24-000	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00
4190-22-100	0.00	50.00	50.00	100.00	500.00	600.00	100.00	16.67	600.00
4191-00-000	3,153.92	1,906.66	-1,247.26	-65.42	25,116.44	22,879.92	-2,236.52	-9.78	22,879.92
4199-00-000	13,574.99	11,429.36	-2,145.63	-18.77	142,102.45	139,815.56	-2,286.89	-1.64	139,815.56
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000									
TENANT SERVICES									
4230-00-000	1,571.25	0.00	-1,571.25	N/A	1,571.25	0.00	-1,571.25	N/A	0.00
4299-00-000	1,571.25	0.00	-1,571.25	N/A	1,571.25	0.00	-1,571.25	N/A	0.00
TOTAL TENANT SERVICES EXPENSES									
4300-00-000									
UTILITIES									
4310-00-000	6,747.42	1,163.00	-5,584.42	-88.00	17,186.39	13,956.00	-3,230.39	-23.15	13,956.00
4320-00-000	277.60	300.00	22.40	7.47	2,834.29	3,600.00	765.71	21.27	3,600.00
4320-01-000	0.00	0.00	0.00	N/A	62.97	0.00	-62.97	N/A	0.00
4340-00-000	634.62	545.68	-88.94	-16.30	7,381.69	6,548.16	-833.53	-12.73	6,548.16
4390-00-000	621.80	560.28	-61.52	-10.98	8,049.77	6,723.36	-1,326.41	-19.73	6,723.36
4399-00-000	8,281.44	2,568.96	-5,712.48	-22.23	35,515.11	30,827.52	-4,687.59	-15.21	30,827.52
TOTAL UTILITY EXPENSES									
4400-00-000									
MAINTENANCE AND OPERATIONS									
4400-99-000									
General Maint Expense									
4410-00-000	3,408.63	2,485.58	-923.05	-37.14	34,563.98	33,492.02	-1,071.96	-3.20	33,492.02
4410-01-000	213.59	99.42	-114.17	-53.48	1,848.21	1,339.64	-508.57	-37.96	1,339.64
4410-06-000	269.39	198.85	-70.54	-35.47	2,638.62	2,679.40	40.78	1.52	2,679.40
4410-07-000	795.94	0.00	-795.94	N/A	6,961.54	0.00	-6,961.54	N/A	0.00
4410-08-000	99.79	99.42	-0.37	-0.37	1,035.53	1,339.64	304.11	22.70	1,339.64
4410-09-000	38.99	24.86	-14.13	-36.30	436.09	334.96	-101.13	-30.19	334.96
4413-00-000	0.00	250.00	250.00	100.00	2,932.81	3,000.00	67.19	2.24	3,000.00
4419-00-000	4,826.33	3,158.13	-1,668.20	-52.82	50,416.78	42,185.66	-8,231.12	-19.51	42,185.66
4420-00-000									
Materials									
4420-01-000	0.00	100.00	100.00	100.00	264.78	1,200.00	935.22	77.94	1,200.00
4420-01-200	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	64.05	50.00	-14.05	-28.10	174.32	600.00	425.68	70.95	600.00
4420-03-000	0.00	50.00	50.00	100.00	2,200.00	600.00	-1,600.00	-266.67	600.00
4420-03-100	24.04	50.00	25.96	51.92	512.03	600.00	87.97	14.66	600.00
4420-03-200	0.00	0.00	0.00	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000	63.05	50.00	-13.05	-26.10	538.32	600.00	61.68	10.28	600.00
4420-05-000	0.00	0.00	0.00	N/A	45.30	0.00	-45.30	N/A	0.00
4420-06-000	62.53	50.00	-12.53	-25.06	211.05	600.00	388.95	64.82	600.00
4420-07-000	0.00	25.00	25.00	100.00	34.38	300.00	265.62	88.54	300.00
4420-08-000	0.00	25.00	25.00	100.00	37.43	300.00	262.57	87.52	300.00
4420-09-000	0.00	0.00	0.00	N/A	59.89	0.00	-59.89	N/A	0.00
4420-09-100	0.00	25.00	25.00	100.00	42.78	300.00	257.22	85.74	300.00
4420-10-000	0.00	0.00	0.00	N/A	258.36	0.00	-258.36	N/A	0.00
4420-11-000	0.00	50.00	50.00	100.00	1,650.43	600.00	-1,050.43	-175.07	600.00
4420-12-000	204.36	50.00	-154.36	-308.72	1,647.64	600.00	-1,047.64	-174.61	600.00
4429-00-000	418.03	525.00	106.97	20.38	8,235.95	6,300.00	-1,935.95	-30.73	6,300.00
4430-00-000									
Contract Costs									
4430-01-000	0.00	25.00	25.00	100.00	417.50	300.00	-117.50	-39.17	300.00
4430-02-000	0.00	0.00	0.00	N/A	145.00	0.00	-145.00	N/A	0.00
4430-03-000	574.01	0.00	-574.01	N/A	1,145.01	0.00	-1,145.01	N/A	0.00
4430-07-000	290.00	165.00	-125.00	-75.76	1,595.00	1,980.00	385.00	19.44	1,980.00
4430-13-000	0.00	125.00	125.00	100.00	5,225.00	1,500.00	-3,725.00	-248.33	1,500.00
4430-18-000	0.00	185.00	185.00	100.00	2,135.77	2,220.00	84.23	3.79	2,220.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Dec 2025

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-000	1,000.00	1,100.00	100.00	9.09	11,000.00	13,200.00	2,200.00	16.67	13,200.00
4430-24-300	0.00	400.00	400.00	100.00	6,300.00	4,800.00	-1,500.00	-31.25	4,800.00
4430-24-400	0.00	0.00	0.00	N/A	2,100.00	0.00	-2,100.00	N/A	0.00
4430-26-000	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-28-000	0.00	280.00	280.00	100.00	0.00	3,360.00	3,360.00	100.00	3,360.00
4439-00-000	1,864.01	2,280.00	415.99	18.25	33,402.04	27,360.00	-6,042.04	-22.08	27,360.00
4499-00-000	7,108.37	5,963.13	-1,145.24	-19.21	92,054.77	75,845.66	-16,209.11	-21.37	75,845.66
TOTAL MAINTENANCE EXPENSES									
GENERAL EXPENSES									
4500-00-000									
4510-00-000	4,079.09	4,827.71	748.62	15.51	12,237.27	57,932.52	45,695.25	78.88	57,932.52
4570-00-000	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
4599-00-000	4,079.09	4,877.71	798.62	16.37	12,237.27	58,532.52	46,295.25	79.09	58,532.52
TOTAL GENERAL EXPENSES									
HOUSING ASSISTANCE PAYMENTS									
4700-00-000									
4715-01-001	71.00	0.00	-71.00	N/A	660.00	0.00	-660.00	N/A	0.00
4799-00-000	71.00	0.00	-71.00	N/A	660.00	0.00	-660.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS									
NON-OPERATING ITEMS									
5000-00-000									
5100-01-000	7,814.69	7,814.69	0.00	0.00	93,776.28	93,776.28	0.00	0.00	93,776.28
5199-00-000	7,814.69	914.69	-6,900.00	-754.35	93,776.28	10,976.28	-82,800.00	-754.35	10,976.28
TOTAL DEPRECIATION/AMORTIZATION									
TOTAL EXPENSES									
8000-00-000	42,500.83	25,753.85	-16,746.98	-998.33	377,917.13	315,997.54	-61,919.59	-713.48	315,997.54
NET INCOME	-16.83	103.15	33,373.98	1,062.63	102,246.98	-5,713.54	231,799.70	768.23	-5,713.54
Net Income After Depreciation	7,797.86	103.15	33,373.98	1,062.63	196,023.26				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	240,729.33
1111-15-000	Cash-Payroll	26,106.59
1111-99-000	Total Unrestricted Cash	266,835.92
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	13,800.00
1112-04-000	Cash Restricted-Reserve for Replac	81,909.55
1112-99-000	Total Restricted Cash	95,709.55
1119-00-000	TOTAL CASH	362,545.47
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,361.00
1122-99-000	TOTAL: AR	7,361.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	33,943.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	32,632.79
1211-02-000	Prepaid Software Licenses	7,242.73
1299-00-000	TOTAL OTHER CURRENT ASSETS	39,875.52
1300-00-000	TOTAL CURRENT ASSETS	436,363.99
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	296,687.00
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-658,163.00
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,389,865.83
1499-00-000	TOTAL NONCURRENT ASSETS	3,389,865.83
1999-00-000	TOTAL ASSETS	3,826,229.82
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,492.79
2114-00-000	Tenant Security Deposits	13,800.00
2114-03-000	Security Deposit-Pet	300.00

2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	8,375.03
2138-00-001	Accrued audit fees - LHA	18,891.27
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	27,432.00
2260-00-000	Accrued Compensated Absences-Currel	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	<u>85,397.12</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>2,397.78</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,397.78</u>
2499-00-000	TOTAL LIABILITIES	<u>87,794.90</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>3,738,434.92</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,738,434.92</u>
2899-00-000	TOTAL EQUITY	<u>3,738,434.92</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,826,229.82</u>

RESOLUTIONS

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

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

Re: Resolution # 26-1566

The Board of Commissioners is requested to give approval to forgive a mortgage loan the Colton Meadows property.

2. Who is making request:

A. Entity: LHA

B. Project: Colton Meadows

C. Originator: Benjamin Stevenson

3. Cost Estimate:

N/A

Narrative:

Typically, when the low-income housing tax credits expire at an affordable housing development project, the Limited Partners' has a desire to exit the deal through the sale of their interests. The Limited Partner has an obligation through the Partnership Agreement to sell their interest to the General Partner. Since these private sector entities no longer receive a tax benefit from the partnership with the property, they no longer have a vested interest in remaining a part of the deal. The tax credits at this property expired on December 31, 2025.

LHA staff has negotiated an agreement to buy out the Limited Partners interest in the Colton Meadows property. Staff have also been receiving counsel from Rubin Brown (LHA financial advisor and auditor) and Saxon Gilmore (LHA legal counsel).

There is a Mortgage Note (loan) on the property payable to Lakeland Housing Authority in the amount of four hundred fifty thousand eight hundred forty-five dollars (\$450,845.00). This loan is in the fourth position behind all of the other

mortgage notes on the property. Since the housing authority would be making a payment to itself in order to satisfy this mortgage note, staff are asking approval for the loan to be forgiven. Forgiveness of the loan would also reduce the amount of the bank loan needed in order to buy out the Limited Partner.

The actual sales price is still being negotiated and determined. The final sales price will be determined based upon the appraised value of the property and the satisfaction of debt owed to the Limited Partners. Once the sales price is known, LHA will obtain a loan to cover all expenses associated with the purchase. Staff are having discussions with Regions Bank on this matter. The goal is to complete the loan process sometime in March of this year.

Staff recommends approval of this resolution to provide approval to forgive the mortgage note owned by Lakeland Housing Authority at the Colton Meadows property.

RESOLUTION NO. 26-1566

APPROVAL AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY AND APPROPRIATE TO FORGIVE THE MORTGAGE NOTE OWED AND PAYABLE TO THE HOUSING AUTHORITY OF THE CITY OF LAKELAND AT THE COLTON MEADOWS PROPERTY

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

WHEREAS, the staff of the Housing Authority of the City of Lakeland has determined that it is in the best interest of the Housing Authority of the City of Lakeland to acquire the Limited Partners' interests in the Colton Meadows property; and

WHEREAS, the staff of the Housing Authority of the City of Lakeland has negotiated with the Limited Partners and determined that the Limited Partners' are amendable to the sale of their interests in the Colton Meadows property; and

WHEREAS, via Resolution Number 25-1564, the Board of Commissioners of the Housing Authority of the City of Lakeland authorized the Executive Director to sign any and all required forms and documents necessary to obtain the financing to acquire the Limited Partners' interests in the Colton Meadows property; and

WHEREAS, the Executive Director continues to keep the Board of Commissioners of the Housing Authority of the City of Lakeland apprised of his progress in acquiring the interests; and

WHEREAS, the staff of the Housing Authority of the City of Lakeland has determined that it is in the best interest of the Housing Authority of the City of Lakeland to forgive the mortgage note payable to the Housing Authority of the City of Lakeland from the loan proceeds at the Colton Meadows property; and

WHEREAS, the Executive Director of the Housing Authority of the City of Lakeland is requesting permission to forgive the mortgage note payable to the Housing Authority of the City of Lakeland from the loan proceeds at the Colton Meadows property.

NOW THEREFORE, BE IT RESOLVED that the Board of the Commissioners of the Housing Authority of the City of Lakeland hereby approves this resolution to provide authorization for the Executive Director to take the steps necessary to forgive the mortgage note payable to the Housing Authority of the City of Lakeland at the Colton Meadows property and to execute any and all documents necessary to carry out the intent of this resolution.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 26-1566, dated January 26, 2026.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

END OF REPORT