



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

November 17, 2025

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, November 17, 2025, at 6:00 p.m.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Board Meeting Minutes for October 20, 2025

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

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.

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, October 20, 2025
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson

Legal Counsel: Riccardo Gilmore

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

Vote:

David Samples – Aye

Stacy Campbell-Domineck – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Curtisha James – Aye

APPROVAL OF THE MINUTES

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

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

Vote:

David Samples – Aye

Stacy Campbell-Domineck – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Curtisha James – Present

OLD BUSINESS

None.

NEW BUSINESS

Employee of the Month

Nyshia Parker, YouthBuild Case Worker, is the September 2025 Employee for the Month. She was presented by her supervisor, Earl Haynes, YouthBuild Senior Program Manager. Ms. Parker is the case worker, program onsite and off-site coordinator and a facilitator for the YouthBuild Program. Mr. Haynes describes Ms. Parker as very dependable, reliable, genuine, innovative, inspiring and a very nice individual. The YouthBuild students and staff have great respect for her.

FSS Graduation

Ty Parker, FSS Coordinator, presented the FSS graduate. Ms. Parker mentioned that the graduate, Lliana Brown, was unable to attend tonight's meeting. She has been diligently working and preparing to reach her goals and completing the FSS program. Ms. Brown started the program in 2024 and set three (3) goals and has completed each one and is now working toward becoming a homeowner. She works a full-time job; established her own business, Peanuts LLC, and enrolled in the homeownership program. Ms. Brown also signed a contract to build her a home.

Audit Presentation

Allen Kitchen, auditor with Rubino and Company, gave a very thorough presentation on the LHA audit. The audit was submitted to HUD before the government shutdown. He stated, "there were no findings" and "staff should be proud of their achievements with the audit."

COMMITTEE REPORTS

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on October 16, 2025. The committee discussed the findings of the audit that was presented tonight. The meeting agenda addressed program and property updates. Commissioner Gibson stated that Mr. Stevenson gave updates on housing activities and Carlos Pizarro gave updates regarding the properties and the government shutdown. All the properties are continuing to do well. A thorough Finance Report was also given by Mr. Pizarro. Commissioner Campbell-Domineck mentioned that the committee was informed that staff is meeting with the residents monthly to access their services.

SECRETARY REPORT

Mr. Stevenson gave updates on the Manor at West Bartow closing. He stated they were hoping to complete the closing today but were assured that it will close tomorrow.

The Colton Meadows the drainage repair project has been completed. The contractor has done all the work that was required by SWFWMD. Staff is satisfied with the work.

The Twin Lakes III tax credit application is currently in the funding. But, all of the applications must go through the challenge phase before the FHFC Board will issue a final ruling. This ruling will be made on November 10, 2025, if all goes well the project will receive funding.

HOUSING AND OPERATION

Mr. Pizarro gave updates on housing and operations. The Move to Work and RAD Programs have stopped due to the government shutdown. The Section 8 program has funding up to December. The YouthBuild Program is closed.

Mr. Pizarro is in conversation with another housing authority property that West Lake management may be managing.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore had no new updates on the government shutdown other than everyone hoping it will be over real soon. He is working on amending the open-carry policy to assure that everyone will be in compliance.

OTHER BUSINESS

Mr. Stevenson mentioned the transition of Commissioner Emeritus Rev. Richard Wendell Richardson. He, Chairman Samples and Commissioner Campbell-Domineck attended the memorial service of Rev. Richardson. A Letter of Tribute was read on behalf of LHA. Mr. Stevenson recommended that in honor of Rev. Richardson's service to LHA and the community, LHA name the newest upcoming property development in his name and honor. The Commissioners in attendance unanimously agreed that would be such a great honor.

- Motion that the new affordable housing development currently proposed at 10th Street be named in honor of Rev. Richard Wendell Richardson, LHA Commissioner Emeritus.
Motion by Commissioner Campbell-Domenick, Second by Commissioner Gibson.

Vote:

David Samples – Aye

Stacy Campbell-Domineck – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Curtisha James – Aye

PUBLIC FORUM

Harlem Turner read an article that was given to him by someone as his opening statement. He stated he will continue to come and speak.

Rev. William Boss mentioned that he had an opportunity to review the previous audit reports and was pleased to hear Mr. Kitchen's audit report. He congratulated LHA for doing a great job per the audit.

Naquasha Coward stated that since her speaking in the last meeting she had the opportunity to speak with a representative with HUD Office. Ms. Coward alleges that through her communication with the HUD, that HUD will give LHA a call regarding her concerns and that LHA will be contacting her.

Tavera Thomas alleges that she has been to three meetings and has not received a response. She indicated she no longer has a Section 8 voucher due to her criminal issues.

The meeting adjourned at 7:10 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **November 2025**

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DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner 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 House 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

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

November 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 October 2025: 577

News

Voucher Funding for November and December 2025 Confirmed

HUD confirmed that funding for the Housing Choice Voucher (HCV) Program will be obligated for both November and December. Additionally, HUD will continue to process shortfall funding consistent with its shutdown contingency plan.

NSPIRE Dates Extended to 2026 for Public Housing, Multifamily, and Community Planning and Development

HUD has extended the compliance date for scoring affirmative requirements for public housing and Multifamily Housing programs to October 1, 2026. They have also delayed the compliance dates for converting to NSPIRE for Community Planning and Development programs, also to October 1st. Both notices were published on September 30, 2025.

Current Participants Report

As of October 31, 2025

Program type: **All Relevant Programs**

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

Effective Dates Included: **July 1, 2024, through October 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	27%	72%	0%	0%	1%	0%	0%	

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

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

New Admissions Report

As of September 30, 2025

Program type : **All Relevant Programs**

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

Effective Dates Included : **June 1, 2024 through September 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	48	51	0	0	0	0	1	0	0
Polk County	28	69	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	27	73
Polk County	26	74

Public Housing PIC Reporting Percentage

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC).

All transactions processed on the Public Housing Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Public Housing program:

Effective Date	Public Housing	Date Collected
09/30/2025	97.49%	11/06/2025

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

Port Ins

LHA currently has 10 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 34 vouchers to movers. We received 31 requests for Tenancy Approvals during the month. We processed 29 initial move-in and 5 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.

80- HCV(housing choice voucher- 928 83- PBV (Poject Base Voucher -189	81-Mainstream-71 82-Vash-96	84-Tenant Protection-83 85-Foster Youth -20	86-EHV-52 87- Employees-1	88- Episcopal Catholic Apartments-61
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EOP – End of Participation

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

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	2
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	4
Total	6

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
09/30/2025	102%	11/06/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 102 annual certifications and 45 interim certifications.
- The Inspections Unit conducted a total of 91 inspections.
- A total of 1 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%	100%	96%	98%	100%	100%	96%	100%	100%	100%	98%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	0	0	2	0	0	4	0	0	0	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>181</u>	<u>50</u>	<u>28%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>23</u>	<u>15</u>	<u>68%</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>\$222,344</u>	<u>181</u>	<u>50</u>	<u>28%</u>
<u>FSS Public Housing</u>	<u>\$95,049</u>	<u>25</u>	<u>15</u>	<u>68%</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



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



Monthly Statement of Operations Narrative Summary Report

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

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC): COCC has a Net Operating Income (NOI) of *\$97,171 year-to-date*.
2. Section 8 Housing Choice Voucher (HCV) Program: The HCV program has a NOI of *\$291,527 year-to-date*.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas): NOI is *\$145,968.42 year-to-date*.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is *\$62,463 year-to-date*.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is *\$366,911 year-to-date*.
6. Colton Meadow, LLLP: The NOI for Colton Meadow is *\$186,434 year-to-date*.
7. Bonnet Shores, LLLP: Villas at Lake Bonnet have a NOI of *\$29,428 year-to-date*.
8. West Bartow Partnership, LTD, LLLP: The property has a NOI of *-\$53,147 year-to-date*, however the current month shows a positive NOI of \$32,520.67.
9. YouthBuild: YouthBuild has a NOI of *\$63,040 year-to-date*.
10. Williamstown, LLLP (AMP 5): The property has a NOI of *\$166,737 year-to-date*.
11. Twin Lakes 1 and 2: Financial reports have not been provided yet.

Conclusion: Ten (10) of 11 properties reported positive Net Operating Income (NOI) performance for the current month, one has a negative NOI year-to-date, and two properties reports were not received on-time.



**Central Cost Office
Budget Comparison**

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	23.33	0.00	23.33	N/A	103.11	0.00	103.11	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	0.00	7,441.37	-7,441.37	-100.00	60,853.68	74,413.70	-13,560.02	-18.22	89,296.44
3620-00-600	Mgmt Fee Income - HCV	17,076.00	20,000.00	-2,924.00	-14.62	170,244.00	200,000.00	-29,756.00	-14.88	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	42,248.40	42,368.10	-119.70	-0.28	50,841.72
3620-01-000	Bookkeeping Fee Income	11,055.00	14,427.50	-3,372.50	-23.38	110,227.50	144,275.00	-34,047.50	-23.60	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	5,100.00	5,700.00	-600.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	4,350.06	4,833.40	-483.34	-10.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	140,000.00	0.00	140,000.00	N/A	0.00
3690-00-000	Other Income	7,997.51	7,000.00	997.51	14.25	89,862.72	70,000.00	19,862.72	28.38	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	0.00	825.67	-825.67	-100.00	6,605.36	8,256.70	-1,651.34	-20.00	9,908.04
3691-09-001	Operations & Other Income	0.00	19,000.00	-19,000.00	-100.00	242,134.20	190,000.00	52,134.20	27.44	228,000.00
3699-00-000	TOTAL OTHER INCOME	55,384.30	73,984.69	-18,600.39	-25.14	871,729.03	739,846.90	131,882.13	17.83	887,816.28
3999-00-000	TOTAL INCOME	56,384.30	74,984.69	-18,600.39	-24.81	881,729.03	749,846.90	131,882.13	17.59	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	23,234.02	40,877.47	17,643.45	43.16	505,149.46	466,335.85	-38,813.61	-8.32	567,277.84
4110-00-001	401K-401A Admin	1,445.02	1,635.10	190.08	11.62	18,074.80	18,653.44	578.64	3.10	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,297.24	3,270.20	1,972.96	60.33	37,986.77	37,306.88	-679.89	-1.82	45,382.24
4110-00-004	Workers Comp Admin	664.41	1,635.10	970.69	59.37	13,550.98	18,653.44	5,102.46	27.35	22,691.12
4110-00-005	Other Payroll Benefits - Admin	-999.39	0.00	999.39	N/A	-1,998.78	0.00	1,998.78	N/A	0.00
4110-00-006	Legal Shield - Administrative	214.45	245.35	30.90	12.59	2,204.45	2,492.50	288.05	11.56	2,996.20
4110-00-007	Payroll Prep Fees	293.01	408.77	115.76	28.32	5,974.04	4,663.34	-1,310.70	-28.11	5,672.76
4110-07-000	Health/Life Insurance	4,201.35	6,811.70	2,610.35	38.32	52,733.03	68,117.00	15,383.97	22.58	81,740.40
4110-99-000	Total Administrative Salaries	30,350.11	54,883.69	24,533.58	44.70	633,674.75	616,222.45	-17,452.30	-2.83	748,451.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	58.00	750.00	692.00	92.27	900.00
4130-04-000	General Legal Expense	812.50	1,100.00	287.50	26.14	2,864.00	11,000.00	8,136.00	73.96	13,200.00
4130-99-000	Total Legal Expense	812.50	1,175.00	362.50	30.85	2,922.00	11,750.00	8,828.00	75.13	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,429.48	2,500.00	70.52	2.82	28,163.49	25,000.00	-3,163.49	-12.65	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	69.33	900.00	830.67	92.30	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	4,021.13	1,000.00	-3,021.13	-302.11	1,200.00
4189-00-000	Total Other Admin Expenses	2,429.48	2,690.00	260.52	9.68	32,253.95	26,900.00	-5,353.95	-19.90	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	442.00	750.00	308.00	41.07	6,715.95	7,500.00	784.05	10.45	9,000.00
4190-02-000	Printing/Publications & Subscriptions	300.00	0.00	-300.00	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	900.00	-1,057.00	-117.44	1,080.00
4190-04-000	Stationery & Office Supplies	1,820.51	800.00	-1,020.51	-127.56	2,953.07	8,000.00	5,046.93	63.09	9,600.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	3,494.13	2,000.00	-1,494.13	-74.71	2,400.00

**Central Cost Office
Budget Comparison**

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	728.59	1,300.00	571.41	43.95	12,869.99	13,000.00	130.01	1.00	15,600.00
4190-08-000	Postage	213.42	160.00	-53.42	-33.39	1,405.28	1,600.00	194.72	12.17	1,920.00
4190-08-100	Express Mail/FED EX/DHL	-44.01	0.00	44.01	N/A	0.00	0.00	0.00	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	160.00	160.00	100.00	3,801.57	1,600.00	-2,201.57	-137.60	1,920.00
4190-10-000	Copiers - Lease & Service	0.00	650.00	650.00	100.00	2,880.13	6,500.00	3,619.87	55.69	7,800.00
4190-13-000	Internet	895.85	850.00	-45.85	-5.39	8,818.88	8,500.00	-318.88	-3.75	10,200.00
4190-19-000	IT Contract Fees	166.19	200.00	33.81	16.90	1,534.50	2,000.00	465.50	23.28	2,400.00
4190-22-000	Other Misc Admin Expenses	2,565.86	1,500.00	-1,065.86	-71.06	37,367.13	15,000.00	-22,367.13	-149.11	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	7,088.41	6,660.00	-428.41	-6.43	84,837.48	66,600.00	-18,237.48	-27.38	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	40,680.50	65,408.69	24,728.19	37.81	753,688.18	721,472.45	-32,215.73	-4.47	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	470.93	409.27	-61.66	-15.07	4,154.36	4,092.70	-61.66	-1.51	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	470.93	409.27	-61.66	-15.07	4,154.36	4,092.70	-61.66	-1.51	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	590.18	350.00	-240.18	-68.62	8,494.06	3,500.00	-4,994.06	-142.69	4,200.00
4419-00-000	Total General Maint Expense	590.18	350.00	-240.18	-68.62	8,494.06	3,500.00	-4,994.06	-142.69	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	349.10	450.00	100.90	22.42	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	250.00	250.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	531.78	1,500.00	968.22	64.55	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	233.70	300.00	66.30	22.10	5,315.87	3,000.00	-2,315.87	-77.20	3,600.00
4420-07-000	Repairs - Materials & Supplies	654.32	0.00	-654.32	N/A	654.32	0.00	-654.32	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4429-00-000	Total Materials	888.02	570.00	-318.02	-55.79	6,893.86	5,700.00	-1,193.86	-20.94	6,840.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	253.00	10.00	-243.00	-2,430.00	253.00	100.00	-153.00	-153.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	100.00	90.00	-10.00	-11.11	500.00	900.00	400.00	44.44	1,080.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	280.00	0.00	-280.00	N/A	0.00
4430-13-000	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	100.00	100.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	468.14	55.00	-413.14	-751.16	757.62	550.00	-207.62	-37.75	660.00
4439-00-000	Total Contract Costs	821.14	165.00	-656.14	-397.66	6,727.46	1,650.00	-5,077.46	-307.72	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	2,299.34	1,085.00	-1,214.34	-111.92	22,115.38	10,850.00	-11,265.38	-103.83	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	6,184.20	3,000.24	48.51	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	3,250.00	3,250.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	943.42	943.42	100.00	3,183.96	9,434.20	6,250.24	66.25	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	1,415.43	600.00	-815.43	-135.90	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	1,415.43	600.00	-815.43	-135.90	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	313.26	313.26	100.00	2,506.12	3,132.60	626.48	20.00	3,759.12
5100-50-000	Amortization Expense	9,391.21	9,391.21	0.00	0.00	63,026.25	93,912.10	30,885.85	32.89	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	9,704.47	313.26	3.23	65,532.37	97,044.70	31,512.33	32.47	116,453.64
8000-00-000	TOTAL EXPENSES	52,999.25	77,610.85	24,611.60	31.71	850,089.68	843,494.05	-6,595.63	-0.78	1,021,177.60

Central Cost Office
Budget Comparison

Period = Oct 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	3,385.05	-2,626.16	6,011.21	228.90	31,639.35	-93,647.15	125,286.50	133.79	-121,361.32
	Net Income After Depresiation	12,776.26				97,171.72				

Central Cost Office Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	49,207.92
1111-15-000	Cash-Payroll	-354,747.57
1111-99-000	Total Unrestricted Cash	-305,539.65
1119-00-000	TOTAL CASH	-305,539.65
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	473,907.23
1129-11-000	A/R - ROSS/HUD	4,312.08
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	-83,445.25
1129-50-000	A/R - Capital Fund Grants/HUD	-13,090.88
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	383,078.72
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	327,597.45
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	26,273.19
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	269,932.24
1420-00-000	TOTAL FIXED ASSETS (NET)	179,002.71
1499-00-000	TOTAL NONCURRENT ASSETS	179,002.71
1999-00-000	TOTAL ASSETS	205,275.90
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	87,936.27
2117-11-000	401 Plan Payable	-7,979.76
2117-12-000	457 Plan Payable	-1,804.27
2117-13-000	Aflac Payable	-14,728.96
2117-17-000	Health Insurance Payable	-19,400.53
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	165,088.84
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-Curren	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	1,037,233.81
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	921,412.85
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-7,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-7,000.00
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-709,136.95
2809-99-000	TOTAL RETAINED EARNINGS:	-709,136.95
2899-00-000	TOTAL EQUITY	-716,136.95
2999-00-000	TOTAL LIABILITIES AND EQUITY	205,275.90

Housing Choice Voucher Program Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,516,135.00	1,459,519.00	56,616.00	3.88	15,230,541.00	14,595,190.00	635,351.00	4.35	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	104,694.00	115,900.00	-11,206.00	-9.67	1,193,791.00	1,159,000.00	34,791.00	3.00	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	44,434.00	60,500.00	-16,066.00	-26.56	566,879.00	605,000.00	-38,121.00	-6.30	726,000.00
3410-08-000	Section 8 EHV Admin Fee	1,804.00	4,027.00	-2,223.00	-55.20	40,521.00	40,270.00	251.00	0.62	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	1,667,067.00	1,639,946.00	27,121.00	1.65	17,068,155.77	16,399,460.00	668,695.77	4.08	19,679,352.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	-1,362.60	250.00	-1,612.60	-645.04	300.00
3610-01-000	Interest Income - Unrestricted	293.57	25.00	268.57	1,074.28	1,554.55	250.00	1,304.55	521.82	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	5,500.00	-5,500.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	5,500.00	-5,500.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	483.00	6,000.00	-5,517.00	-91.95	7,200.00
3699-00-000	TOTAL OTHER INCOME	293.57	1,750.00	-1,456.43	-83.22	674.95	17,500.00	-16,825.05	-96.14	21,000.00
3999-00-000	TOTAL INCOME	1,667,360.57	1,641,696.00	25,664.57	1.56	17,068,830.72	16,416,960.00	651,870.72	3.97	19,700,352.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	15,914.70	33,011.63	17,096.93	51.79	337,610.41	397,588.31	59,977.90	15.09	486,102.24
4110-00-001	401K-401A Admin	986.62	1,320.47	333.85	25.28	15,322.40	15,903.56	581.16	3.65	19,444.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,191.24	2,640.93	1,449.69	54.89	25,214.43	31,807.05	6,592.62	20.73	38,888.16
4110-00-004	Workers Comp Admin	475.56	990.35	514.79	51.98	9,258.96	11,927.66	2,668.70	22.37	14,583.08
4110-00-006	Legal Shield - Administrative	359.10	526.65	167.55	31.81	4,195.15	5,266.50	1,071.35	20.34	6,319.80
4110-00-007	Payroll Prep Fees	209.73	330.12	120.39	36.47	4,109.38	3,975.90	-133.48	-3.36	4,861.04
4110-07-000	Health/Life Insurance	4,952.95	5,169.60	216.65	4.19	63,453.19	51,696.00	-11,757.19	-22.74	62,035.20
4110-99-000	Total Administrative Salaries	24,089.90	43,989.75	19,899.85	45.24	459,163.92	518,164.98	59,001.06	11.39	632,233.64
4130-00-000	Legal Expense									
4130-00-001	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/L	0.00	500.00	500.00	100.00	306.00	5,000.00	4,694.00	93.88	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	812.50	1,400.00	587.50	41.96	4,778.96	14,000.00	9,221.04	65.86	16,800.00
4130-99-000	Total Legal Expense	812.50	1,900.00	1,087.50	57.24	5,284.96	19,000.00	13,715.04	72.18	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	4,000.00	3,637.51	90.94	23,146.09	40,000.00	16,853.91	42.13	48,000.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	6.41	0.00	-6.41	N/A	0.00
4172-00-000	Port Out Admin Fee Paid	1,747.03	1,400.00	-347.03	-24.79	23,866.78	14,000.00	-9,866.78	-70.48	16,800.00
4173-00-000	Management Fee	17,076.00	19,000.00	1,924.00	10.13	170,244.00	190,000.00	19,756.00	10.40	228,000.00
4173-01-000	Bookkeeping Fee	10,672.50	13,000.00	2,327.50	17.90	106,402.50	130,000.00	23,597.50	18.15	156,000.00
4182-00-000	Consultants	1,136.00	2,000.00	864.00	43.20	11,187.50	20,000.00	8,812.50	44.06	24,000.00
4189-00-000	Total Other Admin Expenses	30,994.02	39,400.00	8,405.98	21.34	334,853.28	394,000.00	59,146.72	15.01	472,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	5,408.57	750.00	-4,658.57	-621.14	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	250.00	250.00	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	2,013.92	500.00	-1,513.92	-302.78	7,495.57	5,000.00	-2,495.57	-49.91	6,000.00

Housing Choice Voucher Program Budget Comparison

Period = Oct 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000 Computer Equipment	0.00	175.00	175.00	100.00	0.00	1,750.00	1,750.00	100.00	2,100.00
4190-07-000 Telephone	749.83	800.00	50.17	6.27	9,668.83	8,000.00	-1,668.83	-20.86	9,600.00
4190-08-000 Postage	187.88	1,400.00	1,212.12	86.58	9,563.18	14,000.00	4,436.82	31.69	16,800.00
4190-08-100 Express Mail/FED EX/DHL	-4.16	0.00	4.16	N/A	0.00	0.00	0.00	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	0.00	7,551.55	7,551.55	100.00	60,796.24	75,515.50	14,719.26	19.49	90,618.60
4190-10-000 Copiers - Lease & Service	0.00	1,200.00	1,200.00	100.00	4,195.29	12,000.00	7,804.71	65.04	14,400.00
4190-13-000 Internet	619.19	490.00	-129.19	-26.37	5,368.54	4,900.00	-468.54	-9.56	5,880.00
4190-19-000 IT Contract Fees	180.50	2,250.00	2,069.50	91.98	13,486.88	22,500.00	9,013.12	40.06	27,000.00
4190-22-000 Other Misc Admin Expenses	0.00	600.00	600.00	100.00	6,792.84	6,000.00	-792.84	-13.21	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	329.90	250.00	-79.90	-31.96	300.00
4191-00-000 Total Miscellaneous Admin Expenses	3,747.16	15,091.55	11,344.39	75.17	127,390.11	150,915.50	23,525.39	15.59	181,098.60
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	59,643.58	100,381.30	40,737.72	40.58	926,692.27	1,082,080.48	155,388.21	14.36	1,308,932.24
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	600.00	600.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	272.70	360.00	87.30	24.25	2,873.73	3,600.00	726.27	20.17	4,320.00
4419-00-000 Total General Maint Expense	272.70	420.00	147.30	35.07	2,873.73	4,200.00	1,326.27	31.58	5,040.00
4420-00-000 Materials									
4420-03-100 Hardware Doors/Windows/Locks	0.00	0.00	0.00	N/A	64.13	0.00	-64.13	N/A	0.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	0.00	0.00	N/A	63.51	0.00	-63.51	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	32.07	3,000.00	2,967.93	98.93	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	1,245.51	1,000.00	-245.51	-24.55	1,200.00
4420-09-000 Supplies- Tools Equipmnt	0.00	0.00	0.00	N/A	32.07	0.00	-32.07	N/A	0.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	610.27	0.00	-610.27	N/A	0.00
4420-11-000 Supplies- HVAC	0.00	0.00	0.00	N/A	161.47	0.00	-161.47	N/A	0.00
4420-12-000 Supplies- Painting	0.00	0.00	0.00	N/A	444.46	0.00	-444.46	N/A	0.00
4429-00-000 Total Materials	0.00	400.00	400.00	100.00	2,653.49	4,000.00	1,346.51	33.66	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	1,183.46	3,500.00	2,316.54	66.19	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	360.00	360.00	100.00	432.00
4430-23-000 Contract-Consultants	2,274.00	150.00	-2,124.00	-1,416.00	3,174.00	1,500.00	-1,674.00	-111.60	1,800.00
4430-27-000 Contract - Lease	-1,074.50	1,690.36	2,764.86	163.57	7,762.54	16,903.60	9,141.06	54.08	20,284.32
4439-00-000 Total Contract Costs	1,199.50	2,226.36	1,026.86	46.12	12,120.00	22,263.60	10,143.60	45.56	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,472.20	3,046.36	1,574.16	51.67	17,647.22	30,463.60	12,816.38	42.07	36,556.32
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	5,327.19	5,327.19	100.00	2,198.92	53,271.90	51,072.98	95.87	63,926.28
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	134.73	1,800.00	1,665.27	92.52	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	5,507.19	5,507.19	100.00	2,333.65	55,071.90	52,738.25	95.76	66,086.28
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,543,689.00	1,425,336.00	-118,353.00	-8.30	14,869,454.00	14,253,360.00	-616,094.00	-4.32	17,104,032.00
4715-01-000 Tenant Utility Payments-S8	25,961.00	28,762.00	2,801.00	9.74	238,364.00	287,620.00	49,256.00	17.13	345,144.00
4715-02-000 Portable Out HAP Payments	43,901.00	57,815.00	13,914.00	24.07	629,051.00	578,150.00	-50,901.00	-8.80	693,780.00
4715-03-000 FSS Escrow Payments	14,835.95	8,681.00	-6,154.95	-70.90	78,049.83	86,810.00	8,760.17	10.09	104,172.00
4715-03-002 FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-13.57	0.00	13.57	N/A	0.00
4715-04-001 EHV Landlord Unit Damages	0.00	0.00	0.00	N/A	18,951.08	0.00	-18,951.08	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,628,386.95	1,520,594.00	-107,792.95	-7.09	15,833,856.34	15,205,940.00	-627,916.34	-4.13	18,247,128.00
5000-00-000 NON-OPERATING ITEMS									
5100-00-000 Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	-175,000.00	10,000.00	185,000.00	1,850.00	12,000.00
5700-99-000 Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-175,000.00	0.00	175,000.00	N/A	0.00
8000-00-000 TOTAL EXPENSES	1,689,502.73	1,630,528.85	-58,973.88	-3.62	16,780,529.48	16,383,555.98	-396,973.50	-2.42	19,670,702.84

Housing Choice Voucher Program

Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	-22,142.16	11,167.15	-33,309.31	-298.28	288,301.24	33,404.02	254,897.22	763.07	29,649.16
	Net Income for Administrative Funds	45,675.79				291,527.06				

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	11,770.08
1111-15-000	Cash-Payroll	83,542.74
1111-20-100	Cash Operating 2B	127,926.95
1111-86-000	EHV Admin Cash Account	100,547.21
1111-99-000	Total Unrestricted Cash	323,786.98
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	306,610.52
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	152,306.21
1112-99-000	Total Restricted Cash	458,916.73
1119-00-000	TOTAL CASH	782,703.71
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	287,086.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	-27,747.41
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-352,758.27
1129-86-000	Due from Section 8 Emergency Housing	-468,796.00
1135-03-000	A/R-Other Government	3,419.02
1135-03-001	AR Port in Fee Suspense	-555.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-850,988.23
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,481.97
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	147,657.07
1300-00-000	TOTAL CURRENT ASSETS	79,372.55
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	<u>82,244.54</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-376,699.70
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	-17,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-821,392.27
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	<u>23,141.60</u>
2299-00-000	TOTAL CURRENT LIABILITIES	-1,108,273.90
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	<u>308,336.75</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	317,496.73
2499-00-000	TOTAL LIABILITIES	<u>-790,777.17</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>873,021.71</u>
2809-99-000	TOTAL RETAINED EARNINGS:	873,021.71
2899-00-000	TOTAL EQUITY	<u>873,021.71</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>82,244.54</u>

**AMP 1-LHA John Wright and Cecil Gober
Budget Comparison**

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	19,366.00	15,322.00	4,044.00	26.39	174,829.00	153,220.00	21,609.00	14.10	183,864.00
3119-00-000	Total Rental Income	19,366.00	15,322.00	4,044.00	26.39	174,829.00	153,220.00	21,609.00	14.10	183,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	4,250.00	-4,250.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	19,366.00	15,747.00	3,619.00	22.98	174,829.00	157,470.00	17,359.00	11.02	188,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	21,833.00	30,015.00	-8,182.00	-27.26	191,799.33	300,150.00	-108,350.67	-36.10	360,180.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	90,000.00	0.00	90,000.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	21,833.00	30,015.00	-8,182.00	-27.26	281,799.33	300,150.00	-18,350.67	-6.11	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	91,297.30	91,297.30	0.00	0.00	109,556.76
3690-00-000	Other Income	0.00	0.00	0.00	N/A	22,613.29	0.00	22,613.29	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	113,910.59	91,297.30	22,613.29	24.77	109,556.76
3999-00-000	TOTAL INCOME	50,328.73	54,891.73	-4,563.00	-8.31	570,538.92	548,917.30	21,621.62	3.94	658,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	3,871.20	6,603.57	2,732.37	41.38	87,014.55	76,708.74	-10,305.81	-13.44	93,473.56
4110-00-001	401K-401A Admin	329.06	264.14	-64.92	-24.58	4,643.41	3,068.33	-1,575.08	-51.33	3,738.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	285.09	528.29	243.20	46.04	6,522.29	6,136.73	-385.56	-6.28	7,477.92
4110-00-004	Workers Comp Admin	115.68	198.11	82.43	41.61	2,451.58	2,301.29	-150.29	-6.53	2,804.24
4110-00-006	Legal Shield - Administrative	56.85	213.40	156.55	73.36	841.70	2,134.00	1,292.30	60.56	2,560.80
4110-00-007	Payroll Prep Fees	51.01	66.04	15.03	22.76	1,070.97	767.11	-303.86	-39.61	934.77
4110-07-000	Health/Life Insurance	598.30	928.01	329.71	35.53	17,288.37	9,280.10	-8,008.27	-86.30	11,136.12
4110-99-000	Total Administrative Salaries	5,307.19	8,801.56	3,494.37	39.70	119,832.87	100,396.30	-19,436.57	-19.36	122,126.33
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	424.68	0.00	-424.68	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	4.99	0.00	-4.99	N/A	0.00
4130-04-000	General Legal Expense	1,462.50	300.00	-1,162.50	-387.50	6,388.75	3,000.00	-3,388.75	-112.96	3,600.00
4130-99-000	Total Legal Expense	1,462.50	350.00	-1,112.50	-317.86	6,818.42	3,500.00	-3,318.42	-94.81	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	1,895.70	4,500.00	2,604.30	57.87	5,400.00
4150-00-000	Commissioner Travel	0.00	100.00	100.00	100.00	3,779.37	1,000.00	-2,779.37	-277.94	1,200.00
4171-00-000	Auditing Fees	0.00	1,332.02	1,332.02	100.00	10,274.14	13,320.20	3,046.06	22.87	15,984.24
4173-00-000	Management Fee	4,239.12	4,275.00	35.88	0.84	42,248.40	42,750.00	501.60	1.17	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	3,825.00	4,275.00	450.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	5,100.00	5,700.00	600.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	3,473.93	3,000.00	-473.93	-15.80	3,600.00
4189-00-000	Total Other Admin Expenses	5,131.62	7,454.52	2,322.90	31.16	70,596.54	74,545.20	3,948.66	5.30	89,454.24
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	609.50	250.00	-359.50	-143.80	300.00

**AMP 1-LHA John Wright and Cecil Gober
Budget Comparison**

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	39.24	30.00	-9.24	-30.80	182.21	300.00	117.79	39.26	360.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	36.93	0.00	-36.93	N/A	0.00
4190-04-000	Stationery & Office Supplies	55.99	200.00	144.01	72.00	748.06	2,000.00	1,251.94	62.60	2,400.00
4190-07-000	Telephone	1,162.43	750.00	-412.43	-54.99	11,734.45	7,500.00	-4,234.45	-56.46	9,000.00
4190-08-000	Postage	173.57	75.00	-98.57	-131.43	1,351.55	750.00	-601.55	-80.21	900.00
4190-08-100	Express Mail/FED EX/DHL	10.15	0.00	-10.15	N/A	50.94	0.00	-50.94	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	900.00	900.00	100.00	1,339.35	9,000.00	7,660.65	85.12	10,800.00
4190-10-000	Copiers - Lease & Service	14,041.33	460.00	-13,581.33	-2,952.46	15,847.04	4,600.00	-11,247.04	-244.50	5,520.00
4190-11-000	Admin Service Contracts	0.00	0.00	0.00	N/A	152,134.20	0.00	-152,134.20	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4190-13-000	Internet	1,070.50	800.00	-270.50	-33.81	9,633.59	8,000.00	-1,633.59	-20.42	9,600.00
4190-19-000	IT Contract Fees	1,584.66	1,300.00	-284.66	-21.90	15,582.32	13,000.00	-2,582.32	-19.86	15,600.00
4190-20-100	Bank Fees - Unrestricted	560.00	200.00	-360.00	-180.00	3,255.00	2,000.00	-1,255.00	-62.75	2,400.00
4190-22-000	Other Misc Admin Expenses	683.22	300.00	-383.22	-127.74	3,855.16	3,000.00	-855.16	-28.51	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	1,624.89	500.00	-1,124.89	-224.98	600.00
4191-00-000	Total Miscellaneous Admin Expenses	19,381.09	5,240.00	-14,141.09	-269.87	217,985.19	52,400.00	-165,585.19	-316.00	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	31,282.40	21,846.08	-9,436.32	-43.19	415,233.02	230,841.50	-184,391.52	-79.88	278,660.57
4300-00-000	UTILITIES									
4310-00-000	Water	1,834.82	1,500.00	-334.82	-22.32	14,410.95	15,000.00	589.05	3.93	18,000.00
4320-00-000	Electricity	2,354.44	1,800.00	-554.44	-30.80	22,681.67	18,000.00	-4,681.67	-26.01	21,600.00
4340-00-000	Garbage/Trash Removal	1,173.60	3,000.00	1,826.40	60.88	33,916.75	30,000.00	-3,916.75	-13.06	36,000.00
4390-00-000	Sewer	4,153.48	1,500.00	-2,653.48	-176.90	27,142.80	15,000.00	-12,142.80	-80.95	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,516.34	7,800.00	-1,716.34	-22.00	98,152.17	78,000.00	-20,152.17	-25.84	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,201.10	3,615.64	-1,585.46	-43.85	80,231.96	46,536.40	-33,695.56	-72.41	57,227.68
4410-00-020	Maint Wages-Overtime	0.00	0.00	0.00	N/A	4,400.00	0.00	-4,400.00	N/A	0.00
4410-06-000	401K-401A Maintenance	318.84	144.63	-174.21	-120.45	3,584.70	1,861.50	-1,723.20	-92.57	2,289.16
4410-07-000	Payroll Taxes Maintenance	396.92	289.25	-107.67	-37.22	6,571.34	3,722.90	-2,848.44	-76.51	4,578.20
4410-08-000	Health/Life Insurance Maint.	1,100.19	560.00	-540.19	-96.46	12,614.06	5,600.00	-7,014.06	-125.25	6,720.00
4410-09-000	Workers Comp Maintenance	155.41	108.47	-46.94	-43.27	2,693.31	1,396.10	-1,297.21	-92.92	1,716.84
4410-10-000	Payroll Prep Fees Maint.	68.54	36.16	-32.38	-89.55	979.15	465.40	-513.75	-110.39	572.32
4410-11-000	Legal Shield - Maint	99.70	99.70	0.00	0.00	797.60	997.00	199.40	20.00	1,196.40
4411-00-000	Maintenance Uniforms	113.50	250.00	136.50	54.60	2,173.25	2,500.00	326.75	13.07	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	198.58	556.00	357.42	64.28	4,980.95	5,560.00	579.05	10.41	6,672.00
4419-00-000	Total General Maint Expense	7,652.78	5,659.85	-1,992.93	-35.21	119,026.32	68,639.30	-50,387.02	-73.41	83,972.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	700.00	700.00	100.00	840.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.12	0.00	-511.12	N/A	0.00
4420-02-000	Supplies-Appliance Parts	138.54	25.00	-113.54	-454.16	2,003.84	250.00	-1,753.84	-701.54	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	121.85	1,000.00	878.15	87.82	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	0.00	350.00	350.00	100.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	1,788.13	1,500.00	-288.13	-19.21	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	459.00	150.00	-309.00	-206.00	1,712.20	1,500.00	-212.20	-14.15	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	2,462.33	1,000.00	-1,462.33	-146.23	1,200.00
4420-08-000	Supplies-Plumbing	288.25	150.00	-138.25	-92.17	4,099.96	1,500.00	-2,599.96	-173.33	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-11-000	Supplies- HVAC	381.74	100.00	-281.74	-281.74	1,557.86	1,000.00	-557.86	-55.79	1,200.00
4420-12-000	Supplies- Painting	73.68	150.00	76.32	50.88	291.71	1,500.00	1,208.29	80.55	1,800.00
4429-00-000	Total Materials	1,341.21	1,055.00	-286.21	-27.13	14,549.00	10,550.00	-3,999.00	-37.91	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	500.00	334.00	66.80	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00

**AMP 1-LHA John Wright and Cecil Gober
Budget Comparison**

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-07-000	Contract-Exterminating/Pest Control	497.00	400.00	-97.00	-24.25	9,395.00	4,000.00	-5,395.00	-134.88	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	2,280.95	1,000.00	-1,280.95	-128.10	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	1,100.00	5,000.00	3,900.00	78.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	69.54	1,500.00	1,430.46	95.36	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	0.00	4,500.00	4,500.00	100.00	24,900.00	45,000.00	20,100.00	44.67	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	3,400.00	8,000.00	4,600.00	57.50	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	7,000.00	7,000.00	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	966.02	1,110.69	144.67	13.03	11,981.69	11,106.90	-874.79	-7.88	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	1,350.00	2,000.00	650.00	32.50	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4439-00-000	Total Contract Costs	1,463.02	9,160.69	7,697.67	84.03	57,981.92	91,606.90	33,624.98	36.71	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,457.01	15,875.54	5,418.53	34.13	191,557.24	170,796.20	-20,761.04	-12.16	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	10,158.12	44,813.60	34,655.48	77.33	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	202.09	5,950.50	5,748.41	96.60	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	0.00	5,076.41	5,076.41	100.00	10,360.21	50,764.10	40,403.89	79.59	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-000	Tenant Utility Payments-S8	0.00	0.00	0.00	N/A	379.00	0.00	-379.00	N/A	0.00
4715-01-001	Tenant Utility Payments-PH	0.00	500.00	500.00	100.00	198.00	5,000.00	4,802.00	96.04	6,000.00
4715-03-000	FSS Escrow Payments	218.00	1,106.00	888.00	80.29	3,478.01	11,060.00	7,581.99	68.55	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	218.00	1,606.00	1,388.00	86.43	3,286.51	16,060.00	12,773.49	79.54	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.07	7,782.12	0.05	0.00	77,820.97	77,821.20	0.23	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.07	7,782.12	0.05	0.00	77,820.97	77,821.20	42,173.25	54.19	93,385.44
8000-00-000	TOTAL EXPENSES	59,255.82	59,986.15	730.33	1.22	654,525.67	624,283.00	-30,242.67	-4.84	752,395.81
9000-00-000	NET INCOME	-8,927.09	-5,094.42	-3,832.67	-75.23	-83,986.75	-75,365.70	-8,621.05	-11.44	-93,695.05
	Net Income After Depreciation	-1,145.02				-6,165.78				

AMP 1-LHA John Wright and Cecil Gober

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	442,230.84
1111-15-000	Cash-Payroll	177,478.32
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	620,509.16
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	17,900.00
1112-02-000	Cash Restricted - FSS Escrow	34,954.80
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	53,840.19
1119-00-000	TOTAL CASH	674,349.35
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	9,521.25
1122-99-000	TOTAL: AR	9,521.25
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
1129-11-000	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	-1,144,345.30
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	-1,018,473.49
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	972,572.38
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,846,441.51
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	113,099.54
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	206,786.84
1300-00-000	TOTAL CURRENT ASSETS	2,727,577.70
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	6,687.73
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,129,262.83
1405-02-000	Accum Depreciation- Misc FF&E	-834,723.19
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,904,539.48
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	1,830,667.30
1999-00-000	TOTAL ASSETS	4,558,245.00
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,858.30
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	23,167.18
2145-00-000	Due to Federal Master	-42,199.73
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	188,012.45
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	138,477.17
2202-00-000	Resident Participation Funds - LHA	-514.01

2240-00-000	Tenant Prepaid Rents	4,892.47
2260-00-000	Accrued Compensated Absences-Currel	<u>1,689.13</u>
2299-00-000	TOTAL CURRENT LIABILITIES	525,921.56
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	34,954.80
2310-00-000	Notes Payable-LT	<u>303,000.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	341,091.80
2499-00-000	TOTAL LIABILITIES	<u>867,013.36</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>-1,976,821.36</u>
2809-99-000	TOTAL RETAINED EARNINGS:	3,691,231.64
2899-00-000	TOTAL EQUITY	<u>3,691,231.64</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,558,245.00</u>

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	7,199.00	15,663.00	-8,464.00	-54.04	135,358.00	156,630.00	-21,272.00	-13.58	187,956.00
3112-02-000	Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	5,036.00	15,680.00	-10,644.00	-67.88	18,816.00
3119-00-000	Total Rental Income	7,199.00	17,231.00	-10,032.00	-58.22	140,394.00	172,310.00	-31,916.00	-18.52	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,500.00	-1,500.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,825.00	-1,825.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	100.00	-100.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	475.00	-475.00	-100.00	575.00
3120-10-000	Application Fees	40.00	0.00	40.00	N/A	120.00	0.00	120.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	300.00	100.00	200.00	200.00	300.00	1,200.00	-900.00	-75.00	1,400.00
3129-00-000	Total Other Tenant Income	340.00	510.00	-170.00	-33.33	420.00	5,100.00	-4,680.00	-91.76	6,120.00
3199-00-000	TOTAL TENANT INCOME	7,539.00	17,741.00	-10,202.00	-57.51	140,814.00	177,410.00	-36,596.00	-20.63	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	15,019.00	10,758.50	4,260.50	39.60	130,558.66	107,163.00	23,395.66	21.83	128,680.00
3499-00-000	TOTAL GRANT INCOME	15,019.00	10,758.50	4,260.50	39.60	130,558.66	107,163.00	23,395.66	21.83	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	1.46	15.00	-13.54	-90.27	62.03	150.00	-87.97	-58.65	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	400.00	-400.00	-100.00	480.00
3690-00-000	Other Income	5,000.00	0.00	5,000.00	N/A	5,000.00	0.00	5,000.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	5,001.46	55.00	4,946.46	8,993.56	5,062.03	550.00	4,512.03	820.37	660.00
3999-00-000	TOTAL INCOME	27,559.46	28,554.50	-995.04	-3.48	276,434.69	285,123.00	-8,688.31	-3.05	342,232.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	1,797.70	1,797.70	100.00	0.00	17,977.00	17,977.00	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	719.10	719.10	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	1,438.20	1,438.20	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	719.10	719.10	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	179.80	179.80	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	23,033.20	23,033.20	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	3,882.14	1,000.00	-2,882.14	-288.21	1,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	35.90	250.00	214.10	85.64	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	5.00	1,000.00	995.00	99.50	1,200.00
4130-04-000	General Legal Expense	963.62	100.00	-863.62	-863.62	1,004.62	1,000.00	-4.62	-0.46	1,200.00
4130-99-000	Total Legal Expense	963.62	325.00	-638.62	-196.50	4,927.66	3,250.00	-1,677.66	-51.62	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	25.00	-337.49	-1,349.96	1,433.80	250.00	-1,183.80	-473.52	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4171-00-000	Auditing Fees	0.00	1,841.56	1,841.56	100.00	7,380.48	18,415.60	11,035.12	59.92	22,098.72
4173-00-000	Management Fee	2,079.28	1,986.60	-92.68	-4.67	20,739.60	19,866.00	-873.60	-4.40	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	2,925.00	0.00	-2,925.00	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	2,000.00	5,000.00	3,000.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	3,473.93	750.00	-2,723.93	-363.19	900.00
4189-00-000	Total Other Admin Expenses	2,934.27	4,438.16	1,503.89	33.89	37,952.81	44,381.60	6,428.79	14.49	53,257.92

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	234.07	250.00	15.93	6.37	300.00
4190-02-000	Printing/Publications & Subscriptions	371.47	90.00	-281.47	-312.74	639.78	900.00	260.22	28.91	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	36.93	500.00	463.07	92.61	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	319.08	250.00	-69.08	-27.63	300.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	460.21	0.00	-460.21	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4190-08-000	Postage	173.57	50.00	-123.57	-247.14	680.69	500.00	-180.69	-36.14	600.00
4190-08-100	Express Mail/FED EX/DHL	-4.16	0.00	4.16	N/A	0.00	0.00	0.00	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	215.75	215.75	100.00	1,726.00	2,157.50	431.50	20.00	2,589.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	570.29	0.00	-570.29	N/A	0.00
4190-13-000	Internet	104.27	94.27	-10.00	-10.61	1,022.70	942.70	-80.00	-8.49	1,131.24
4190-19-000	IT Contract Fees	0.00	177.90	177.90	100.00	1,423.20	1,779.00	355.80	20.00	2,134.80
4190-22-000	Other Misc Admin Expenses	64.88	100.00	35.12	35.12	5,331.14	1,000.00	-4,331.14	-433.11	1,200.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,558.04	2,160.00	601.96	27.87	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	828.75	1,500.00	671.25	44.75	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	710.03	1,293.92	583.89	45.13	14,830.88	12,939.20	-1,891.68	-14.62	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,607.92	8,360.40	3,752.48	44.88	57,711.35	83,604.00	25,892.65	30.97	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	41.99	100.00	58.01	58.01	651.21	1,000.00	348.79	34.88	1,200.00
4320-00-000	Electricity	308.83	800.00	491.17	61.40	5,802.19	8,000.00	2,197.81	27.47	9,600.00
4340-00-000	Garbage/Trash Removal	177.74	1,100.00	922.26	83.84	12,038.71	11,000.00	-1,038.71	-9.44	13,200.00
4390-00-000	Sewer	56.73	262.00	205.27	78.35	707.24	2,620.00	1,912.76	73.01	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	585.29	2,262.00	1,676.71	74.13	19,199.35	22,620.00	3,420.65	15.12	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	0.00	2,912.56	2,912.56	100.00	17,796.40	29,125.60	11,329.20	38.90	34,950.72
4410-06-000	401K-401A Maintenance	0.00	116.50	116.50	100.00	711.85	1,165.00	453.15	38.90	1,398.00
4410-07-000	Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	1,340.47	2,330.00	989.53	42.47	2,796.00
4410-08-000	Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	4,489.06	1,099.80	-3,389.26	-308.17	1,319.76
4410-09-000	Workers Comp Maintenance	0.00	116.50	116.50	100.00	551.39	1,165.00	613.61	52.67	1,398.00
4410-10-000	Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	228.64	291.30	62.66	21.51	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	1,428.40	250.00	-1,178.40	-471.36	300.00
4419-00-000	Total General Maint Expense	142.84	3,542.67	3,399.83	95.97	26,546.21	35,426.70	8,880.49	25.07	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	190.10	1,300.00	1,109.90	85.38	1,560.00
4420-03-000	Supplies-Painting/Decorating	60.78	25.00	-35.78	-143.12	60.78	250.00	189.22	75.69	300.00
4420-03-100	Hardware Doors/Windows/Locks	315.15	150.00	-165.15	-110.10	836.43	1,500.00	663.57	44.24	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	519.56	50.00	-469.56	-939.12	1,020.44	500.00	-520.44	-104.09	600.00
4420-06-000	Supplies-Janitorial/Cleaning	598.18	25.00	-573.18	-2,292.72	1,382.56	250.00	-1,132.56	-453.02	300.00
4420-07-000	Repairs - Materials & Supplies	585.35	250.00	-335.35	-134.14	1,179.55	2,500.00	1,320.45	52.82	3,000.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	841.87	1,500.00	658.13	43.88	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	590.68	2,500.00	1,909.32	76.37	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	693.50	400.00	-293.50	-73.38	480.00
4429-00-000	Total Materials	2,079.02	1,195.00	-884.02	-73.98	7,307.02	11,950.00	4,642.98	38.85	14,340.00
4430-00-000	Contract Costs									

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-01-000	Contract-Fire Alarm/Extinguisher	714.00	60.00	-654.00	-1,090.00	1,077.00	600.00	-477.00	-79.50	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	500.00	500.00	0.00	0.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	1,592.00	500.00	-1,092.00	-218.40	6,135.00	5,000.00	-1,135.00	-22.70	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	1,975.00	3,000.00	1,025.00	34.17	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	2,466.30	452.55	-2,013.75	-444.98	4,974.35	4,525.50	-448.85	-9.92	5,430.60
4430-24-000	Contract-Grounds-Landscaping	0.00	1,000.00	1,000.00	100.00	7,649.23	10,000.00	2,350.77	23.51	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	3,200.00	5,000.00	1,800.00	36.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	1,992.87	0.00	-1,992.87	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4439-00-000	Total Contract Costs	4,772.30	3,812.55	-959.75	-25.17	27,503.45	38,125.50	10,622.05	27.86	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,994.16	8,550.22	1,556.06	18.20	61,356.68	85,502.20	24,145.52	28.24	102,602.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	0.00	5,839.31	5,839.31	100.00	19,579.35	58,393.10	38,813.75	66.47	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	593.31	2,625.00	2,031.69	77.40	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	10,804.00	9,667.60	-1,136.40	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	850.00	850.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	30,976.66	71,535.70	40,559.04	56.70	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	431.00	648.00	217.00	33.49	5,799.00	6,480.00	681.00	10.51	7,776.00
4715-03-000	FSS Escrow Payments	393.00	625.00	232.00	37.12	4,986.00	6,250.00	1,264.00	20.22	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	824.00	1,273.00	449.00	35.27	10,785.00	12,730.00	1,945.00	15.28	15,276.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	HOPE VI Mortgage Note Interest	3,394.31	0.00	-3,394.31	N/A	33,943.10	0.00	-33,943.10	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	33,943.10	0.00	-33,943.10	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	21,137.40	21,137.40	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	21,137.40	-56,862.60	-78,000.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	19,599.82	21,937.93	2,338.11	220.21	235,109.54	219,379.30	-15,730.24	109.14	263,255.16
9000-00-000	NET INCOME	7,959.64	6,616.57	-3,333.15	-223.69	41,325.15	65,743.70	7,041.93	-112.19	78,976.84
	Net Income After Depreciation	10,073.38				62,462.55				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	23,910.82
1111-15-000	Cash-Payroll	41,538.54
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	66,049.36
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,350.00
1112-02-000	Cash Restricted - FSS Escrow	13,949.00
1112-04-000	Cash Restricted-Reserve for Replace	16,773.91
1112-99-000	Total Restricted Cash	42,072.91
1119-00-000	TOTAL CASH	108,122.27
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	36,991.67
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	30,277.76
1129-20-000	Due from LPHC	75,251.87
1138-13-000	Dakota Park-Operating Subsidy Receiv	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	118,856.63
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	7,235.10
1211-02-000	Prepaid Software Licenses	5,810.43
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	20,605.53
1300-00-000	TOTAL CURRENT ASSETS	247,584.43
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	-322,695.78
1405-02-000	Accum Depreciation- Misc FF&E	-9,727.20
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)	645,186.55
1499-00-000	TOTAL NONCURRENT ASSETS	645,186.55
1999-00-000	TOTAL ASSETS	892,770.98
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,036.59
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	11,884.40
2119-94-000	Accrued Interest - HOPE VI	956,718.49
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	-29,450.16
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	14,054.71
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Curren	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,447,339.15
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-0.01
2307-00-000	FSS Due to Tenant Long Term	13,949.00
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	1,104,734.13
2499-00-000	TOTAL LIABILITIES	2,552,073.28
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	

2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	<u>240,496.13</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-680,688.43</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-680,688.43
2899-00-000	TOTAL EQUITY	<u>-1,659,302.30</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>892,770.98</u>

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

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	74,533.00	71,149.00	3,384.00	4.76	720,622.00	711,490.00	9,132.00	1.28	853,788.00
3112-02-000	Gain to Lease Sec8	21,026.00	22,575.00	-1,549.00	-6.86	220,067.00	225,750.00	-5,683.00	-2.52	270,900.00
3115-00-000	Less: Prepaid Rents	0.00	0.00	0.00	N/A	23.00	0.00	23.00	N/A	0.00
3119-00-000	Total Rental Income	95,559.00	93,724.00	1,835.00	1.96	940,712.00	937,240.00	3,472.00	0.37	1,124,688.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	600.00
3120-01-100	Laundry Room Income	1,756.10	365.00	1,391.10	381.12	3,955.20	3,650.00	305.20	8.36	4,380.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	392.00	3,000.00	-2,608.00	-86.93	3,600.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	500.00	500.00	0.00	0.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	500.00	-500.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	100.00	-100.00	-100.00	120.00
3120-09-000	Misc.Tenant Income	350.00	0.00	350.00	N/A	1,006.00	0.00	1,006.00	N/A	0.00
3120-10-000	Application Fees	40.00	160.00	-120.00	-75.00	905.00	1,600.00	-695.00	-43.44	1,920.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	900.00	1,500.00	-600.00	-40.00	1,800.00
3129-00-000	Total Other Tenant Income	2,146.10	1,135.00	1,011.10	89.08	7,658.20	11,350.00	-3,691.80	-32.53	13,620.00
3199-00-000	TOTAL TENANT INCOME	97,705.10	94,859.00	2,846.10	3.00	948,370.20	948,590.00	-219.80	-0.02	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	71,646.00	36,247.54	35,398.46	97.66	604,476.66	362,475.40	242,001.26	66.76	434,970.48
3499-00-000	TOTAL GRANT INCOME	71,646.00	36,247.54	35,398.46	97.66	604,476.66	362,475.40	242,001.26	66.76	434,970.48
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	35,980.20	-35,980.20	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	1,776.11	50.00	1,726.11	3,452.22	24,868.00	500.00	24,368.00	4,873.60	600.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	59,143.14	0.00	59,143.14	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,776.11	3,648.02	-1,871.91	-51.31	84,011.14	36,480.20	47,530.94	130.29	43,776.24
3999-00-000	TOTAL INCOME	171,127.21	134,754.56	36,372.65	26.99	1,636,858.00	1,347,545.60	289,312.40	21.47	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	5,055.06	3,344.73	-1,710.33	-51.14	96,813.38	39,419.28	-57,394.10	-145.60	48,099.40
4110-00-001	401K-401A Admin	404.82	133.79	-271.03	-202.58	5,191.24	1,576.79	-3,614.45	-229.23	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	385.45	267.58	-117.87	-44.05	7,377.17	3,153.55	-4,223.62	-133.93	3,847.96
4110-00-004	Workers Comp Admin	151.06	133.79	-17.27	-12.91	2,891.06	1,576.79	-1,314.27	-83.35	1,924.00
4110-00-006	Legal Shield - Administrative	76.80	56.85	-19.95	-35.09	798.90	568.50	-230.40	-40.53	682.20
4110-00-007	Payroll Prep Fees	66.62	33.45	-33.17	-39.16	1,240.78	394.20	-846.58	-214.76	481.00
4110-07-000	Health/Life Insurance	1,211.99	885.34	-326.65	-36.90	16,108.87	8,853.40	-7,255.47	-81.95	10,624.08
4110-99-000	Total Administrative Salaries	7,351.80	4,855.53	-2,496.27	-51.41	130,421.40	55,542.51	-74,878.89	-134.81	67,582.64
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	525.00	100.00	4,819.74	5,250.00	430.26	8.20	6,300.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	100.00	100.00	100.00	392.10	1,000.00	607.90	60.79	1,200.00
4130-04-000	General Legal Expense	107.50	450.00	342.50	76.11	416.00	4,500.00	4,084.00	90.76	5,400.00
4130-99-000	Total Legal Expense	107.50	1,075.00	967.50	90.00	5,627.84	10,750.00	5,122.16	47.65	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	100.00	-262.49	-262.49	3,938.54	1,000.00	-2,938.54	-293.85	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	14,700.00	14,700.00	100.00	17,640.00
4171-00-000	Auditing Fees	922.92	3,403.24	2,480.32	72.88	23,226.32	34,032.40	10,806.08	31.75	40,838.88

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

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	132,185.90	112,977.20	-19,208.70	-17.00	135,572.64
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	14,400.00	0.00	-14,400.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	10,700.00	10,800.00	100.00	0.93	12,960.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	3,843.73	750.00	-3,093.73	-412.50	900.00
4189-00-000	Total Other Admin Expenses	17,014.00	17,450.96	436.96	2.50	188,294.49	174,509.60	-13,784.89	-7.90	209,411.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	3,000.00	20.00	-2,980.00	-14,900.00	3,381.84	200.00	-3,181.84	-1,590.92	240.00
4190-02-000	Printing/Publications & Subscriptions	99.83	130.00	30.17	23.21	964.44	1,300.00	335.56	25.81	1,560.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	36.92	250.00	213.08	85.23	300.00
4190-04-000	Stationery & Office Supplies	1,217.13	450.00	-767.13	-170.47	10,838.48	4,500.00	-6,338.48	-140.86	5,400.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4190-07-000	Telephone	2,422.83	1,253.00	-1,169.83	-93.36	18,372.95	12,530.00	-5,842.95	-46.63	15,036.00
4190-08-000	Postage	173.57	225.00	51.43	22.86	2,156.35	2,250.00	93.65	4.16	2,700.00
4190-08-100	Express Mail/FED EX/DHL	-4.16	0.00	4.16	N/A	0.00	0.00	0.00	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	1,051.81	1,051.81	100.00	9,182.16	10,518.10	1,335.94	12.70	12,621.72
4190-10-000	Copiers - Lease & Service	0.00	409.00	409.00	100.00	1,521.42	4,090.00	2,568.58	62.80	4,908.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	570.29	0.00	-570.29	N/A	0.00
4190-13-000	Internet	672.81	649.75	-23.06	-3.55	5,228.50	6,497.50	1,269.00	19.53	7,797.00
4190-19-000	IT Contract Fees	963.26	825.00	-138.26	-16.76	11,988.76	8,250.00	-3,738.76	-45.32	9,900.00
4190-22-000	Other Misc Admin Expenses	-255.00	920.00	1,175.00	127.72	7,483.09	9,200.00	1,716.91	18.66	11,040.00
4190-22-300	Misc Renting Expense & Compliance C	0.00	0.00	0.00	N/A	12.46	0.00	-12.46	N/A	0.00
4190-23-000	Compliance Fees	894.76	863.40	-31.36	-3.63	7,158.08	8,634.00	1,475.92	17.09	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	2,204.92	2,500.00	295.08	11.80	3,000.00
4190-30-000	Equipment Service Contracts	465.45	0.00	-465.45	N/A	465.45	0.00	-465.45	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	9,650.48	7,371.96	-2,278.52	-30.91	81,566.11	73,719.60	-7,846.51	-10.64	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,123.78	30,753.45	-3,370.33	-10.96	405,909.84	314,521.71	-91,388.13	-29.06	378,357.68
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,147.07	1,600.00	452.93	28.31	9,897.89	16,000.00	6,102.11	38.14	19,200.00
4320-00-000	Electricity	3,789.62	4,200.00	410.38	9.77	36,751.00	42,000.00	5,249.00	12.50	50,400.00
4340-00-000	Garbage/Trash Removal	2,061.27	1,850.00	-211.27	-11.42	16,040.13	18,500.00	2,459.87	13.30	22,200.00
4390-00-000	Sewer	3,376.61	4,200.00	823.39	19.60	33,162.84	42,000.00	8,837.16	21.04	50,400.00
4390-01-100	Water/Sewer Combined	0.00	0.00	0.00	N/A	51.90	0.00	-51.90	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	10,374.57	11,850.00	1,475.43	12.45	95,903.76	118,500.00	22,596.24	19.07	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,646.93	20,017.53	12,370.60	61.80	176,230.17	230,201.61	53,971.44	23.45	280,245.44
4410-06-000	401K-401A Maintenance	581.71	800.70	218.99	27.35	8,844.57	9,208.05	363.48	3.95	11,209.80
4410-07-000	Payroll Taxes Maintenance	575.30	1,601.40	1,026.10	64.08	13,418.14	18,416.10	4,997.96	27.14	22,419.60
4410-08-000	Health/Life Insurance Maint.	2,205.12	2,879.56	674.44	23.42	31,126.37	32,368.51	1,242.14	3.74	39,318.60
4410-09-000	Workers Comp Maintenance	228.51	800.70	572.19	71.46	5,124.49	9,208.05	4,083.56	44.35	11,209.80
4410-10-000	Payroll Prep Fees Maint.	100.77	200.18	99.41	49.66	2,196.25	2,302.04	105.79	4.60	2,802.48
4410-11-000	Legal Shield - Maint	137.65	118.90	-18.75	-15.77	1,575.90	1,394.80	-181.10	-12.98	1,701.20
4411-00-000	Maintenance Uniforms	144.38	265.00	120.62	45.52	2,914.54	2,650.00	-264.54	-9.98	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	469.76	750.00	280.24	37.37	9,731.19	7,500.00	-2,231.19	-29.75	9,000.00
4419-00-000	Total General Maint Expense	12,090.13	27,433.97	15,343.84	55.93	251,191.62	313,249.16	62,057.54	19.81	381,086.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	600.05	450.00	-150.05	-33.34	750.43	4,500.00	3,749.57	83.32	5,400.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	630.69	950.00	319.31	33.61	3,370.12	9,500.00	6,129.88	64.53	11,400.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	606.60	2,900.00	2,293.40	79.08	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	1,189.54	350.00	-839.54	-239.87	3,181.57	3,500.00	318.43	9.10	4,200.00

**Renaissance Partnership (.partren)
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4420-03-200	Window Treatments	78.02	200.00	121.98	60.99	1,835.67	2,000.00	164.33	8.22	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	1,837.32	750.00	-1,087.32	-144.98	8,460.67	7,500.00	-960.67	-12.81	9,000.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	272.58	0.00	-272.58	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	261.21	280.00	18.79	6.71	6,311.63	2,800.00	-3,511.63	-125.42	3,360.00
4420-07-000	Repairs - Materials & Supplies	241.65	350.00	108.35	30.96	1,066.21	3,500.00	2,433.79	69.54	4,200.00
4420-08-000	Supplies-Plumbing	719.46	780.00	60.54	7.76	6,815.20	7,800.00	984.80	12.63	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	159.01	500.00	340.99	68.20	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	389.20	2,000.00	1,610.80	80.54	2,400.00
4420-10-100	Countertops/Cabinets	1,390.00	400.00	-990.00	-247.50	5,415.00	4,000.00	-1,415.00	-35.38	4,800.00
4420-10-200	Carpet and Flooring Supplies	234.94	0.00	-234.94	N/A	863.74	0.00	-863.74	N/A	0.00
4420-11-000	Supplies- HVAC	1,222.81	375.00	-847.81	-226.08	8,170.35	3,750.00	-4,420.35	-117.88	4,500.00
4420-12-000	Supplies- Painting	2,205.16	330.00	-1,875.16	-568.23	7,709.91	3,300.00	-4,409.91	-133.63	3,960.00
4429-00-000	Total Materials	10,610.85	5,755.00	-4,855.85	-84.38	55,889.00	57,550.00	1,661.00	2.89	69,060.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	1,845.00	450.00	-1,395.00	-310.00	3,179.00	4,500.00	1,321.00	29.36	5,400.00
4430-01-100	Fire Alarms/Extinguisher Repairs	414.80	0.00	-414.80	N/A	414.80	0.00	-414.80	N/A	0.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	906.00	3,500.00	2,594.00	74.11	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	2,330.00	987.00	-1,343.00	-136.07	17,655.00	9,870.00	-7,785.00	-78.88	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	4,575.00	1,000.00	-3,575.00	-357.50	10,525.00	10,000.00	-525.00	-5.25	12,000.00
4430-13-400	Repairs/Maint - A/C Units	0.00	0.00	0.00	N/A	750.00	0.00	-750.00	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	2,100.00	800.00	-1,300.00	-162.50	11,260.50	8,000.00	-3,260.50	-40.76	9,600.00
4430-18-000	Contract-Alarm Monitoring	4,633.79	1,707.00	-2,926.79	-171.46	14,285.75	17,070.00	2,784.25	16.31	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	41,000.00	50,000.00	9,000.00	18.00	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	11,000.00	11,000.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	5,250.00	10,000.00	4,750.00	47.50	12,000.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-27-000	Contract - Lease	2,808.56	1,110.69	-1,697.87	-152.87	17,090.74	11,106.90	-5,983.84	-53.88	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	4,050.00	8,500.00	4,450.00	52.35	10,200.00
4439-00-000	Total Contract Costs	22,707.15	15,104.69	-7,602.46	-50.33	129,705.55	151,046.90	21,341.35	14.13	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	45,408.13	48,293.66	2,885.53	5.98	436,786.17	521,846.06	85,059.89	16.30	631,403.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	27,289.98	23,511.14	-3,778.84	-16.07	235,417.81	235,111.40	-306.41	-0.13	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	269.45	8,100.00	7,830.55	96.67	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	18.00	3,500.00	3,482.00	99.49	4,200.00
4580-00-000	Security/Law Enforcement	0.00	0.00	0.00	N/A	3,696.00	0.00	-3,696.00	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	27,289.98	24,671.14	-2,618.84	-10.62	239,401.26	246,711.40	7,310.14	2.96	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	0.00	0.00	N/A	1,088.00	0.00	-1,088.00	N/A	0.00
4715-01-002	Tenant Utility Payments - PH	2,850.00	1,539.00	-1,311.00	-85.19	22,701.00	15,390.00	-7,311.00	-47.50	18,468.00
4715-03-000	FSS Escrow Payments	1,691.00	3,304.00	1,613.00	48.82	31,897.03	33,040.00	1,142.97	3.46	39,648.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-537.00	0.00	537.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,541.00	4,843.00	302.00	6.24	55,149.03	48,430.00	-6,719.03	-13.87	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	205,959.08	206,393.70	434.62	0.21	247,672.44
4857-00-000	Debt Service Contra Account	-16,461.32	-16,314.22	147.10	0.90	-163,162.47	-163,142.20	20.27	0.01	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,178.05	4,325.15	147.10	3.40	42,796.61	43,251.50	454.89	1.05	51,901.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	576,532.20	671,220.00	94,687.80	14.11	805,464.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	2,479.90	2,479.90	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	16,319.99	-41,581.22	-254.79	579,012.10	163,199.90	-415,812.20	-254.79	195,839.88
8000-00-000	TOTAL EXPENSES	183,816.72	141,256.39	-42,560.33	-148.30	1,854,958.77	1,458,460.57	-396,498.20	-158.34	1,756,272.24
9000-00-000	NET INCOME	-12,689.51	-6,501.83	78,932.98	175.29	-218,100.77	-110,914.97	685,810.60	179.81	-139,217.52
	Net Income After Depreciation	45,211.70				360,911.33				

Renaissance Partnership (.partren)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	147,055.05
1111-15-000	Cash-Payroll	50,504.66
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	198,559.71
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,900.99
1112-02-000	Cash Restricted - FSS Escrow	87,650.21
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	59,343.86
1112-06-000	Cash Restricted - Reserve/Escrow	731,213.25
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,072.72
1112-09-000	Restricted Cash - AA Reserve	49,646.82
1112-99-000	Total Restricted Cash	1,092,640.44
1119-00-000	TOTAL CASH	1,291,200.15
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	48,465.30
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	38,995.30
1129-00-000	A/R-Other	1,927.36
1129-06-000	Due from Cecil Gober	14,000.00
1129-16-000	Due from Dakota Park Non-ACC	56,061.05
1129-47-000	Due from Youthbuild-DOL	165.90
1129-56-000	Due from Colton Meadow	300,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	436,332.51
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	538,858.17
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-01-000	Prepaid Insurance	50,759.53
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	83,159.60
1300-00-000	TOTAL CURRENT ASSETS	1,913,217.92
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	-11,634,145.10
1405-02-000	Accum Depreciation- Misc FF&E	-765,525.58
1405-03-000	Accum Depreciation-Infrastructure	-2,629,969.88
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	-79.24
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-30,221.18
1420-00-000	TOTAL FIXED ASSETS (NET)	9,945,545.24
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	9,950,008.24
1999-00-000	TOTAL ASSETS	11,863,226.16
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	18,905.93
2114-00-000	Tenant Security Deposits	54,995.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,205.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-26,754.66
2138-00-001	Accrued audit fees - LHA	8,121.80
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	67,751.19
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Currel	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	264,440.60
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	13,962.04
2307-00-000	FSS Due to Tenant Long Term	87,650.21
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>2,322,501.00</u>
2499-00-000	TOTAL LIABILITIES	<u>2,586,941.60</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	1,308,453.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,079,561.85
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-6,079,561.85</u>
2899-00-000	TOTAL EQUITY	<u>9,276,284.56</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>11,863,226.16</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	57,074.00	45,574.50	11,499.50	25.23	519,346.50	455,745.00	63,601.50	13.96	546,894.00
3112-02-000	Gain to Lease Sec8	21,620.00	27,169.50	-5,549.50	-20.43	225,134.50	271,695.00	-46,560.50	-17.14	326,034.00
3119-00-000	Total Rental Income	78,694.00	72,744.00	5,950.00	8.18	744,481.00	727,440.00	17,041.00	2.34	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	70.00	1,500.00	-1,430.00	-95.33	1,800.00
3120-04-000	Late and Admin Charges	90.00	50.00	40.00	80.00	450.00	500.00	-50.00	-10.00	600.00
3120-05-000	Legal Fees - Tenant	1,314.96	50.00	1,264.96	2,529.92	1,314.96	500.00	814.96	162.99	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	150.00	-150.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	300.00	600.00	-300.00	-50.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	1,404.96	450.00	954.96	212.21	2,134.96	4,500.00	-2,365.04	-52.56	5,400.00
3199-00-000	TOTAL TENANT INCOME	80,098.96	73,194.00	6,904.96	9.43	746,615.96	731,940.00	14,675.96	2.01	878,328.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,167.75	-2,167.75	-100.00	20,917.57	21,677.50	-759.93	-3.51	26,013.00
3610-01-000	Interest Income - Unrestricted	0.00	35.00	-35.00	-100.00	850.56	350.00	500.56	143.02	420.00
3699-00-000	TOTAL OTHER INCOME	0.00	2,202.75	-2,202.75	-100.00	21,768.13	22,027.50	-259.37	-1.18	26,433.00
3999-00-000	TOTAL INCOME	80,098.96	75,396.75	4,702.21	6.24	768,384.09	753,967.50	14,416.59	1.91	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,061.61	4,856.57	2,794.96	57.55	52,015.88	55,850.54	3,834.66	6.87	67,991.96
4110-00-001	401K-401A Admin	165.79	194.26	28.47	14.66	2,227.03	2,233.99	6.96	0.31	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	156.34	388.53	232.19	59.76	4,015.01	4,468.08	453.07	10.14	5,439.40
4110-00-004	Workers Comp Admin	61.61	194.26	132.65	68.28	1,239.32	2,233.99	994.67	44.52	2,719.64
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	369.00	355.70	13.30	-3.74	427.60
4110-00-007	Payroll Prep Fees	27.17	48.57	21.40	44.06	567.52	558.54	-8.98	-1.61	679.96
4110-07-000	Health/Life Insurance	522.67	838.46	315.79	37.66	7,676.52	9,917.60	2,241.08	22.60	12,105.52
4110-99-000	Total Administrative Salaries	3,032.09	6,555.65	3,523.56	53.75	68,110.28	75,618.44	7,508.16	9.93	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	2,012.46	3,500.00	1,487.54	42.50	4,200.00
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	75.00	75.00	100.00	367.35	750.00	382.65	51.02	900.00
4130-04-000	General Legal Expense	2,291.50	150.00	-2,141.50	-1,427.67	8,804.50	1,500.00	-7,304.50	-486.97	1,800.00
4130-99-000	Total Legal Expense	2,291.50	575.00	-1,716.50	-298.52	12,184.31	5,750.00	-6,434.31	-111.90	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	420.00	57.51	13.69	2,033.80	4,200.00	2,166.20	51.58	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	16,044.53	9,922.20	-6,122.33	-61.70	11,906.64
4173-00-000	Management Fee	5,589.15	4,674.86	-914.29	-19.56	50,977.66	46,748.60	-4,229.06	-9.05	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	4,000.00	1,000.00	25.00	4,800.00
4189-00-000	Total Other Admin Expenses	7,414.56	7,027.08	-387.48	-5.51	77,455.99	70,270.80	-7,185.19	-10.22	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	150.00	150.00	100.00	1,178.45	1,500.00	321.55	21.44	1,800.00
4190-02-000	Printing/Publications & Subscriptions	45.26	95.00	49.74	52.36	527.28	950.00	422.72	44.50	1,140.00
4190-03-000	Advertising Publications	550.00	450.00	-100.00	-22.22	2,750.00	4,500.00	1,750.00	38.89	5,400.00
4190-04-000	Stationery & Office Supplies	49.90	290.00	240.10	82.79	926.38	2,900.00	1,973.62	68.06	3,480.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	337.85	600.00	262.15	43.69	720.00
4190-07-000	Telephone	125.57	150.00	24.43	16.29	2,583.13	1,500.00	-1,083.13	-72.21	1,800.00
4190-08-000	Postage	173.57	25.00	-148.57	-594.28	653.08	250.00	-403.08	-161.23	300.00
4190-08-100	Express Mail/FED EX/DHL	10.15	0.00	-10.15	N/A	14.31	0.00	-14.31	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	388.86	388.86	100.00	3,110.88	3,888.60	777.72	20.00	4,666.32
4190-10-000	Copiers - Lease & Service	0.00	75.00	75.00	100.00	465.29	750.00	284.71	37.96	900.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	570.29	0.00	-570.29	N/A	0.00
4190-13-000	Internet	222.02	260.00	37.98	14.61	1,900.90	2,600.00	699.10	26.89	3,120.00
4190-19-000	IT Contract Fees	609.52	560.00	-49.52	-8.84	7,193.20	5,600.00	-1,593.20	-28.45	6,720.00
4190-22-000	Other Misc Admin Expenses	0.00	200.00	200.00	100.00	787.23	2,000.00	1,212.77	60.64	2,400.00
4190-23-000	Compliance Fees	720.64	348.80	-371.84	-106.61	2,890.20	3,488.00	597.80	17.14	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	1,088.90	3,150.00	2,061.10	65.43	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,506.63	3,367.66	861.03	25.57	26,977.37	33,676.60	6,699.23	19.89	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,244.78	17,525.39	2,280.61	13.01	184,727.95	185,315.84	587.89	0.32	223,720.60
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	455.34	800.00	344.66	43.08	5,309.53	8,000.00	2,690.47	33.63	9,600.00
4340-00-000	Garbage/Trash Removal	1,337.63	3,500.00	2,162.37	61.78	40,616.14	35,000.00	-5,616.14	-16.05	42,000.00
4390-01-100	Water/Sewer Combined	6,331.80	5,900.00	-431.80	-7.32	59,364.49	59,000.00	-364.49	-0.62	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	8,124.77	10,200.00	2,075.23	20.35	105,290.16	102,000.00	-3,290.16	-3.23	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,957.35	4,488.10	2,530.75	56.39	52,554.08	48,714.97	-3,839.11	-7.88	58,969.16
4410-06-000	401K-401A Maintenance	140.42	179.52	39.10	21.78	2,166.09	1,948.56	-217.53	-11.16	2,358.72
4410-07-000	Payroll Taxes Maintenance	148.87	359.05	210.18	58.54	4,000.27	3,897.22	-103.05	-2.64	4,717.56
4410-08-000	Health/Life Insurance Maint.	630.12	568.92	-61.20	-10.76	15,217.95	7,317.96	-7,899.99	-107.95	8,998.72
4410-09-000	Workers Comp Maintenance	58.51	179.52	121.01	67.41	1,480.06	1,948.56	468.50	24.04	2,358.72
4410-10-000	Payroll Prep Fees Maint.	25.79	44.88	19.09	42.54	648.85	487.14	-161.71	-33.20	589.68
4410-11-000	Legal Shield - Maint	36.90	40.00	3.10	7.75	420.80	429.55	8.75	2.04	519.40
4411-00-000	Maintenance Uniforms	52.06	70.00	17.94	25.63	326.14	730.00	403.86	55.32	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	189.09	400.00	210.91	52.73	1,772.20	4,150.00	2,377.80	57.30	5,000.00
4419-00-000	Total General Maint Expense	3,239.11	6,329.99	3,090.88	48.83	78,586.44	69,623.96	-8,962.48	-12.87	84,391.96
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	802.50	650.00	-152.50	-23.46	5,731.62	6,500.00	768.38	11.82	7,800.00
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	472.81	0.00	-472.81	N/A	0.00
4420-02-000	Supplies-Appliance Parts	136.10	1,000.00	863.90	86.39	3,329.92	10,000.00	6,670.08	66.70	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	21.19	100.00	78.81	78.81	1,047.11	1,000.00	-47.11	-4.71	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	1,025.75	1,300.00	274.25	21.10	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	419.83	900.00	480.17	53.35	2,226.02	9,000.00	6,773.98	75.27	10,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	166.25	0.00	-166.25	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	650.94	150.00	-500.94	-333.96	1,121.39	1,500.00	378.61	25.24	1,800.00
4420-07-000	Repairs - Materials & Supplies	26.65	100.00	73.35	73.35	284.78	1,000.00	715.22	71.52	1,200.00
4420-08-000	Supplies-Plumbing	25.59	870.00	844.41	97.06	4,784.15	8,700.00	3,915.85	45.01	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	41.65	1,500.00	1,458.35	97.22	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	353.41	4,000.00	3,646.59	91.16	4,800.00
4420-11-000	Supplies- HVAC	782.66	300.00	-482.66	-160.89	3,870.21	3,000.00	-870.21	-29.01	3,600.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	3,848.71	2,000.00	-1,848.71	-92.44	2,400.00
4429-00-000	Total Materials	2,865.46	5,375.00	2,509.54	46.69	28,814.89	53,750.00	24,935.11	46.39	64,500.00
4430-00-000	Contract Costs									

Colton Meadow, LLLP (56)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	467.00	1,600.00	1,133.00	70.81	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	3,000.00	3,000.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	425.02	550.00	124.98	22.72	4,194.48	5,500.00	1,305.52	23.74	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	11,050.00	1,000.00	-10,050.00	-1,005.00	15,825.00	10,000.00	-5,825.00	-58.25	12,000.00
4430-18-000	Contract-Alarm Monitoring	1,942.44	594.00	-1,348.44	-227.01	6,207.55	5,940.00	-267.55	-4.50	7,128.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	256.88	0.00	-256.88	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	2,585.00	-1,415.00	-54.74	23,275.91	25,850.00	2,574.09	9.96	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	9,300.00	7,395.80	-1,904.20	-25.75	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	3,338.76	500.00	-2,838.76	-567.75	600.00
4430-27-000	Contract - Lease	651.33	1,271.52	620.19	48.78	13,035.42	12,715.20	-320.22	-2.52	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4439-00-000	Total Contract Costs	18,068.79	7,900.10	-10,168.69	-128.72	75,901.00	79,001.00	3,100.00	3.92	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	24,173.36	19,605.09	-4,568.27	-23.30	183,302.33	202,374.96	19,072.63	9.42	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,415.71	9,377.71	962.00	10.26	123,536.31	93,777.10	-29,759.21	-31.73	112,532.52
4510-01-000	General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	6,587.50	3,952.50	60.00	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	34,856.30	27,699.50	-7,156.80	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	11,901.34	13,056.41	1,155.07	8.85	161,027.61	130,564.10	-30,463.51	-23.33	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	669.59	223.20	-446.39	-200.00	13,087.83	2,232.00	-10,855.83	-486.37	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	10,261.90	10,261.90	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	1,521.60	159.34	10.47	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	28,180.00	28,180.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	4,513.78	4,219.55	-294.23	-6.97	52,891.99	42,195.50	-10,696.49	-25.35	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	391,771.90	391,771.90	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	11,594.20	11,594.20	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	403,366.10	263,166.10	-140,200.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	96,169.87	80,773.05	-15,396.82	38.32	985,315.98	824,116.50	-161,199.48	7.79	991,124.60
9000-00-000	NET INCOME	-16,070.91	-5,376.30	20,099.03	-32.08	-216,931.89	-70,149.00	175,616.07	-5.88	-86,363.60
	Net Income After Depreciation	24,265.70				186,434.21				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	11,009.15
1111-15-000	Cash-Payroll	6,354.19
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	17,963.34
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,875.00
1112-03-000	Cash Restricted-Operating Reserve	465,452.87
1112-04-000	Cash Restricted-Reserve for Replace	256,374.18
1112-05-000	Cash-Tax & Insurance Escrow	127,112.73
1112-99-000	Total Restricted Cash	877,814.78
1119-00-000	TOTAL CASH	895,778.12
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,910.99
1122-99-000	TOTAL: AR	2,910.99
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	104,062.60
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	1,278.03
1211-01-000	Prepaid Insurance	39,085.40
1211-02-000	Prepaid Software Licenses	6,720.00
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	54,083.43
1300-00-000	TOTAL CURRENT ASSETS	1,053,924.15
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	-6,186,872.29

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-205,202.48
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,928,199.18
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	6,032,844.95
1999-00-000	TOTAL ASSETS	7,086,769.10
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,983.28
2114-00-000	Tenant Security Deposits	27,475.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	38,341.88
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	19,453.97
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	5,721.63
2145-05-000	Due to (17) Renaissance Family Non-A	300,647.25
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	8,404.68
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)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,593,650.52
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,571.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,571.78
2499-00-000	TOTAL LIABILITIES	3,599,222.30
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>2,282,214.68</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,282,214.68
2899-00-000	TOTAL EQUITY	<u>3,487,546.80</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,086,769.10</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	51,547.00	46,357.00	5,190.00	11.20	476,825.35	463,570.00	13,255.35	2.86	556,284.00
3112-02-000	Gain to Lease Sec8	27,207.00	26,787.00	420.00	1.57	252,831.00	267,870.00	-15,039.00	-5.61	321,444.00
3119-00-000	Total Rental Income	78,754.00	73,144.00	5,610.00	7.67	729,656.35	731,440.00	-1,783.65	-0.24	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	10.00	650.00	-640.00	-98.46	780.00
3120-04-000	Late and Admin Charges	-5.00	50.00	-55.00	-110.00	235.00	500.00	-265.00	-53.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	1,200.00	500.00	700.00	140.00	600.00
3120-10-000	Application Fees	0.00	50.00	-50.00	-100.00	400.00	500.00	-100.00	-20.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	800.00	1,000.00	-200.00	-20.00	1,200.00
3129-00-000	Total Other Tenant Income	-5.00	365.00	-370.00	-101.37	2,645.00	3,650.00	-1,005.00	-27.53	4,380.00
3199-00-000	TOTAL TENANT INCOME	78,749.00	73,509.00	5,240.00	7.13	732,301.35	735,090.00	-2,788.65	-0.38	882,108.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,324.00	-2,324.00	-100.00	21,528.44	23,240.00	-1,711.56	-7.36	27,888.00
3610-01-000	Interest Income - Unrestricted	27.17	35.00	-7.83	-22.37	1,734.61	350.00	1,384.61	395.60	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	27.17	2,359.00	-2,331.83	-98.85	32,638.05	23,590.00	9,048.05	38.36	28,308.00
3999-00-000	TOTAL INCOME	78,776.17	75,868.00	2,908.17	3.83	764,939.40	758,680.00	6,259.40	0.82	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,061.61	4,594.49	2,532.88	55.13	43,487.66	52,836.62	9,348.96	17.69	64,322.84
4110-00-001	401K-401A Admin	165.79	183.78	17.99	9.79	2,227.03	2,113.47	-113.56	-5.37	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	158.26	367.56	209.30	56.94	3,378.53	4,226.94	848.41	20.07	5,145.84
4110-00-004	Workers Comp Admin	61.61	183.78	122.17	66.48	1,243.30	2,113.47	870.17	41.17	2,572.92
4110-00-006	Legal Shield - Administrative	36.90	45.85	8.95	19.52	448.80	491.50	42.70	8.69	594.20
4110-00-007	Payroll Prep Fees	27.17	68.92	41.75	60.58	535.48	689.20	153.72	22.30	827.04
4110-07-000	Health/Life Insurance	695.34	425.70	-269.64	-63.34	10,196.88	4,257.00	-5,939.88	-139.53	5,108.40
4110-99-000	Total Administrative Salaries	3,206.68	5,870.08	2,663.40	45.37	61,517.68	66,728.20	5,210.52	7.81	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	500.00	500.00	0.00	0.00	600.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	50.00	50.00	100.00	459.30	500.00	40.70	8.14	600.00
4130-04-000	General Legal Expense	64.00	50.00	-14.00	-28.00	212.50	500.00	287.50	57.50	600.00
4130-99-000	Total Legal Expense	64.00	150.00	86.00	57.33	1,171.80	1,500.00	328.20	21.88	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	150.00	-212.49	-141.66	2,033.80	1,500.00	-533.80	-35.59	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	5,625.00	5,625.00	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	16,044.53	9,229.20	-6,815.33	-73.85	11,075.04
4173-00-000	Management Fee	5,254.83	5,150.74	-104.09	-2.02	50,627.67	51,507.40	879.73	1.71	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-FHFC	0.00	250.00	250.00	100.00	3,000.00	2,500.00	-500.00	-20.00	3,000.00
4189-00-000	Total Other Admin Expenses	7,102.74	7,061.16	-41.58	-0.59	88,005.97	70,611.60	-17,394.37	-24.63	84,733.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	611.75	50.00	-561.75	-1,123.50	845.82	500.00	-345.82	-69.16	600.00
4190-02-000	Printing/Publications & Subscriptions	45.26	50.00	4.74	9.48	605.62	500.00	-105.62	-21.12	600.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000	Advertising Publications	825.00	225.00	-600.00	-266.67	2,750.00	2,250.00	-500.00	-22.22	2,700.00
4190-04-000	Stationery & Office Supplies	235.85	200.00	-35.85	-17.92	451.03	2,000.00	1,548.97	77.45	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
4190-07-000	Telephone	93.24	125.00	31.76	25.41	1,145.41	1,250.00	104.59	8.37	1,500.00
4190-08-000	Postage	173.57	25.00	-148.57	-594.28	1,206.12	250.00	-956.12	-382.45	300.00
4190-08-100	Express Mail/FED EX/DHL	10.15	0.00	-10.15	N/A	14.31	0.00	-14.31	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	404.55	404.55	100.00	3,620.24	4,045.50	425.26	10.51	4,854.60
4190-10-000	Copiers - Lease & Service	0.00	80.00	80.00	100.00	304.51	800.00	495.49	61.94	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	232.49	209.33	-23.16	-11.06	2,019.24	2,093.30	74.06	3.54	2,511.96
4190-19-000	IT Contract Fees	607.52	800.00	192.48	24.06	7,227.20	8,000.00	772.80	9.66	9,600.00
4190-22-000	Other Misc Admin Expenses	0.00	220.00	220.00	100.00	1,894.48	2,200.00	305.52	13.89	2,640.00
4190-23-000	Compliance Fees	373.25	361.25	-12.00	-3.32	2,986.00	3,612.50	626.50	17.34	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	1,448.55	2,000.00	551.45	27.57	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	3,208.08	3,075.13	-132.95	-4.32	27,088.81	30,751.30	3,662.49	11.91	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,581.50	16,156.37	2,574.87	15.94	177,784.26	169,591.10	-8,193.16	-4.83	204,579.64
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	332.85	400.00	67.15	16.79	4,502.63	4,000.00	-502.63	-12.57	4,800.00
4340-00-000	Garbage/Trash Removal	1,717.62	3,250.00	1,532.38	47.15	37,329.68	32,500.00	-4,829.68	-14.86	39,000.00
4390-01-100	Water/Sewer Combined	5,284.67	4,600.00	-684.67	-14.88	50,321.50	46,000.00	-4,321.50	-9.39	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	7,335.14	8,250.00	914.86	11.09	92,153.81	82,500.00	-9,653.81	-11.70	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,541.48	2,995.21	-546.27	-18.24	48,041.14	34,988.47	-13,052.67	-37.31	42,657.68
4410-06-000	401K-401A Maintenance	140.42	119.81	-20.61	-17.20	2,166.09	1,399.55	-766.54	-54.77	1,706.32
4410-07-000	Payroll Taxes Maintenance	281.14	239.62	-41.52	-17.33	3,740.66	2,799.10	-941.56	-33.64	3,412.64
4410-08-000	Health/Life Insurance Maint.	630.12	693.76	63.64	9.17	6,726.73	6,956.08	229.35	3.30	8,349.76
4410-09-000	Workers Comp Maintenance	105.83	119.81	13.98	11.67	1,342.23	1,399.55	57.32	4.10	1,706.32
4410-10-000	Payroll Prep Fees Maint.	46.67	29.95	-16.72	-55.83	578.25	349.87	-228.38	-65.28	426.56
4410-11-000	Legal Shield - Maint	36.90	45.85	8.95	19.52	448.80	491.50	42.70	8.69	594.20
4411-00-000	Maintenance Uniforms	0.00	50.00	50.00	100.00	403.77	545.00	141.23	25.91	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,209.09	200.00	-1,009.09	-504.54	2,548.36	2,000.00	-548.36	-27.42	2,400.00
4419-00-000	Total General Maint Expense	5,991.65	4,494.01	-1,497.64	-33.33	65,996.03	50,929.12	-15,066.91	-29.58	61,913.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	402.92	250.00	-152.92	-61.17	402.92	2,500.00	2,097.08	83.88	3,000.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-01-300	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	3,492.66	6,750.00	3,257.34	48.26	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	4,050.00	3,000.00	-1,050.00	-35.00	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	387.05	100.00	-287.05	-287.05	4,141.63	1,000.00	-3,141.63	-314.16	1,200.00
4420-03-200	Window Treatments	0.00	50.00	50.00	100.00	1,101.77	500.00	-601.77	-120.35	600.00
4420-04-000	Electrical - Supplies/Fixtures	501.42	650.00	148.58	22.86	5,911.44	6,500.00	588.56	9.05	7,800.00
4420-05-000	Supplies-Exterminating	69.64	0.00	-69.64	N/A	176.97	0.00	-176.97	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	884.50	200.00	-684.50	-342.25	1,639.15	2,000.00	360.85	18.04	2,400.00
4420-07-000	Repairs - Materials & Supplies	12.82	25.00	12.18	48.72	1,285.85	250.00	-1,035.85	-414.34	300.00
4420-08-000	Supplies-Plumbing	0.00	400.00	400.00	100.00	3,479.53	4,000.00	520.47	13.01	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	354.08	1,000.00	645.92	64.59	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	93.52	125.00	31.48	25.18	281.19	1,250.00	968.81	77.50	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	597.90	700.00	102.10	14.59	4,600.33	7,000.00	2,399.67	34.28	8,400.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Oct 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-12-000 Supplies- Painting	86.56	400.00	313.44	78.36	5,137.74	4,000.00	-1,137.74	-28.44	4,800.00
4429-00-000 Total Materials	3,036.33	3,975.00	938.67	23.61	37,430.32	39,750.00	2,319.68	5.84	47,700.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	0.00	0.00	N/A	856.50	0.00	-856.50	N/A	0.00
4430-01-100 Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-05-000 Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	4,135.12	5,485.00	1,349.88	24.61	6,582.00
4430-11-000 Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	13,150.00	900.00	-12,250.00	-1,361.11	15,950.00	9,000.00	-6,950.00	-77.22	10,800.00
4430-18-000 Contract-Alarm Monitoring	1,866.63	570.82	-1,295.81	-227.01	5,994.01	5,708.20	-285.81	-5.01	6,849.84
4430-23-000 Contract-Consultants	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4430-24-000 Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	20,833.30	27,000.00	6,166.70	22.84	32,400.00
4430-24-200 Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	2,950.00	10,000.00	7,050.00	70.50	12,000.00
4430-24-300 Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
4430-24-400 Unit Turn Services	0.00	0.00	0.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
4430-26-000 Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.72	0.00	-3,338.72	N/A	0.00
4430-27-000 Contract - Lease	449.26	379.43	-69.83	-18.40	4,401.77	3,794.30	-607.47	-16.01	4,553.16
4430-28-000 Unit Inspections	0.00	420.00	420.00	100.00	0.00	4,200.00	4,200.00	100.00	5,040.00
4439-00-000 Total Contract Costs	17,968.74	7,318.75	-10,649.99	-145.52	59,809.42	73,187.50	13,378.08	18.28	87,825.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	26,996.72	15,787.76	-11,208.96	-71.00	163,235.77	163,866.62	630.85	0.38	197,438.48
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	9,407.00	9,582.04	175.04	1.83	122,600.32	95,820.40	-26,779.92	-27.95	114,984.48
4510-01-000 General Liability Insurance - Auto	0.00	628.75	628.75	100.00	2,635.00	6,287.50	3,652.50	58.09	7,545.00
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4525-00-000 Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	40,448.10	35,235.20	-5,212.90	-14.79	42,282.24
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	13,451.81	13,809.31	357.50	2.59	165,683.42	138,093.10	-27,590.32	-19.98	165,711.72
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	1,937.93	645.98	-1,291.95	-200.00	40,170.47	6,459.80	-33,710.67	-521.85	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	31,827.10	31,827.10	0.00	0.00	38,192.52
4855-03-000 Interest Expense - Home Loan	0.00	171.98	171.98	100.00	1,539.74	1,719.80	180.06	10.47	2,063.76
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	63,117.30	63,117.30	0.00	0.00	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	11,432.37	10,312.40	-1,119.97	-10.86	136,654.61	103,124.00	-33,530.61	-32.51	123,748.80
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,609.87	39,609.87	0.00	0.00	396,098.70	396,098.70	0.00	0.00	475,318.44
5100-50-000 Amortization Expense	1,542.52	1,542.52	0.00	0.00	15,425.20	15,425.20	0.00	0.00	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	411,523.90	287,923.90	-123,600.00	-42.93	345,508.68
8000-00-000 TOTAL EXPENSES	113,949.93	93,133.23	-20,816.70	4.83	1,147,035.77	945,348.72	-201,687.05	-11.57	1,136,287.32
9000-00-000 NET INCOME	-35,173.76	-17,265.23	23,724.87	-1.00	-382,096.37	-186,668.72	207,946.45	12.39	-225,871.32
Net Income After Depreciation	5,978.63				29,427.53				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	40,698.49
1111-15-000	Cash-Payroll	13,772.79
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	55,071.28
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,265.00
1112-03-000	Cash Restricted-Operating Reserve	485,887.83
1112-04-000	Cash Restricted-Reserve for Replace	274,989.88
1112-05-000	Cash-Tax & Insurance Escrow	115,777.80
1112-99-000	Total Restricted Cash	907,920.51
1119-00-000	TOTAL CASH	962,991.79
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	9,892.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	9,827.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	9,827.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	1,377.06
1211-01-000	Prepaid Insurance	52,457.45
1211-02-000	Prepaid Software Licenses	9,599.96
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	70,434.47
1300-00-000	TOTAL CURRENT ASSETS	1,043,253.61
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	-6,244,312.52
1405-02-000	Accum Depreciation- Misc FF&E	-464,271.21
1405-03-000	Accum Depreciation-Infrastructure	-675,690.56

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	30,739.48
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-243,850.68
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,579,151.10</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,579,151.10
1999-00-000	TOTAL ASSETS	<u>6,622,404.71</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,864.02
2114-00-000	Tenant Security Deposits	28,725.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	44,492.91
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	65,816.93
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	972,572.38
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	5,721.63
2240-00-000	Tenant Prepaid Rents	5,139.00
2260-00-000	Accrued Compensated Absences-Currei	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,097,587.85
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>3,872.21</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	<u>6,112,829.06</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	<u>-40,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,200,782.09
2809-99-000	TOTAL RETAINED EARNINGS:	-6,200,782.09
2899-00-000	TOTAL EQUITY	509,575.65
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,622,404.71

The Manor at West Bartow (62)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	23,109.00	23,279.00	-170.00	-0.73	235,095.00	232,790.00	2,305.00	0.99	279,348.00
3112-02-000	Gain to Lease Sec8	61,304.00	68,300.00	-6,996.00	-10.24	625,376.00	683,000.00	-57,624.00	-8.44	819,600.00
3119-00-000	Total Rental Income	84,413.00	91,579.00	-7,166.00	-7.82	860,471.00	915,790.00	-55,319.00	-6.04	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	154.23	175.00	-20.77	-11.87	1,628.63	1,750.00	-121.37	-6.94	2,100.00
3120-03-000	Damages & Cleaning	60.00	30.00	30.00	100.00	923.00	300.00	623.00	207.67	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	100.00	-100.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	25.00	100.00	-75.00	-75.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-10,000.00	-10,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	-25.00	-100.00	130.00	250.00	-120.00	-48.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	1,000.00	-1,000.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	100.00	50.00	50.00	100.00	100.00	500.00	-400.00	-80.00	600.00
3129-00-000	Total Other Tenant Income	-685.77	-600.00	-85.77	-14.30	-7,193.37	-6,000.00	-1,193.37	-19.89	-7,200.00
3199-00-000	TOTAL TENANT INCOME	83,727.23	90,979.00	-7,251.77	-7.97	853,277.63	909,790.00	-56,512.37	-6.21	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	73.78	185.00	-111.22	-60.12	2,009.96	1,850.00	159.96	8.65	2,220.00
3610-01-000	Interest Income - Unrestricted	6.65	110.00	-103.35	-93.95	93.69	1,100.00	-1,006.31	-91.48	1,320.00
3699-00-000	TOTAL OTHER INCOME	80.43	295.00	-214.57	-72.74	2,103.65	2,950.00	-846.35	-28.69	3,540.00
3999-00-000	TOTAL INCOME	83,807.66	91,274.00	-7,466.34	-8.18	855,381.28	912,740.00	-57,358.72	-6.28	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,320.56	8,664.20	4,343.64	50.13	93,238.15	99,638.30	6,400.15	6.42	121,298.80
4110-00-001	401K-401A Admin	367.25	346.57	-20.68	-5.97	5,158.65	3,985.54	-1,173.11	-29.43	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	320.89	693.14	372.25	53.70	7,058.90	7,971.08	912.18	11.44	9,703.92
4110-00-004	Workers Comp Admin	129.11	259.93	130.82	50.33	2,704.58	2,989.18	284.60	9.52	3,639.00
4110-00-006	Legal Shield - Administrative	87.80	105.00	17.20	16.38	878.00	1,050.00	172.00	16.38	1,260.00
4110-00-007	Payroll Prep Fees	56.94	86.64	29.70	34.28	1,192.50	996.36	-196.14	-19.69	1,212.96
4110-07-000	Health/Life Insurance	1,111.79	1,721.40	609.61	35.41	17,806.07	17,214.00	-592.07	-3.44	20,656.80
4110-99-000	Total Administrative Salaries	6,394.34	11,876.88	5,482.54	46.16	128,036.85	133,844.46	5,807.61	4.34	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	746.62	980.00	233.38	23.81	1,176.00
4130-02-000	Criminal Background / Credit Checks/E	0.00	0.00	0.00	N/A	324.35	0.00	-324.35	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	24.95	1,100.00	1,075.05	97.73	1,320.00
4130-04-000	General Legal Expense	560.00	400.00	-160.00	-40.00	3,860.00	4,000.00	140.00	3.50	4,800.00
4130-99-000	Total Legal Expense	560.00	608.00	48.00	7.89	4,955.92	6,080.00	1,124.08	18.49	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	370.00	7.51	2.03	1,433.80	3,700.00	2,266.20	61.25	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	18,800.78	9,222.20	-9,578.58	-103.86	11,066.64
4173-00-000	Management Fee	4,153.98	5,494.74	1,340.76	24.40	51,002.95	54,947.40	3,944.45	7.18	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	5,439.39	6,811.96	1,372.57	20.15	71,807.81	68,119.60	-3,688.21	-5.41	81,743.52
4190-00-000	Miscellaneous Admin Expenses									

The Manor at West Bartow (62)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	905.12	1,020.00	114.88	11.26	1,224.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	66.92	250.00	183.08	73.23	300.00
4190-03-000	Advertising Publications	599.00	275.00	-324.00	-117.82	3,074.00	2,750.00	-324.00	-11.78	3,300.00
4190-04-000	Stationery & Office Supplies	121.37	100.00	-21.37	-21.37	2,602.59	1,000.00	-1,602.59	-160.26	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4190-07-000	Telephone	671.43	1,100.00	428.57	38.96	7,774.20	11,000.00	3,225.80	29.33	13,200.00
4190-08-000	Postage	169.41	75.00	-94.41	-125.88	946.20	750.00	-196.20	-26.16	900.00
4190-08-100	Express Mail/FED EX/DHL	14.31	0.00	-14.31	N/A	14.31	0.00	-14.31	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	539.40	539.40	100.00	5,082.88	5,394.00	311.12	5.77	6,472.80
4190-10-000	Copiers - Lease & Service	0.00	170.00	170.00	100.00	721.71	1,700.00	978.29	57.55	2,040.00
4190-13-000	Internet	594.46	126.46	-468.00	-370.08	6,044.66	1,264.60	-4,780.06	-377.99	1,517.52
4190-19-000	IT Contract Fees	678.32	800.00	121.68	15.21	7,868.68	8,000.00	131.32	1.64	9,600.00
4190-20-000	Bank Fees - Restricted	27.00	250.00	223.00	89.20	270.00	2,500.00	2,230.00	89.20	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	760.03	1,000.00	239.97	24.00	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	1,000.00	73.02	7.30	1,200.00
4190-30-000	Equipment Service Contracts	686.92	1,400.00	713.08	50.93	11,285.36	14,000.00	2,714.64	19.39	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	3,562.22	5,212.86	1,650.64	31.66	48,359.12	52,128.60	3,769.48	7.23	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,955.95	24,509.70	8,553.75	34.90	253,159.70	260,172.66	7,012.96	2.70	314,217.28
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	87.91	99.00	11.09	11.20	791.19	945.00	153.81	16.28	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	87.91	99.00	11.09	11.20	791.19	945.00	153.81	16.28	1,146.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,359.40	1,680.00	-679.40	-40.44	21,267.42	16,800.00	-4,467.42	-26.59	20,160.00
4320-00-000	Electricity	2,559.80	2,192.00	-367.80	-16.78	25,621.12	21,920.00	-3,701.12	-16.88	26,304.00
4320-01-000	Electricity-Vacant Units	197.91	0.00	-197.91	N/A	197.91	0.00	-197.91	N/A	0.00
4330-00-000	Gas	693.29	825.00	131.71	15.96	7,871.85	8,250.00	378.15	4.58	9,900.00
4340-00-000	Garbage/Trash Removal	1,527.75	1,501.88	-25.87	-1.72	15,439.30	15,018.80	-420.50	-2.80	18,022.56
4390-00-000	Sewer	2,740.00	2,900.00	160.00	5.52	29,071.88	29,000.00	-71.88	-0.25	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,078.15	9,098.88	-979.27	-10.76	99,469.48	90,988.80	-8,480.68	-9.32	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,951.12	7,599.67	3,648.55	48.01	85,412.17	87,047.08	1,634.91	1.88	105,929.88
4410-06-000	401K-401A Maintenance	258.64	303.99	45.35	14.92	3,490.56	3,481.92	-8.64	-0.25	4,237.24
4410-07-000	Payroll Taxes Maintenance	299.93	607.97	308.04	50.67	6,478.26	6,963.74	485.48	6.97	8,474.36
4410-08-000	Health/Life Insurance Maint.	1,099.37	1,659.96	560.59	33.77	15,895.99	16,599.60	703.61	4.24	19,919.52
4410-09-000	Workers Comp Maintenance	118.05	227.99	109.94	48.22	2,915.96	2,611.40	-304.56	-11.66	3,177.88
4410-10-000	Payroll Prep Fees Maint.	52.07	76.00	23.93	31.49	1,084.97	870.49	-214.48	-24.64	1,059.32
4410-11-000	Legal Shield - Maint	43.90	45.00	1.10	2.44	411.00	450.00	39.00	8.67	540.00
4411-00-000	Maintenance Uniforms	238.68	160.00	-78.68	-49.18	1,670.76	1,600.00	-70.76	-4.42	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	439.11	350.00	-89.11	-25.46	5,997.23	3,500.00	-2,497.23	-71.35	4,200.00
4419-00-000	Total General Maint Expense	6,500.87	11,030.58	4,529.71	41.06	123,356.90	123,124.23	-232.67	-0.19	149,458.20
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	109.08	450.00	340.92	75.76	540.00
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
4420-02-000	Supplies-Appliance Parts	144.02	260.00	115.98	44.61	1,610.21	2,600.00	989.79	38.07	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	469.48	200.00	-269.48	-134.74	858.22	2,000.00	1,141.78	57.09	2,400.00
4420-03-200	Window Treatments	0.00	150.00	150.00	100.00	1,991.40	1,500.00	-491.40	-32.76	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	702.72	800.00	97.28	12.16	8,473.78	8,000.00	-473.78	-5.92	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	494.81	500.00	5.19	1.04	4,771.60	5,000.00	228.40	4.57	6,000.00
4420-08-000	Supplies-Plumbing	278.88	200.00	-78.88	-39.44	2,104.97	2,000.00	-104.97	-5.25	2,400.00
4420-11-000	Supplies- HVAC	324.59	250.00	-74.59	-29.84	5,371.65	2,500.00	-2,871.65	-114.87	3,000.00
4420-12-000	Supplies- Painting	92.33	200.00	107.67	53.84	1,500.10	2,000.00	499.90	25.00	2,400.00
4429-00-000	Total Materials	2,506.83	2,605.00	98.17	3.77	27,302.12	26,050.00	-1,252.12	-4.81	31,260.00

The Manor at West Bartow (62)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	5,491.00	4,000.00	-1,491.00	-37.28	4,800.00
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	625.00	1,125.00	500.00	44.44	4,625.00	11,250.00	6,625.00	58.89	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	5,894.84	5,450.00	-444.84	-8.16	6,540.00
4430-18-000	Contract-Alarm Monitoring	408.16	700.00	291.84	41.69	11,662.13	7,000.00	-4,662.13	-66.60	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	10,675.00	25,000.00	14,325.00	57.30	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	4,166.70	4,166.70	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	10,000.00	10,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	5,833.30	5,833.30	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	5,875.00	500.00	-5,375.00	-1,075.00	600.00
4439-00-000	Total Contract Costs	3,009.62	8,920.00	5,910.38	66.26	44,222.97	89,200.00	44,977.03	50.42	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	12,017.32	22,555.58	10,538.26	46.72	194,881.99	238,374.23	43,492.24	18.25	287,758.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	11,043.58	12,293.36	1,249.78	10.17	106,240.54	122,933.60	16,693.06	13.58	147,520.32
4510-01-000	General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	6,587.50	3,952.50	60.00	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	34.00	250.00	216.00	86.40	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	7,698.48	1,196.20	-6,502.28	-543.58	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	117,575.99	130,967.30	13,391.31	10.22	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	1,610.35	2,250.00	639.65	28.43	2,700.00
4855-00-000	Interest Expense-Mortgage	0.00	14,995.62	14,995.62	100.00	131,166.77	149,956.20	18,789.43	12.53	179,947.44
4855-01-000	Interest - Third Mortgage	1,659.36	464.28	-1,195.08	-257.40	7,763.76	4,642.80	-3,120.96	-67.22	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	1,659.36	15,684.90	14,025.54	89.42	140,540.88	156,849.00	16,308.12	10.40	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	310,037.40	310,037.40	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	26,657.00	26,657.00	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	314,333.88	224,944.40	-89,389.48	-39.74	269,933.28
8000-00-000	TOTAL EXPENSES	84,956.43	129,889.23	44,932.80	34.59	1,222,860.92	1,326,741.39	103,880.47	7.83	1,595,820.88
9000-00-000	NET INCOME	-1,148.77	-38,615.23	37,466.46	97.03	-367,479.64	-414,001.39	46,521.75	11.24	-500,532.88
	Net Income After Depreciation	32,520.67				-53,145.76				

The Manor at West Bartow (62)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	23,458.17
1111-15-000	Cash-Payroll	-141,575.84
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-117,517.67
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,300.00
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	158,475.17
1112-99-000	Total Restricted Cash	444,745.95
1119-00-000	TOTAL CASH	327,228.28
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,145.95
1122-99-000	TOTAL: AR	7,145.95
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	7,145.95
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	3,614.66
1211-01-000	Prepaid Insurance	77,305.00
1211-02-000	Prepaid Software Licenses	9,599.95
1299-00-000	TOTAL OTHER CURRENT ASSETS	91,019.61
1300-00-000	TOTAL CURRENT ASSETS	425,393.84
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	-5,268,417.68
1405-02-000	Accum Depreciation- Misc FF&E	-1,232,807.57
1405-03-000	Accum Depreciation-Infrastructure	-581,138.94
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	304,076.94
1410-02-000	Compliance Fees	200,558.00

1410-02-001	Amortization Tax Credit Fees	-211,700.26
1420-00-000	TOTAL FIXED ASSETS (NET)	7,433,228.29
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,144,825.29
1999-00-000	TOTAL ASSETS	8,570,219.13
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-9,286.37
2114-00-000	Tenant Security Deposits	9,000.00
2114-02-000	Security Deposit Clearing Account	279.00
2114-03-000	Security Deposit-Pet	1,350.00
2119-92-000	Accrued Property Taxes	4,002.48
2131-01-000	Accrued Interest NLP Loan	6,595.48
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	6,027.88
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	1,892.00
2260-00-000	Accrued Compensated Absences-Curren	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	4,667,997.59
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	4,680,458.32
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	-3,048,453.75
2809-99-000	TOTAL RETAINED EARNINGS:	-3,048,453.75
2899-00-000	TOTAL EQUITY	3,889,760.81
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,570,219.13

Youthbuild (.ybuild)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	573,422.40	416,670.00	156,752.40	37.62	500,004.00
3499-00-000	TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	573,422.40	416,670.00	156,752.40	37.62	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	102.00	0.00	102.00	N/A	433.86	0.00	433.86	N/A	0.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	20,494.72	0.00	20,494.72	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	102.00	0.00	102.00	N/A	20,928.58	0.00	20,928.58	N/A	0.00
3999-00-000	TOTAL INCOME	102.00	41,667.00	-41,565.00	-99.76	594,350.98	416,670.00	177,680.98	42.64	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	10,339.06	14,162.00	3,822.94	26.99	224,918.51	141,620.00	-83,298.51	-58.82	169,944.00
4110-00-001	401K-401A Admin	869.61	566.00	-303.61	-53.64	11,550.27	5,660.00	-5,890.27	-104.07	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	783.59	1,133.00	349.41	30.84	17,300.97	11,330.00	-5,970.97	-52.70	13,596.00
4110-00-004	Workers Comp Admin	308.95	566.00	257.05	45.42	6,212.95	5,660.00	-552.95	-9.77	6,792.00
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	369.00	350.00	-19.00	-5.43	420.00
4110-00-007	Payroll Prep Fees	136.25	142.00	5.75	4.05	2,692.32	1,420.00	-1,272.32	-89.60	1,704.00
4110-00-008	Other Payroll	0.00	0.00	0.00	N/A	13,200.00	0.00	-13,200.00	N/A	0.00
4110-07-000	Health/Life Insurance	1,711.48	1,400.00	-311.48	-22.25	34,191.64	14,000.00	-20,191.64	-144.23	16,800.00
4110-99-000	Total Administrative Salaries	14,185.84	18,004.00	3,818.16	21.21	310,435.66	180,040.00	-130,395.66	-72.43	216,048.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	7,835.38	5,922.00	-1,913.38	-32.31	74,478.95	59,220.00	-15,258.95	-25.77	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	1,410.00	1,410.00	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	1,380.00	1,380.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	7,835.38	6,201.00	-1,634.38	-26.36	98,878.95	62,010.00	-36,868.95	-59.46	74,412.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A	0.00
4190-04-000	Stationery & Office Supplies	596.61	2,288.00	1,691.39	73.92	1,818.04	22,880.00	21,061.96	92.05	27,456.00
4190-07-000	Telephone	187.20	250.00	62.80	25.12	2,439.81	2,500.00	60.19	2.41	3,000.00
4190-08-000	Postage	4.16	30.00	25.84	86.13	121.90	300.00	178.10	59.37	360.00
4190-08-100	Express Mail/FED EX/DHL	-4.16	0.00	4.16	N/A	24.55	0.00	-24.55	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	479.78	0.00	-479.78	N/A	0.00
4190-10-000	Copiers - Lease & Service	3.15	289.00	285.85	98.91	1,050.73	2,890.00	1,839.27	63.64	3,468.00
4190-11-000	Admin Service Contracts	0.00	1,514.00	1,514.00	100.00	6,605.36	15,140.00	8,534.64	56.37	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	161.24	150.00	-11.24	-7.49	1,487.39	1,500.00	12.61	0.84	1,800.00
4190-22-000	Other Misc Admin Expenses	833.33	0.00	-833.33	N/A	3,229.74	0.00	-3,229.74	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,781.53	4,521.00	2,739.47	60.59	23,852.30	45,210.00	21,357.70	47.24	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,802.75	28,726.00	4,923.25	17.14	433,166.91	287,260.00	-145,906.91	-50.79	344,712.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	0.00	6,605.00	6,605.00	100.00	50,160.00	66,050.00	15,890.00	24.06	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	4,324.52	5,280.00	955.48	18.10	6,336.00
4210-00-004	Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	1,581.81	2,640.00	1,058.19	40.08	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	716.71	660.00	-56.71	-8.59	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	32,470.00	32,470.00	100.00	38,964.00

Youthbuild (.ybuild)
Budget Comparison

Period = Oct 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	74,783.04	107,100.00	32,316.96	30.17	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	5,104.00	2,750.00	-2,354.00	-85.60	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	5,104.00	2,750.00	-2,354.00	-85.60	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-10-000	Payroll Prep Fees Maint.	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	634.75	300.00	-334.75	-111.58	3,388.41	3,000.00	-388.41	-12.95	3,600.00
4419-00-000	Total General Maint Expense	634.75	300.00	-334.75	-111.58	3,488.41	3,000.00	-488.41	-16.28	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	145.10	0.00	-145.10	N/A	145.10	0.00	-145.10	N/A	0.00
4429-00-000	Total Materials	145.10	0.00	-145.10	N/A	145.10	0.00	-145.10	N/A	0.00
4430-00-000	Contract Costs									
4430-03-100	Contract-Building Repairs - Interior	0.00	0.00	0.00	N/A	11,600.00	0.00	-11,600.00	N/A	0.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	N/A	11,600.00	0.00	-11,600.00	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	779.85	300.00	-479.85	-159.95	15,233.51	3,000.00	-12,233.51	-407.78	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	1,255.00	1,255.00	100.00	3,023.52	12,550.00	9,526.48	75.91	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	1,655.00	1,655.00	100.00	3,023.52	16,550.00	13,526.48	81.73	19,860.00
8000-00-000	TOTAL EXPENSES	24,582.60	41,666.00	17,083.40	41.00	531,310.98	416,660.00	-114,650.98	-27.52	499,992.00
9000-00-000	NET INCOME	-24,480.60	1.00	-24,481.60	-2,448,160.00	63,040.00	10.00	63,030.00	630,300.00	12.00

Youthbuild (.ybuild)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	35,005.43
1111-15-000	Cash-Payroll	23,404.52
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	59,409.95
1119-00-000	TOTAL CASH	59,409.95
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	63,911.73
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	69,691.98
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2145-02-000	Due to (14) Renaissance Family Public	165.90
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	44,481.72
2260-00-000	Accrued Compensated Absences-Currei	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	397,222.38
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		400,940.95
2800-00-000	EQUITY		
2809-00-000	RETAINED EARNINGS		
2809-02-000	Retained Earnings-Unrestricted Net Ass		-344,520.97
2809-03-000	Retained Earnings - Restricted Net Ass		13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:		-331,248.97
2899-00-000	TOTAL EQUITY		-331,248.97
2999-00-000	TOTAL LIABILITIES AND EQUITY		69,691.98

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	12,785.00	12,557.00	228.00	1.82	127,138.00	125,570.00	1,568.00	1.25	150,684.00
3119-00-000	Total Rental Income	12,785.00	12,557.00	228.00	1.82	127,138.00	125,570.00	1,568.00	1.25	150,684.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	0.00	0.00	N/A	2,380.00	0.00	2,380.00	N/A	0.00
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	3,500.00	-3,500.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	6.00	500.00	-494.00	-98.80	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	250.00	-250.00	-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	4,250.00	-1,854.00	-43.62	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,785.00	12,982.00	-197.00	-1.52	129,534.00	129,820.00	-286.00	-0.22	155,784.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	31,298.00	12,865.00	18,433.00	143.28	260,739.66	128,650.00	132,089.66	102.67	154,380.00
3499-00-000	TOTAL GRANT INCOME	31,298.00	12,865.00	18,433.00	143.28	260,739.66	128,650.00	132,089.66	102.67	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	338.68	10.00	328.68	3,286.80	2,518.23	100.00	2,418.23	2,418.23	120.00
3699-00-000	TOTAL OTHER INCOME	338.68	10.00	328.68	3,286.80	2,518.23	100.00	2,418.23	2,418.23	120.00
3999-00-000	TOTAL INCOME	44,421.68	25,857.00	18,564.68	71.80	392,791.89	258,570.00	134,221.89	51.91	310,284.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	1,158.75	2,179.08	1,020.33	46.82	21,048.51	24,067.06	3,018.55	12.54	28,425.22
4110-00-001	401K-401A Admin	92.53	87.16	-5.37	-6.16	1,147.45	962.66	-184.79	-19.20	1,136.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	88.69	174.33	85.64	49.13	1,606.34	1,925.40	319.06	16.57	2,274.06
4110-00-004	Workers Comp Admin	34.63	87.16	52.53	60.27	637.96	962.66	324.70	33.73	1,136.98
4110-00-007	Payroll Prep Fees	15.27	21.79	6.52	29.92	273.01	240.66	-32.35	-13.44	284.24
4110-07-000	Health/Life Insurance	332.30	120.06	-212.24	-176.78	4,341.66	1,200.60	-3,141.06	-261.62	1,440.72
4110-99-000	Total Administrative Salaries	1,722.17	2,669.58	947.41	35.49	29,054.93	29,359.04	304.11	1.04	34,698.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	29.00	1,500.00	1,471.00	98.07	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	29.00	1,700.00	1,671.00	98.29	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	362.49	0.00	-362.49	N/A	1,357.40	0.00	-1,357.40	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	3,600.00	3,600.00	100.00	4,320.00
4171-00-000	Auditing Fees	922.92	2,025.28	1,102.36	54.43	16,254.69	20,252.80	3,998.11	19.74	24,303.36
4173-00-000	Management Fee	3,906.64	3,567.84	-338.80	-9.50	35,761.36	35,678.40	-82.96	-0.23	42,814.08
4173-01-000	Bookkeeping Fee	352.50	0.00	-352.50	N/A	3,525.00	0.00	-3,525.00	N/A	0.00
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	4,700.00	4,800.00	100.00	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	2,500.00	-973.93	-38.96	3,000.00
4189-00-000	Total Other Admin Expenses	6,014.55	6,683.12	668.57	10.00	66,122.38	66,831.20	708.82	1.06	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	250.00	250.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	703.01	250.00	-453.01	-181.20	300.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	321.99	137.39	-184.60	-134.36	1,697.88	1,373.90	-323.98	-23.58	1,648.68
4190-08-000	Postage	18.47	25.00	6.53	26.12	736.26	250.00	-486.26	-194.50	300.00
4190-08-100	Express Mail/FED EX/DHL	-4.16	0.00	4.16	N/A	0.00	0.00	0.00	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	261.65	261.65	100.00	2,093.20	2,616.50	523.30	20.00	3,139.80
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	1,182.72	1,332.62	149.90	11.25	11,843.68	13,326.20	1,482.52	11.12	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4190-19-000	IT Contract Fees	0.00	0.00	0.00	N/A	1,292.00	0.00	-1,292.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	0.00	25.00	25.00	100.00	430.62	250.00	-180.62	-72.25	300.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	15.43	0.00	-15.43	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	500.00	0.00	0.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,519.02	1,906.66	387.64	20.33	20,116.43	19,066.60	-1,049.83	-5.51	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,255.74	11,429.36	2,173.62	19.02	115,322.74	116,956.84	1,634.10	1.40	139,815.56
4300-00-000	UTILITIES									
4310-00-000	Water	357.28	1,163.00	805.72	69.28	9,456.38	11,630.00	2,173.62	18.69	13,956.00
4320-00-000	Electricity	247.15	300.00	52.85	17.62	2,104.73	3,000.00	895.27	29.84	3,600.00
4320-01-000	Electricity-Vacant Units	47.41	0.00	-47.41	N/A	47.41	0.00	-47.41	N/A	0.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	0.00	0.00	5,467.07	5,456.80	-10.27	-0.19	6,548.16
4390-00-000	Sewer	589.33	560.28	-29.05	-5.18	5,738.61	5,602.80	-135.81	-2.42	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	1,786.85	2,568.96	782.11	30.44	22,814.20	25,689.60	2,875.40	11.19	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,236.22	2,485.58	1,249.36	50.26	26,795.14	28,520.86	1,725.72	6.05	33,492.02
4410-06-000	401K-401A Maintenance	88.69	99.42	10.73	10.79	1,368.73	1,140.80	-227.93	-19.98	1,339.64
4410-07-000	Payroll Taxes Maintenance	94.03	198.85	104.82	52.71	2,035.51	2,281.70	246.19	10.79	2,679.40
4410-08-000	Health/Life Insurance Maint.	397.97	0.00	-397.97	N/A	4,971.69	0.00	-4,971.69	N/A	0.00
4410-09-000	Workers Comp Maintenance	36.93	99.42	62.49	62.85	808.21	1,140.80	332.59	29.15	1,339.64
4410-10-000	Payroll Prep Fees Maint.	16.29	24.86	8.57	34.47	346.54	285.24	-61.30	-21.49	334.96
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	173.68	250.00	76.32	30.53	2,705.87	2,500.00	-205.87	-8.23	3,000.00
4419-00-000	Total General Maint Expense	2,043.81	3,158.13	1,114.32	35.28	39,031.69	35,869.40	-3,162.29	-8.82	42,185.66
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	264.78	1,000.00	735.22	73.52	1,200.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	60.87	50.00	-10.87	-21.74	110.27	500.00	389.73	77.95	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	2,200.00	500.00	-1,700.00	-340.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	148.63	50.00	-98.63	-197.26	487.99	500.00	12.01	2.40	600.00
4420-03-200	Window Treatments	48.13	0.00	-48.13	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	418.66	50.00	-368.66	-737.32	418.66	500.00	81.34	16.27	600.00
4420-05-000	Supplies-Exterminating	6.97	0.00	-6.97	N/A	45.30	0.00	-45.30	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	32.07	50.00	17.93	35.86	148.52	500.00	351.48	70.30	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	34.38	250.00	215.62	86.25	300.00
4420-08-000	Supplies-Plumbing	37.43	25.00	-12.43	-49.72	37.43	250.00	212.57	85.03	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	59.89	0.00	-59.89	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
4420-10-100	Countertops/Cabinets	258.36	0.00	-258.36	N/A	258.36	0.00	-258.36	N/A	0.00
4420-11-000	Supplies- HVAC	394.83	50.00	-344.83	-689.66	1,650.43	500.00	-1,150.43	-230.09	600.00
4420-12-000	Supplies- Painting	618.82	50.00	-568.82	-1,137.64	1,443.28	500.00	-943.28	-188.66	600.00
4429-00-000	Total Materials	2,024.77	525.00	-1,499.77	-285.67	7,718.53	5,250.00	-2,468.53	-47.02	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	417.50	250.00	-167.50	-67.00	300.00
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	145.00	0.00	-145.00	N/A	0.00
4430-03-300	Repairs - Windows/Glass	0.00	0.00	0.00	N/A	571.00	0.00	-571.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	1,015.00	1,650.00	635.00	38.48	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,400.00	125.00	-1,275.00	-1,020.00	5,225.00	1,250.00	-3,975.00	-318.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	618.99	185.00	-433.99	-234.59	1,910.88	1,850.00	-60.88	-3.29	2,220.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Oct 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	9,000.00	11,000.00	2,000.00	18.18	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	6,300.00	4,000.00	-2,300.00	-57.50	4,800.00
4430-24-400	Unit Turn Services	0.00	0.00	0.00	N/A	2,100.00	0.00	-2,100.00	N/A	0.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	0.00	2,800.00	2,800.00	100.00	3,360.00
4439-00-000	Total Contract Costs	3,018.99	2,280.00	-738.99	-32.41	30,023.14	22,800.00	-7,223.14	-31.68	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	7,087.57	5,963.13	-1,124.44	-18.86	76,773.36	63,919.40	-12,853.96	-20.11	75,845.66
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,827.71	4,827.71	100.00	4,079.09	48,277.10	44,198.01	91.55	57,932.52
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	4,079.09	48,777.10	44,698.01	91.64	58,532.52
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	518.00	0.00	-518.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	518.00	0.00	-518.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,814.69	0.00	0.00	78,146.90	78,146.90	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	78,146.90	9,146.90	-69,000.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	26,015.85	39,553.85	13,538.00	34.23	304,201.44	402,489.84	98,288.40	24.42	481,597.54
9000-00-000	NET INCOME	18,405.83	-13,696.85	32,102.68	234.38	88,590.45	-143,919.84	232,510.29	161.56	-171,313.54
	Net Income After Depreciation	26,220.52				166,737.35				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Oct 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	231,060.90
1111-15-000	Cash-Payroll	5,932.65
1111-99-000	Total Unrestricted Cash	236,993.55
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,100.00
1112-04-000	Cash Restricted-Reserve for Replac	79,708.71
1112-99-000	Total Restricted Cash	93,808.71
1119-00-000	TOTAL CASH	330,802.26
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	5,297.00
1122-99-000	TOTAL: AR	5,297.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	31,879.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	40,790.97
1211-02-000	Prepaid Software Licenses	7,242.73
1299-00-000	TOTAL OTHER CURRENT ASSETS	48,033.70
1300-00-000	TOTAL CURRENT ASSETS	410,714.96
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	-642,533.62
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,405,495.21
1499-00-000	TOTAL NONCURRENT ASSETS	3,405,495.21
1999-00-000	TOTAL ASSETS	3,816,210.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,167.36

2114-00-000	Tenant Security Deposits	14,400.00
2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	6,529.19
2138-00-001	Accrued audit fees - LHA	24,891.27
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	27,093.00
2260-00-000	Accrued Compensated Absences-Currei	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	82,486.85
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,397.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,397.78
2499-00-000	TOTAL LIABILITIES	84,884.63
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,731,325.54
2809-99-000	TOTAL RETAINED EARNINGS:	3,731,325.54
2899-00-000	TOTAL EQUITY	3,731,325.54
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,816,210.17

RESOLUTIONS

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

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

Re: Resolution # 25-1564

The Board of Commissioners is requested to give authorization to acquire the Limited Partners' interests in 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 will expire on December 31, 2025.

LHA staff has been negotiating with the Limited Partners (April Housing) for the past few months. Staff have also been receiving counsel from Rubin Brown (LHA financial advisor and auditor) and Saxon Gilmore (LHA legal counsel).

LPHC was the applicant for the tax credits and serves as the Sole Owner of the General Partner (Colton Meadows LLLP) and, thereby, is the official member of the partnership. So, the offer to purchase letter is required to come from LPHC in its

capacity as the General Partner. Please see the attached offer to purchase letter from LPHC to the Limited Partners.

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 is having discussions with Regions Bank on this matter.

Staff recommends approval of this resolution to provide authorization to acquire the Limited Partners' interests in the Colton Meadows property.

COLTON MEADOWS, LLLP
PROJECTED PROCEEDS ON SALE

5/20/2025

Net Proceeds From Sale		
Sale price		\$4,190,000
Add: Reserve balances		773,719
Less: Sale commission	3.00%	(125,700)
Escrow/Title/Recording Fees		
Prepayment Penalty		
First Mortgage		(1,231,424)
Second Mortgage		(450,845)
Third Mortgage		(115,900)
Fourth Mortgage		
Fifth Mortgage		
Accrued Interest - Soft Debt		
Due From Affiliate		101,152
Due To Affiliates		(362,901)
Accrued Asset Management Fees		

Net Proceeds From Sale	\$2,778,101
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Section 8.10

Allocated As Follows:

	<u>Back-End Percentage</u>	<u>Positive Capital Acct.</u>		<u>Actual Percentage</u>
GP - Colton Meadow GP, LLC	90.0000%	\$0	\$2,500,291	90.0000%
LP - Colton Meadow Investor, LLC	10.0000%	0	\$277,810	10.0000%
		<u>\$0</u>	<u>\$2,778,101</u>	
Total Payoff to Investor Limited Partner			<u>\$277,810</u>	

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted this Resolution No. 25-1564, dated November 17, 2025.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

RESOLUTION NO. 25-1564

APPROVAL AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY AND APPROPRIATE TO OBTAIN FINANCING NECESSARY TO ACQUIRE THE LIMITED PARTNERS' INTERESTS IN 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, the Executive Director of the Housing Authority of the City of Lakeland requests the Board of Commissioners' approval to acquire the Limited Partners' interests in the Colton Meadows property for an amount determined to be reasonable and in the best interest of the Housing Authority of the City of Lakeland utilizing such funds as the Executive Director deems appropriate in consultation with counsel; and

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

WHEREAS, the Executive Director will keep the Board of Commissioners of the Housing Authority of the City of Lakeland apprised of his progress in acquiring the interests.

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 obtain the funding necessary to acquire the Limited Partners' interests in the Colton Meadows property and to execute any and all documents necessary to carry out the intent of this resolution.

COLTON MEADOWS, LLLP
PROJECTED PROCEEDS ON SALE

Gain / Loss on Sale Estimated:

Net Proceeds From Sale	\$4,064,300
NBV of Property - 12.31.2025 - ESTIMATED:	11,930,007
NBV of Intangible Assets - 12.31.2025 - ESTIMATED:	1,174

Gain (Loss) on Sale: (\$7,866,881)

	<u>12/31/2024 Tax Capital Accounts:</u>	<u>Estimated 2025 Tax Income:</u>	<u>Estimated Gain (Loss) on Sale:</u>	<u>12/31/2024 Tax Capital Accounts:</u>
GP - Colton Meadow GP, LLC	\$2,787,543	\$38	(\$4,579,625)	(\$1,792,044)
LP - Colton Meadow Investor, LLC	\$2,906,681	\$380,575	(\$3,287,256)	\$0
	<u>\$5,694,224</u>	<u>\$380,613</u>	<u>(\$7,866,881)</u>	<u>(\$1,792,044)</u>
Negative Capital Accounts Prior to Gain/Loss:		\$0		
Positive Capital Accounts Prior to Gain/Loss:		\$6,074,837		

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

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

Re: Resolution # 25-1565

The Board of Commissioners is requested to give authorization to acquire the Limited Partners' interests in the Villas at Lake Bonnet property.

2. Who is making request:

A. Entity: LHA

B. Project: Villas at Lake Bonnet

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 will expire on December 31, 2025.

LHA staff has been negotiating with the Limited Partners (April Housing) for the past few months. Staff have also been receiving counsel from Rubin Brown (LHA financial advisor and auditor) and Saxon Gilmore (LHA legal counsel).

LPHC was the applicant for the tax credits and serves as the Sole Owner of the General Partner (Bonnet Shores LLLP) and, thereby, is the official member of the partnership. So, the offer to purchase letter is required to come from LPHC in its

capacity as the General Partner. Please see the attached offer to purchase letter from LPHC to the Limited Partners.

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 is having discussions with Regions Bank on this matter.

Staff recommends approval of this resolution to provide authorization to acquire the Limited Partners' interests in the Villas at Lake Bonnet property.

BONNET SHORES, LLLP
PROJECTED PROCEEDS ON SALE

5/20/2025

Net Proceeds From Sale

Sale price			\$4,640,000
Add: Reserve balances			800,286
Less: Sale commission	3.00%		(139,200)
Escrow/Title/Recording Fees			0
Prepayment Penalty			0
First Mortgage - Agency Loan			(3,819,255)
Second Mortgage - Land Loan			(1,009,877)
Third Mortgage - HOME Loan			(131,028)
Fourth Mortgage			
Fifth Mortgage			
Accrued Interest - Soft Debt			(913,583)
Accrued Asset Management Fees (SLP)			(11,793)

Net Proceeds From Sale

\$0

Section 10.2(b)

Allocated As Follows:

	<u>Back-End Percentage</u>	<u>Positive Capital Acct.</u>		<u>Actual Percentage</u>
GP - Bonnet Shores GP, Inc.	49.0000%	\$0	\$0	0.0000%
SLP - Housing Authority of the City of Lakeland	0.0010%	0	\$0	0.0000%
ILP - Boston Capital	50.9990%	0	\$0	0.0000%

\$0

\$0

Total Payoff to Investor Limited Partner

\$11,793

BONNET SHORES, LLLP
PROJECTED PROCEEDS ON SALE

Gain / Loss on Sale Estimated:

Net Proceeds From Sale	\$4,500,800
NBV of Property - 12.31.2025 - ESTIMATED:	5,644,152
NBV of Intangible Assets - 12.31.2025 - ESTIMATED:	12,429

Gain (Loss) on Sale:	(\$1,155,781)
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	<u>12/31/2024 Tax Capital Accounts:</u>	<u>Estimated 2025 Tax Loss:</u>	<u>Estimated Gain (Loss) on Sale:</u>	<u>12/31/2024 Tax Capital Accounts:</u>
GP - Bonnet Shores GP, Inc.	(\$725)	(\$38)	(\$444,166)	(\$444,929)
SLP - Housing Authority of the City of Lakeland	\$0	\$0	\$0	\$0
ILP - Boston Capital	\$1,095,840	(\$384,225)	(\$711,615)	\$0
	<u>\$1,095,115</u>	<u>(\$384,263)</u>	<u>(\$1,155,781)</u>	<u>(\$444,929)</u>
Negative Capital Accounts Prior to Gain/Loss:		(\$763)		
Positive Capital Accounts Prior to Gain/Loss:		\$711,615		

RESOLUTION NO. 25-1555

APPROVAL AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY AND APPROPRIATE TO OBTAIN FINANCING NECESSARY TO ACQUIRE THE LIMITED PARTNERS' INTERESTS IN THE VILLAS AT LAKE BONNET 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 Villas at Lake Bonnet 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 Villas at Lake Bonnet property; and

WHEREAS, the Executive Director of the Housing Authority of the City of Lakeland requests the Board of Commissioners' approval to acquire the Limited Partners' interests in the Villas at Lake Bonnet property for an amount determined to be reasonable and in the best interest of the Housing Authority of the City of Lakeland utilizing such funds as the Executive Director deems appropriate in consultation with counsel; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland authorizes the Executive Director to sign any and all required forms and documents to necessary to obtain the financing to acquire the Limited Partners' interests in the Villas at Lake Bonnet property; and

WHEREAS, the Executive Director will keep the Board of Commissioners of the Housing Authority of the City of Lakeland apprised of his progress in acquiring the interests.

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 obtain the funding necessary to acquire the Limited Partners' interests in the Villas at Lake Bonnet 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. 25-1565, dated November 17, 2025.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

END OF REPORT