



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

August 18, 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, August 18, 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 July 21, 2025**

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

**3. Old Business**

**4. New Business**

- Employee of the Month
- Family Self-Sufficiency Graduate
- HUD FY2024 SEMAP Score Letter - High Performer – Section 8 Program

**5. Public Forum**

**6. Committee Reports**

- Sustainability Plan Review Committee

**7. Secretary's Report**

- Housing and Operations
- Administration and Finance

**8. Legal Report**

**9. Other Business**

## 10. Adjournment

## MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, July 21, 2025  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** David Samples, Chairman  
Dewey Chancey, 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 6:01 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 Domineck, seconded by Commissioner Chancey

Vote:

David Samples – Aye	Michael Konen – Aye	Dewey Chancey – Aye
Stacy Campbell-Domineck – 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 June 16, 2025.

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

Vote:

David Samples – Aye

Michael Konen – Aye

Dewey Chancey – Present

Stacy Campbell-Domineck – Aye

Charles Welch – Aye

Curtisha James – Aye

## **PUBLIC FORUM**

Michael Joseph stated he has concerns about the Section 8 program. He stated he came into the office four years ago to inquire if the Section 8 waitlist was open or closed. The list was closed during that time. He alleges the properties are being filled with Hispanics. Mr. Joseph was informed that his statement will be reviewed by staff, and he will receive a written response.

Michael Pimentel, former chairman of the LHA Board of Commissioners, introduced himself to the new members of the LHA Board. He stated that during his tenure of serving on the Board he was available to LHA staff, the residents of LHA properties and to assist with whatever whenever he could. He wants both the staff and residents to know that he is now more available to assist in any manner that is needed.

Harlem Turner stated he received a letter of response from Mr. Stevenson regarding his comments in the last meeting during the Public Forum. He indicated that he would continue to attend the meetings until the concerns are properly handled.

Lashandra Elliott alleges after her termination she was made aware of a false comment made regarding the \$150 commission check received that she feels she earned. She alleges that statements regarding the \$150 were misrepresented by LHA staff. She alleges that the nature of the commission has been misrepresented, and the second payment of the commission has been withheld. Ms. Elliott acknowledges that she has filed various grievous and ethical complaints to clear her name. Chairman Samples informed Ms. Elliot she will receive a written response to her comments.

Naquaisha Coward made a statement paraphrasing the laws regarding nepotism and made statements alleging that staff working in the agency are relatives of executive staff. She alleges Mr. Glover and Mr. Roberts have been given multiple hats with the agency that have resulted in ethical breaches. She also alleges property managers are allowing residents to live free on the property and allowing tenants to sub-lease apartments. She also alleges that staff display insubordinate actions toward supervisors, and they are allowed to continue to work doing the alleged infractions. Commissioner Samples advised Ms. Coward that she would receive a written response regarding her concerns.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Lissett Cancel, Leasing Agent at Twin Lakes Estates Phase I, a senior property, is the June 2025 Employee of the Month. She was presented by her supervisor, Angela Johnson, Property Manager. Ms. Cancel is a very dedicated and valued team worker that performs daily activities with the residents going above and beyond her duties.

## **COMMITTEE REPORTS**

Commissioner Konen gave updates on the Sustainability Plan Review Committee meeting held on July 17, 2025. The meeting agenda addressed program and property updates. An overview of the resolutions that will be presented in tonight's meeting was discussed. Carlos Pizarro also gave updates regarding the properties. All the properties are continuing to do well. A thorough Finance Report was also given by Samantha Ortiz and Mr. Pizarro.

## **SECRETARY REPORT**

Mr. Stevenson gave updates on the 10th Street development project. The Master Developer Agreement has been drafted and given to the Development Partner for review. Once the agreement is finalized, Mr. Stevenson will submit it to the LHA Board for approval. The property has been annexed by the City of Lakeland; so, the project is eligible to apply for the Local Government Contribution when it becomes available.

The Manor at West Bartow property continues to have good conversations with Regions Bank. Regions has requested an extension until September 15, 2025, to complete all the paperwork for the closing. The Limited Partner has agreed to the extension. The extension must be completed by September 30, 2025, because that date marks the end of the quarter.

Staff have received the design drawings from the engineer for the drainage issue at Colton Meadow. Staff have reached out to the contractor and are now awaiting the return of the signed contract so that the work may begin. The contractor has also reached out to the family to get permission to access their land to make the necessary repairs and provide a warranty for the work.

Mr. Stevenson gave updates on Twin Lakes Estates Phase III. Staff and the Developer Partner have applied for a predevelopment loan. Resolution No. 25-1559, which is being presented in tonight's meeting, is for this project. Staff are requesting the Board authorize the Executive Director to submit an application to Florida Housing Finance Corporation for the

Predevelopment Loan Program (PLP). The funds will be used for appropriate predevelopment activities at the site.

Things are moving slowly but surely at Carrington Place aka as Dakota Park Apartments. Tonight's Resolution No. 25-1560 is requesting permission to authorize the Executive Director to submit an application for Section 18 Demolition and Disposition of the Dakota Park Apartments to the U.S. Department of Housing and Urban Development for review and approval. The approval process is expected to take about six months to a year.

## **HOUSING AND OPERATION**

Carlos Pizarro gave updates on the properties. The last rounds of state inspections and audits on the tax credit properties have been completed. All five properties passed the inspections. Based on a meeting attended with HUD, Mr. Pizzaro is expecting funding reductions for the Section 8 program. Funding for the Emergency Housing Voucher program is ending. LHA has seventy-five families that are currently receiving services under this program. The program is expected to be cut in October 2025.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore indicated that he gave his updates earlier in the meeting. He encouraged the commissioners to attend the FAHRO Conference in Orlando. He will be giving a presentation on PHA legal matters.

## **RESOLUTIONS**

Resolution No #25-1559- The Board of Commissioners is asked to authorize the Executive Director to submit an application to Florida Housing Finance Corporation for the Predevelopment Loan Program (PLP) for appropriate predevelopment financing for the development of Phase III of the Twin Lakes Estates community and to take all actions necessary to carry out the intent of this Resolution.

- Motion to authorize and approve Resolution No # 25-1559.

Motioned by Commissioner Domineck and seconded by Commissioner James.

Vote:

David Samples – Aye

Michael Konen – Aye

Dewey Chancey – Present

Stacy Campbell-Domineck – Aye

Charles Welch – Aye

Curtisha James – Aye

Resolution No. 25-1560 – The Board of Commissioners is asked to authorize the Executive Director to submit an application for Section 18 Demolition and Disposition of the Dakota Park Apartments housing community to the U.S. Department of Housing and Urban Development for review and approval.

- Motion to authorize and approve Resolution No # 25-1560.

Motioned by Commissioner Chancey seconded by Commissioner Domineck.

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Charles Welch – Aye

Stacy Campbell-Domineck – Aye

Curtisha James – Aye

## **OTHER BUSINESS**

Commissioners that confirmed their attendance at the FAHRO Statewide Conference in Orlando have been registered.

The meeting adjourned at 6:57p.m.

Benjamin Stevenson, Secretary

# **PUBLIC COMMENT RESPONSE**



## **BOARD OF COMMISSIONERS**

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[www.LakelandHousing.org](http://www.LakelandHousing.org)

TO: LHA Board of Commissioners

FROM: Benjamin Stevenson, Executive Director

RE: Response to Public Comment – Michael Joseph

DATE: August 4, 2025

This memorandum is written in response to the Public Comments received at the July 21, 2025, meeting of the LHA Board of Commissioners. Michael Joseph commented words to the effect that questioned why LHA was serving so many Hispanics in the lobby.

It is LHA and HUD policy for the housing authority to serve all people regardless of race, creed, or color. Any person that comes inside of our facility will be assisted in the best and most respectable manner possible. If LHA is unable to provide assistance, staff tries to refer the person to one of our partner agencies for assistance.

The rental properties mentioned by Mr. Joseph are not a part of the LHA portfolio. So, we have no control over their activities.

BJS



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TO: LHA Board of Commissioners

FROM: Benjamin Stevenson, Executive Director

RE: Response to Public Comment – Harlem Turner

DATE: August 4, 2025

This memorandum is written in response to the Public Comments received at the July 21, 2025, meeting of the LHA Board of Commissioners. Harlem Turner commended words to the effect that the Executive Director is running a corrupt organization at LHA and violating HUD public housing policy.

I will begin my defense against these false allegations by sharing some of my background and experience. I have spent the last thirty plus years living a life and building a career based upon integrity. My integrity is not for sale to anyone. Not even a powerful community leader. I came to Lakeland with my integrity, and I will leave Lakeland with my integrity. No amount of threats or intimidation will change that. Unlike Mr. Turner, I have not used my position to threaten or attempt to force someone to break the law or violate HUD guidelines. I say that because of his current charges. Because I terminated a friend of his, he is on a revenge tour. I will not be intimidated. If the citizens of Lakeland want to remove me for enforcing rules, I can live with that. I have no fear of a fair and impartial investigation.

Over the last thirty plus years, I have worked at various governmental entities that were in different stages of financial disarray including Tampa, New Orleans, and Lakeland. I helped turn each one into a nationally recognized and award-winning entities. Projects under my supervision have won awards for fiscal management, community design, and affordable housing innovation from organizations such as America Society of Public Administrators, American Institute of Architects, National Association of Housing and Redevelopment Officials, Affordable Housing Magazine, U.S. Department of Housing and Urban Development, and the Affordable Housing Tax Credit Coalition. I have also had two projects voted or selected as the best in the country and presented to a U.S. President.

When I arrived at LHA, it was as a Financially At-Risk agency. This is an early step in the process of where the housing authority could have been placed in receivership. I was hired to fix this issue. During my tenure, LHA has become a high performing award-winning agency. Most recently, the Section 8 program received a 100% score for the SEMAP assessment process from HUD. Our homeownership program also won an award from SERC-NAHRO last month. My team is doing an outstanding job.



Previously, I served as a Senior HUD Consultant during the Hurricane Katrina Recovery Effort. One of the projects under my direct supervision was selected as the best affordable housing project in the country. The Housing Authority of New Orleans had been in receivership for 15 years prior to my coming to New Orleans. My work there was a major contributing factor to that receivership being lifted. I also have several other individual and team awards and accolades that I will not mention.

One definition of corruption is to hire the friend of a community leader and allow them to remain employed even when they have displayed an inability to take instruction or guidance from their direct supervisor and refuse to perform certain tasks essential to the service of the agency. I refuse to participate in this type of corruption.

My experience has taught me that when you clean up a corrupt agency you create lifelong enemies. This can be especially true when you fire the friend of powerful community leaders. Such leaders will engage in revenge tours while deliberately overlooking facts. They will round up a team of ex-employees, previously terminated, to voice grievances in an attempt to create a scandal.

Since I have been at LHA, I have endured many false and misleading accusations. I have survived those, and I survive these current ones. I make that statement because I have a long legacy of high achievement with integrity over a more than thirty-year time period. The use of testimonies from former LHA employees that were previously terminated or forced to resign for violation of HUD and LHA policies in an attempt to bring credibility to his accusations is a ploy that will not work. Mr. Turner has brought three people that previously worked at LHA and were terminated for violation of company policy in attempt to garner support for his position. I am going to continue to enforce HUD and LHA policies on all employees under my supervision. Their failure to comply with this directive will lead to disciplinary action.

In the past, I have resisted corruption and threats from powerful community leaders because I have terminated their friends. Some threaten to come after me if I do not do their bidding such as hiring or giving contracts to their friends. I believe this to be the case now. A review of the evidence supports my viewpoint.

Regarding the charge of evicting Black people in order to move in LHA employees is false. There is no way this accusation can be true because LHA does not have eviction power. Only a judge in a court of law can evict tenants of any housing unit. Moreover, there are no violations of HUD policy because none of the employees were moved into a public housing unit. HUD public housing restrictions do not apply to housing tax credit housing units.

I have no interest in stopping or prohibiting free speech, protest or peacefully opposition. Everyone is entitled to their opinion. I will, however, fight against unjust, inaccurate, and false allegations by Mr. Turner and anyone else. If he considers requiring his friends to follow the same rules and guidelines as everyone else to be corruption, then so be it. I welcome any fair and impartial investigation or a review of LHA's performance during any time period of my tenure here.

A copy of this response will be sent to Mr. Turner at the address that LHA has on file.

BJS



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[www.LakelandHousing.org](http://www.LakelandHousing.org)

TO: LHA Board of Commissioners

FROM: Benjamin Stevenson, Executive Director

RE: Response to Public Comment – LaShonda Elliott

DATE: August 4, 2025

This memorandum is written in response to the Public Comments received at the July 21, 2025, meeting of the LHA Board of Commissioners. LaShonda Elliott commended words to the effect that she was unfairly terminated as an employee of LHA and demanded payment for referring a Section 8 voucher holder to a landlord for purposes of renting a housing unit. A review of her employment history shows that Ms. Elliott committed two major violations of Section 8 protocols that were so egregious that they merited immediate termination for any employee, whether probationary or permanent. The violations were in addition to communication issues with her direct supervisor. She engaged in steering by assisting a Section 8 voucher holder in finding and leasing a housing unit. She then charged the landlord a fee for referring the voucher holder to him. Both actions are major violations of the Section 8 program protocols. LHA, and any other public housing authority, is not allowed to charge a fee to landlords that rent or lease housing units to our program participants. HUD guidelines prohibit steering in any capacity by LHA or its employees.

Ms. Elliot also worked as consultant to West Lake Realty (WLR), an affiliate of LHA, to assist with homeownership sales. She stated her actions did not violate Florida Real Estate Law. Please note WLR employees are only allowed to earn commissions on the sale of houses. They are not allowed to earn commissions on rentals or referrals. Whereas, Florida real estate law allows this practice, HUD guidelines and LHA policy do not. LHA cannot start a precedent where LHA or its representatives charge landlords a fee to rent a unit to a Section 8 voucher holder. Such is contradictory to HUD and LHA policy and would create a monumental negative perception and impact on the Section 8 program. HUD has incentive programs to try and attract landlords to the Section 8 program. Charging a fee to the landlord for renting to voucher holders would be contradictory to this incentive and detrimental to this the program.

Additionally, employees or contractors of WLR are not allowed to violate HUD protocols and regulations. Ms. Elliot was not terminated for violating Florida real estate law, she was terminated for violating LHA and HUD policies. She was not acting as an employee of the state of Florida, but LHA. The law does not require an employer to give several warnings, written or verbal, to an employee during their initial probationary period of employment. Ms. Elliot did not successfully complete the probationary period.



Written documentation of a disciplinary history is not required to terminate an employee on probation. An employer only needs to make a determination that the employee has not successfully completed the probationary period. It is not LHA policy to provide a letter of termination to an employee that does not complete the probationary period.

These protests and demand for payment of a referral fee for a rental unit are proof of Ms. Elliott's efforts to apply non-HUD interpretations to LHA and HUD programs. Florida Real Estate law does not supersede federal regulations when applied to the Section 8 program and its participants. The payment that was issued to the agency for the rental referral was returned uncashed to the landlord.

Ms. Elliott's insistence that LHA pay her the referral fee is evidence of her inability to follow instructions from her senior management. Basically, her action implies Florida real estate law is superior to federal guidelines for the Section 8 program when it is applied to Section 8 participants. This is not the case. She is free to pursue payment directly from the landlord. LHA is not interfering with her relationship with the landlord or any of her other clients. LHA cannot and will not pay Ms. Elliott a fee for a rental referral. Again, because this action violates HUD protocols. She will have to seek payment from the landlord.

This type of behavior by Ms. Elliot also led to conflicts with her Section 8 supervisor and her eventual termination. Her demand for payment of her referral fee cannot be granted by LHA. LHA returned the check to the landlord. I know of no credible senior housing authority executive or HUD official that is willing to overlook these violations.

A copy of this response will be sent to Ms. Elliott at the address that LHA has on file.

BJS



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TO: LHA Board of Commissioners

FROM: Benjamin Stevenson, Executive Director

RE: Response to Public Comment – Naquaisha Coward

DATE: August 4, 2025

This memorandum is written in response to the Public Comments received at the July 21, 2025, meeting of the LHA Board of Commissioners. Naquaisha Coward commented words to the effect that LHA is illegally provide housing to LHA staff and the Executive Director is illegally hiring his relatives.

Regarding housing of LHA employees of the properties, it must be understood that when a person begins employment at LHA, they do not forfeit their rights to federal or public assistance, including the right to receive housing opportunities. Yes, it is a violation of HUD guidelines to unethically move up an LHA employee on the public housing waitlist. In other words, LHA employees cannot bump another person on the waitlist or jump in line. Such is a direct violation of HUD guidelines. That is why no current LHA employee is a resident of a public housing unit at LHA. LHA employees are eligible for assistance in a low-income housing tax credit units provided they meet the income and admission requirements. To use the logic of denying a housing opportunity to an income eligible person because they work for LHA is comparable to denying someone service at the hospital because they are an employee of that hospital. There have no violations of HUD policy with the housing of LHA employees because none of the employees were moved into a public housing unit.

Also, all persons approved for admission into a property at an LHA community are approved by an outside third-party agency prior to moving on the property. So, the final approval for admission is not at the discretion of the manager. The third-party agency's decision is binding on the applicant, LHA, West Lake Management and Housing Trust Group. There were no violations of HUD policy because no current LHA employee has been moved into a public housing unit.

All persons evicted from an LHA property must be approved by a judge. Just like any other landlord, LHA can only submit a request for eviction. The judge schedules a court hearing. At the court hearing, LHA and the tenant are provided an opportunity to present evidence in support of their respective case. The information is reviewed by the judge. The judge's decision is binding on LHA and the tenant. Neither LHA staff, LHA Board of Commissioners nor LHA Legal Counsel can overturn the judge's ruling. Eviction is always an action of last resort.



Each time a relative of mine was hired at LHA, I informed Senior Executive staff prior to the approval of the person for employment and the start of their employment. The relative went through the same vetting process as all other employees. They must also pass a criminal background check. No relative of mine has ever reported directly to me. I also have not written any evaluations for a relative at LHA. I do not inform the Board of the hiring of employees because it is a personnel matter. All personnel matters fall within the day-to-day operations and duties of the Executive Director. I do, however, inform the Board of the hiring of senior executive staff.

Charles Glover was hired as an Information Technology Specialist. The position was vacant at the time of his application. He reports directly to the Senior Vice-President of Housing. He has worked to obtain and maintain his real estate license as well as obtaining a broker license since the start of his employment at LHA. He had to work/study for two years under another broker before he was allowed to take the exam to be certified as a broker. He trained under two brokers at West Lake Realty and passed the exam on his first attempt. He currently serves as the Broker of Record for WLR. He is the fourth person to serve in the broker capacity during my tenure at LHA. In less than two years, he has sold four (4) homes in the City of Lakeland Infill Land Bank Program and four (4) additional homes in the Section 8 Homebuyers Program. His role in helping eight (8) families purchase their first home is an achievement that is more than the combined total of all the previous brokers and more than any other PHA in the state of Florida. I challenge anyone to find a public housing authority that has had more success with their first time homebuyer program.

Mr. Glover's employment at LHA is based upon merit, performance, and an ability to follow instructions and take wise career advisement. He should be commended for achievements that have helped LHA to outperform any other PHA in the state, and perhaps the nation, in the first-time homebuyer completed sales. LHA's partnership with the City of Lakeland received an award at the most recent annual conference of SERC-NAHRO (Southeast Regional Council-National Association of Housing and Redevelopment Officials).

A copy of this response will be sent to Ms. Coward at the address that LHA has on file.

BJS

# **SECRETARY'S REPORT**

◀ **July 2025**

**Secretary's Report**  
**August 2025**  
**DEVELOPMENT UPDATES**

**Twin Lakes Estates Phases I and II**

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



**Twin Lakes Estates Phase III**

The Developer Partner received the Local Government Contribution designation from the City of Lakeland. The City of Lakeland City Council approved the award at their meeting on Monday, July 1, 2024. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation held another application process on December 18, 2024. The Developer Partner submitted an application for a 4% bond and Live Local funding for Phase III. Our application was originally in the second position outside of the funding pool, but the Developer Partner submitted challenges against some of the other applications in the funding pool. The challenges were successful, and our application was moved up into the funding pool. Unfortunately, one of the applications ahead of our application was also challenged successfully. Once that application was thrown out of the pool, the funding allocation was reduced. The result was there were not enough tax credits to fund our project. The next available option is to submit another application in the next

## **Secretary's Report**

### **August 2025**

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

The Developer Partner asked LHA to submit a predevelopment loan request to Florida Housing Finance Corporation. Staff are presented a resolution to the Board for approval at last month's meeting. The resolution requested permission to apply for a \$400,000 predevelopment loan and was approved. The loan will pay for predevelopment expenses such as architectural and engineering fees, surveys, permit applications and related items. Staff has 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.

### **West Lake Phase III Disposition and Demolition**

All families were relocated off-site in 2023. The demolition of buildings in Phase III has been completed. The contractor has also completed the process of removing the utility poles and grading the site. The Developer now has a buildable site to use when they are ready to start construction of the new housing units.

### **Renaissance at Washington Ridge**

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

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

### **Carrington Place 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.

## **Secretary's Report**

**August 2025**

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.

### **Manor at West Bartow**

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

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

### **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.

**Secretary's Report**  
**August 2025**



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

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

**Highlands County**

Section 202 Elderly Grant Application

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

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

Wille Downs Apartments

The Owner has received the final Certificates of Occupancy (TCOs) for all buildings at the Willie Downs property in January of this year. Families were allowed to start the move in process for the approved housing units on November 7, 2024. The property is currently 92% occupied at this time. The property is also listed on the [www.affordablehousing.com](http://www.affordablehousing.com) website. All Section 8 program participants use this website when looking for affordable rental housing. The property is now 100% occupied.

**Secretary's Report**  
**August 2025**  
**10<sup>th</sup> 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.

**Move To Work**

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

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

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

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

## **Secretary's Report**

**August 2025**

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 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

## **Secretary's Report**

### **August 2025**

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 a third homebuyer purchase her first home last month. We expect a fourth homebuyer to close on her new home sometime within the next two weeks.

### **Community and Other Activities**

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

I have been invited to serve as a panelist at the Annual Conference for the Florida Housing Coalition. The panelists will be discussing affordable rental and public housing, and I will speak on first time homebuyer programs. The conference will be held August 25-27, 2025.

Respectfully submitted,

*Benjamin Stevenson*

Secretary

# **AFFORDABLE HOUSING REPORT**

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

# Affordable Housing Department

## Board Report

### August 2025

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
  - Housing Communities
    1. West Lake (Under demolition)
    2. Cecil Gober
    3. John Wright Homes
    4. Carrington Place (Formerly known as Dakota Apartments)
    5. Renaissance/Washington Ridge
    6. Villas at Lake Bonnet
    7. Colton Meadow
    8. The Manor at West Bartow
    9. The Micro-Cottages at Williamstown
    10. Twin Lakes Estates Senior PHASE I and II
    11. Eddie Woodard (Under leasing)
  - Housing Choice Voucher Program
    1. Intake & Occupancy Report
    2. Housing Choice Voucher report
  - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
  - Total number of visitors for the month of July 2025: **812**

#### News

The Agency plan with all the agency's policies and procedures has been sent to the Board of Commissioners for review and questions.

**On July 25, 2025, the administration released an Executive Order that commits to addressing our nation's growing homelessness crisis but focuses on criminalization and institutionalization instead of providing housing and supportive services.**

**America needs funding and resources for more affordable homes and programs to help people attain stability and self-sufficiency. Unfortunately, this Executive Order does nothing to help address that need. Now is the time for housing solutions, not penalties and punishment.**

#### Risks and Uncertainties

- **Potential Budget Cuts: Proposed federal reductions could slash rental assistance by up to 40%, threatening program sustainability.**
- **State-Level Shifts: Some proposals aim to transfer rental assistance administration from federal to state control, which may strain local agency capacity.**
- **Time Limits and Work Requirements: If enacted, these could increase administrative burdens and reduce housing stability for vulnerable populations.**

#### Senate Committee Unanimously Votes for Housing Bill

August 1, 2025 — On Tuesday, July 29, the Senate Banking, Housing, and Urban Affairs Committee advanced bipartisan legislation focused on housing supply and costs titled “Renewing Opportunity in the American Dream (ROAD) to Housing Act” on Tuesday. This is the first housing bill advanced by the Committee in over a decade.

The bill proposes a new Moving to Work cohort, modeled after the expansion, that would be called the “Economic Opportunity and Pathways to Independence Cohort.” The cohort would be open to no more than 25 agencies and would be limited to waivers included within the Operations Notice for the Expansion of Moving to Work Demonstration Program. The language would prohibit HUD from providing any waivers related to stepped rents, minimum rents, fixed rents/subsidies, imputer income, short-term assistance, time-limited assistance, increasing the PBV program cap, limiting portability, and work requirements.

The bill would also lift the unit and sunset date for the Rental Assistance Demonstration and make changes to the Opportunity Zone program by allowing HUD to prioritize applications for competitive grants related to housing development or preservation based in Opportunity Zones. The bill would also allow HUD to implement a multi-year demonstration project that would test and evaluate an opt-out approach to the Family Self Sufficiency (FSS) program.

The bill also aims to eliminate red tape for new housing construction, incentivize communities to build more housing, make changes to Continuum of Care administration, authorize CDBG-DR, modernize the HOME Investment Partnerships Program, simplify the National Environmental Protection Act review for housing-related activities, among other things.

The bill includes the Choice in Affordable Housing Act while allows units financed through LIHTC, the HOME Program, and the Department of Agriculture Rural Housing Service to automatically meet HCV inspections requirements if they passed an inspection within the past year. The bill would also allow new landlords to request advance inspections to expand housing options and increase landlord participation in the voucher program.

### **HUD Publishes a Series of Notices with Substantial Accounting Changes for Public Housing**

July 29, 2025—HUD has published two notices governing PHAs’ use of operating funds. PIH Notice 2025-20, “Operating fund Financial Report (SF-425) Submission Process” (dated July 9) and PIH Notice 2025-22, “Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year 2026” (dated July 17) each add substantive, new requirements.

When taken together with PIH 2025-14 and 2025-17, also published earlier this year, HUD is implementing a more complicated accounting system for public housing. The notices direct the order in which funds are spent, threatening PHA reserves; the timing of using grant funds; reporting on and return of these funds; and the certifications PHAs will have to make. These changes will burden PHAs and restrict the flexibilities available to them. These changes come after HUD published requirements PHAs must use to calculate interest in Public Housing Operating Fund grants.

#### **PIH 2025-20**

Though the notice is specifically about form SF-425, it adds a number of provisions that could make operating public housing more difficult, including the following:

- PHAs must explain if their cash on hand is greater than the amount they will spend within three days of form submission.
- An order of expenditures PHAs must be used to pay for operating expenses. PHAs must first use program income (except for certain non-rental program income) for expenditures **and then** the operating subsidy.
- PHAs must submit an SF-425 in the Public Housing Portal every year for every individual operating fund grant received.
- PHAs must obligate all grant funding by the end of the grant term or return it to HUD.
- PHAs must liquidate all obligations by April 30 following the end of a grant term; and
- PHAs must retain records and are subject to enforcement actions.

HUD notes that many of these changes are new and that this guidance supersedes previous notices. The notice also says that HUD plans to issue further guidance about other income sources.

#### **PIH 2025-22**

This notice includes similar language to past years’ Public Housing Operating Fund calculation notices with several key additions. These new provisions include certifications that the PHA is complying with the ACC, laws, regulations, and executive orders, including new language regarding immigration enforcement. Additionally, like Notice 2025-20, it states that a new expenditure reporting system will be developed and required for use by PHAs operating public housing.

## Current Participants Report

As of July 31, 2025

Program type : All Relevant Programs

Level of Information: Polk County vs State FL

Effective Dates Included : April 1, 2024 through July 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 July 31, 2025

Program type : All Relevant Programs

Level of Information : County within State FL

Effective Dates Included : August 1, 2024 through July 31, 2025

### Race/Ethnicity

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

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaii/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	32	68	0	0	0	0	0	0	0

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

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	28	72
Polk County	24	76

## 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
6/30/2025	96%	7/10/2025

# Housing Choice Voucher Program

## Waiting Lists

### Tenant-Based Waitlist

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

### Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

### Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

## Program Information

### Port Outs

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

### Port Ins

LHA currently has 3 active port-ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

### Homeownership HCV

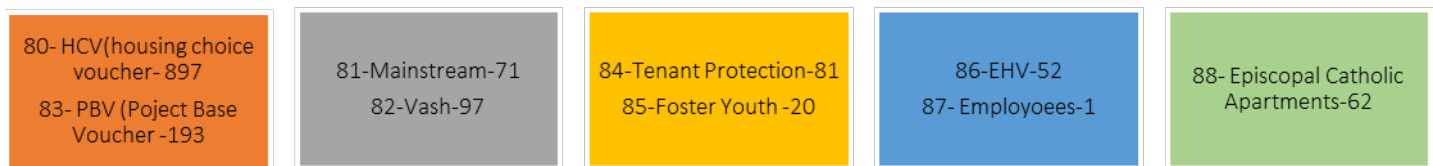
We have two (2) active families.

### Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 35 vouchers to movers. We received 27 requests for Tenancy Approvals during the month. We processed 21 initial move-in and 1 port-ins, and 0 port outs were sent to another jurisdiction. 3 HCV Homeownership.

### Active Clients

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



### EOP – End of Participation

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

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	1
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	5
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
7/31/2025	101%	8/11/2025

### General information and activities for the month

- The Housing Choice Voucher Department processed 95 annual certifications and 52 interim certifications.
- The Inspections Unit conducted a total of 121 inspections.
- A total of 8 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
<b>Occupancy</b>	<b>100%</b>	<b>100%</b>	<b>96%</b>	<b>98%</b>	<b>98%</b>	<b>100%</b>	<b>98%</b>	<b>98%</b>	<b>99%</b>	<b>100%</b>	<b>100%</b>
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	0	0	2	1	0	2	4	1	0	0
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>39</u>	<u>22%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>23</u>	<u>15</u>	<u>60%</u>

### Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$238,585</u>	<u>172</u>	<u>39</u>	<u>22%</u>
<u>FSS Public Housing</u>	<u>\$80,960</u>	<u>25</u>	<u>15</u>	<u>60%</u>

### **Recruiting**

- 100 Prospective people are on the FSS Waiting List

### **FSS PROGRAM SERVICES AND ACTIVITIES:**

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

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

### **Graduation Preparation**

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

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

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

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

### **ENROLLED - Public Housing and Section 8:**

Public Housing residents and Section 8 tenants will be notified for graduation and/or to extend their Contract of Participation, who has reached the end of their contract(s). Continuously, the remain a work in progress and very time-consuming for the process of identifying Section 8 and Public Housing people, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule.

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

### **COMMUNITY NETWORKING**

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

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network

- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- Dr Sallie – The Well – Community Workshops
- Women Resource Center – Sophia Harris
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

### **FSS PROGRAM COORDINATING COMMITTEE**

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

### **UPCOMING SERVICES AND ACTIVITIES**

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

### **Portability Processing:**

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

Respectfully,

*Carlos R. Pizarro An*

Carlos R. Pizarro An, Senior Vice-President



# **ADMINISTRATION REPORT**

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



## Monthly Statement of Operations Narrative Summary Report

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

### **Summary Report by Program and/or Property (Partnership)**

1. Central Office Cost Center (COCC):  
The NOI is *\$128,333 year-to-date*.
2. Section 8 Housing Choice Voucher (HCV) Program:  
The NOI is *\$320,987 year-to-date*. The NOI from the Admin Fees only is \$160,495.62.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):  
The NOI is *\$20,142 year-to-date*.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2):  
The NOI is *\$16,649 year-to-date*.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3):  
The NOI is *\$266,343 year-to-date*.
6. Colton Meadow, LLLP:  
The NOI for Colton Meadow is *\$44,457 year-to-date*.
7. Bonnet Shores, LLLP:  
Villas at Lake Bonnet have a NOI of *-\$118,705 year-to-date*.  
(The negative NOI is due to a \$27,305 increase in insurance cost, a \$33,710 loan servicing fee adjustment from AMERINAT Florida Housing Corporation, increase in real estate taxes of \$3,649, increase in utilities of \$5,891 and finally an increase in maintenance salaries and expenses due to work done in preparation for the State Audits and Inspections)
8. West Bartow Partnership, LTD, LLLP:  
The NOI is *\$51,457 year-to-date*.
9. YouthBuild:  
The NOI is *\$74,324 year-to-date*.
10. Williamstown, LLLP (AMP 5):  
The NOI is *\$112,909 year-to-date*.
11. West Lake 1, LTD (AMP 6):  
The NOI is *\$31,344*, for the year-to-date.

**Conclusion:** Ten (10) of the eleven (11) properties reported positive Net Operating Income (NOI) performance both for the month and year-to-date.



**Central Cost Office  
Budget Comparison**

Period = Jul 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	7,000.00	7,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	65.60	0.00	65.60	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,441.37	330.68	4.44	53,081.63	52,089.59	992.04	1.90	89,296.44
3620-00-600	Mgmt Fee Income - HCV	17,052.00	20,000.00	-2,948.00	-14.74	119,208.00	140,000.00	-20,792.00	-14.85	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,221.27	4,236.81	-15.54	-0.37	29,548.89	29,657.67	-108.78	-0.37	50,841.72
3620-01-000	Bookkeeping Fee Income	11,040.00	14,427.50	-3,387.50	-23.48	77,182.50	100,992.50	-23,810.00	-23.58	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	3,570.00	3,990.00	-420.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	2,900.04	3,383.38	-483.34	-14.29	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	98,000.00	0.00	98,000.00	N/A	0.00
3690-00-000	Other Income	18,110.71	7,000.00	11,110.71	158.72	61,875.69	49,000.00	12,875.69	26.28	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	5,779.69	5,779.69	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,000.00	430.13	2.26	222,704.07	133,000.00	89,704.07	67.45	228,000.00
3699-00-000	TOTAL OTHER INCOME	93,445.17	73,984.69	19,460.48	26.30	673,916.11	517,892.83	156,023.28	30.13	887,816.28
3999-00-000	TOTAL INCOME	94,445.17	74,984.69	19,460.48	25.95	680,916.11	524,892.83	156,023.28	29.72	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	43,295.36	40,877.47	-2,417.89	-5.92	352,742.90	324,516.39	-28,226.51	-8.70	567,277.84
4110-00-001	401K-401A Admin	2,798.81	1,635.10	-1,163.71	-71.17	9,736.90	12,980.66	-3,243.76	-24.99	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,372.00	3,270.20	-101.80	-3.11	27,279.23	25,961.32	-1,317.91	-5.08	45,382.24
4110-00-004	Workers Comp Admin	1,233.90	1,635.10	-401.20	-24.54	9,536.43	12,980.66	-3,444.23	-26.53	22,691.12
4110-00-006	Legal Shield - Administrative	251.35	245.35	-6.00	-2.45	1,561.10	1,743.45	-182.35	-10.46	2,996.20
4110-00-007	Payroll Prep Fees	503.07	408.77	-94.30	-23.07	4,266.55	3,245.15	-1,021.40	-31.47	5,672.76
4110-07-000	Health/Life Insurance	5,476.66	6,811.70	-1,335.04	-19.60	37,971.54	47,681.90	-9,710.36	-20.36	81,740.40
4110-99-000	Total Administrative Salaries	56,931.15	54,883.69	-2,047.46	-3.73	443,094.65	429,109.53	-13,985.12	-3.26	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	525.00	-467.00	-88.95	900.00
4130-04-000	General Legal Expense	130.00	1,100.00	-970.00	-88.18	2,051.50	7,700.00	-5,648.50	-73.36	13,200.00
4130-99-000	Total Legal Expense	130.00	1,175.00	-1,045.00	-88.94	2,109.50	8,225.00	-6,115.50	-74.35	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	4,171.79	2,500.00	-1,671.79	-66.87	22,542.97	17,500.00	-5,042.97	-28.82	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	69.33	630.00	-560.67	-89.00	1,080.00
4182-00-000	Consultants	1,950.00	100.00	-1,850.00	-1,850.00	1,950.00	700.00	-1,250.00	-178.57	1,200.00
4189-00-000	Total Other Admin Expenses	6,121.79	2,690.00	-3,431.79	-127.58	24,562.30	18,830.00	-5,732.30	-30.44	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	2,670.00	750.00	-1,920.00	-256.00	6,273.95	5,250.00	-1,023.95	-19.50	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	630.00	-630.00	-100.00	1,080.00
4190-04-000	Stationery & Office Supplies	140.29	800.00	-659.71	-82.46	1,132.56	5,600.00	-4,467.44	-79.78	9,600.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	3,494.13	1,400.00	-2,094.13	-149.58	2,400.00
4190-07-000	Telephone	1,028.20	1,300.00	-271.80	-20.91	10,188.83	9,100.00	-1,088.83	-11.97	15,600.00
4190-08-000	Postage	341.51	160.00	-181.51	-113.44	1,070.24	1,120.00	-49.76	-4.44	1,920.00

**Central Cost Office  
Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000	Computer Software License Fees/Exp	153.90	160.00	6.10	3.81	3,493.77	1,120.00	-2,373.77	-211.94	1,920.00
4190-10-000	Copiers - Lease & Service	0.00	650.00	650.00	100.00	2,816.95	4,550.00	1,733.05	38.09	7,800.00
4190-13-000	Internet	590.41	850.00	259.59	30.54	6,268.36	5,950.00	-318.36	-5.35	10,200.00
4190-19-000	IT Contract Fees	165.19	200.00	34.81	17.40	1,037.93	1,400.00	362.07	25.86	2,400.00
4190-22-000	Other Misc Admin Expenses	3,182.40	1,500.00	-1,682.40	-112.16	30,826.97	10,500.00	-20,326.97	-193.59	18,000.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	488.51	0.00	-488.51	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	8,271.90	6,660.00	-1,611.90	-24.20	67,092.20	46,620.00	-20,472.20	-43.91	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	71,454.84	65,408.69	-6,046.15	-9.24	536,858.65	502,784.53	-34,074.12	-6.78	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	409.27	0.00	0.00	2,864.89	2,864.89	0.00	0.00	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	409.27	409.27	0.00	0.00	2,864.89	2,864.89	0.00	0.00	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,647.51	350.00	-1,297.51	-370.72	6,638.33	2,450.00	-4,188.33	-170.95	4,200.00
4419-00-000	Total General Maint Expense	1,647.51	350.00	-1,297.51	-370.72	6,638.33	2,450.00	-4,188.33	-170.95	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	163.80	315.00	151.20	48.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	1,059.90	2,100.00	1,040.10	49.53	3,600.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4429-00-000	Total Materials	0.00	570.00	570.00	100.00	1,223.70	3,990.00	2,766.30	69.33	6,840.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	90.00	90.00	100.00	300.00	630.00	330.00	52.38	1,080.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	280.00	0.00	-280.00	N/A	0.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	289.48	385.00	95.52	24.81	660.00
4439-00-000	Total Contract Costs	0.00	165.00	165.00	100.00	869.48	1,155.00	285.52	24.72	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,647.51	1,085.00	-562.51	-51.84	8,731.51	7,595.00	-1,136.51	-14.96	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	4,328.94	1,144.98	26.45	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	2,275.00	2,275.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	943.42	943.42	100.00	3,183.96	6,603.94	3,419.98	51.79	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	943.62	420.00	-523.62	-124.67	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	943.62	420.00	-523.62	-124.67	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.26	313.26	0.00	0.00	2,192.85	2,192.82	-0.03	0.00	3,759.12
5100-50-000	Amortization Expense	9,391.21	9,391.21	0.00	0.00	34,852.62	65,738.47	30,885.85	46.98	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,704.47	9,704.47	0.00	0.00	37,045.47	67,931.29	30,885.82	45.47	116,453.64
8000-00-000	TOTAL EXPENSES	83,373.36	77,610.85	-5,762.51	-7.42	589,628.10	588,199.65	-1,428.45	-0.24	1,021,177.60
9000-00-000	NET INCOME	11,071.81	-2,626.16	13,697.97	521.60	91,288.01	-63,306.82	154,594.83	244.20	-121,361.32
	<b>Net Income After Depreciation</b>	<b>20,776.28</b>				<b>128,333.48</b>				

# Central Cost Office Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	20,584.65
1111-15-000	Cash-Payroll	-217,628.91
1111-99-000	Total Unrestricted Cash	-197,044.26
		<hr/>
1119-00-000	TOTAL CASH	-197,044.26
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	454,477.10
1129-11-000	A/R - ROSS/HUD	2,862.06
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	-5,470.92
1129-50-000	A/R - Capital Fund Grants/HUD	-20,862.93
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	432,400.85
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	376,919.58
		<hr/>
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	184,090.71
		<hr/>
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-53,993.71
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	241,758.61
1420-00-000	TOTAL FIXED ASSETS (NET)	207,489.61
1499-00-000	TOTAL NONCURRENT ASSETS	207,489.61
		<hr/>
1999-00-000	TOTAL ASSETS	391,580.32
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2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,756.82
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	63,033.27
2117-11-000	401 Plan Payable	48,063.89
2117-12-000	457 Plan Payable	4,027.73
2117-13-000	Aflac Payable	-13,497.14
2117-17-000	Health Insurance Payable	70,068.14
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	-79,089.83
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Curren	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	879,485.10
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,294.95
2321-00-000	Lease Payable	76,288.56
2399-00-000	TOTAL NONCURRENT LIABILITIES	161,583.51
2499-00-000	TOTAL LIABILITIES	1,041,068.61
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-649,488.29
2809-99-000	TOTAL RETAINED EARNINGS:	-649,488.29
2899-00-000	TOTAL EQUITY	-649,488.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	391,580.32

**Housing Voucher Program S8  
Budget Comparison**

Period = Jul 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	1,513,869.00	1,459,519.00	54,350.00	3.72	10,752,756.00	10,216,633.00	536,123.00	5.25	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	108,300.00	115,900.00	-7,600.00	-6.56	796,876.00	811,300.00	-14,424.00	-1.78	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	48,657.00	60,500.00	-11,843.00	-19.58	401,208.00	423,500.00	-22,292.00	-5.26	726,000.00
3410-08-000	Section 8 EHV Admin Fee	4,400.00	4,027.00	373.00	9.26	30,414.00	28,189.00	2,225.00	7.89	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	1,675,226.00	1,639,946.00	35,280.00	2.15	12,017,677.77	11,479,622.00	538,055.77	4.69	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	175.00	-1,537.60	-878.63	300.00
3610-01-000	Interest Income - Unrestricted	243.39	25.00	218.39	873.56	518.73	175.00	343.73	196.42	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	483.00	4,200.00	-3,717.00	-88.50	7,200.00
3699-00-000	TOTAL OTHER INCOME	243.39	1,750.00	-1,506.61	-86.09	-360.87	12,250.00	-12,610.87	-102.95	21,000.00
3999-00-000	TOTAL INCOME	1,675,469.39	1,641,696.00	33,773.39	2.06	12,017,316.90	11,491,872.00	525,444.90	4.57	19,700,352.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	31,592.67	33,011.63	1,418.96	4.30	237,987.71	276,062.75	38,075.04	13.79	486,102.24
4110-00-001	401K-401A Admin	2,211.56	1,320.47	-891.09	-67.48	9,206.15	11,042.53	1,836.38	16.63	19,444.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,368.02	2,640.93	272.91	10.33	17,717.38	22,085.01	4,367.63	19.78	38,888.16
4110-00-004	Workers Comp Admin	900.88	990.35	89.47	9.03	6,473.75	8,281.89	1,808.14	21.83	14,583.08
4110-00-006	Legal Shield - Administrative	432.90	526.65	93.75	17.80	3,117.85	3,686.55	568.70	15.43	6,319.80
4110-00-007	Payroll Prep Fees	367.90	330.12	-37.78	-11.44	2,923.90	2,760.64	-163.26	-5.91	4,861.04
4110-07-000	Health/Life Insurance	5,135.56	5,169.60	34.04	0.66	44,462.79	36,187.20	-8,275.59	-22.87	62,035.20
4110-99-000	Total Administrative Salaries	43,009.49	43,989.75	980.26	2.23	321,889.53	360,106.57	38,217.04	10.61	632,233.64
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	58.00	500.00	442.00	88.40	132.00	3,500.00	3,368.00	96.23	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	520.00	1,400.00	880.00	62.86	520.00	9,800.00	9,280.00	94.69	16,800.00
4130-99-000	Total Legal Expense	578.00	1,900.00	1,322.00	69.58	657.00	13,300.00	12,643.00	95.06	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	28.14	4,000.00	3,971.86	99.30	17,064.38	28,000.00	10,935.62	39.06	48,000.00
4172-00-000	Port Out Admin Fee Paid	1,721.36	1,400.00	-321.36	-22.95	18,058.73	9,800.00	-8,258.73	-84.27	16,800.00
4173-00-000	Management Fee	17,052.00	19,000.00	1,948.00	10.25	119,208.00	133,000.00	13,792.00	10.37	228,000.00
4173-01-000	Bookkeeping Fee	10,657.50	13,000.00	2,342.50	18.02	74,505.00	91,000.00	16,495.00	18.13	156,000.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	7,250.10	14,000.00	6,749.90	48.21	24,000.00
4189-00-000	Total Other Admin Expenses	29,459.00	39,400.00	9,941.00	25.23	236,086.21	275,800.00	39,713.79	14.40	472,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	933.57	525.00	-408.57	-77.82	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	414.71	0.00	-414.71	N/A	0.00
4190-04-000	Stationery & Office Supplies	2,210.15	500.00	-1,710.15	-342.03	5,181.66	3,500.00	-1,681.66	-48.05	6,000.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	0.00	1,225.00	1,225.00	100.00	2,100.00
4190-07-000	Telephone	856.53	800.00	-56.53	-7.07	7,459.21	5,600.00	-1,859.21	-33.20	9,600.00

**Housing Voucher Program S8  
Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	4,509.34	1,400.00	-3,109.34	-222.10	8,365.96	9,800.00	1,434.04	14.63	16,800.00
4190-09-000	Computer Software License Fees/Exp	7,575.54	7,551.55	-23.99	-0.32	53,196.71	52,860.85	-335.86	-0.64	90,618.60
4190-10-000	Copiers - Lease & Service	0.00	1,200.00	1,200.00	100.00	4,195.29	8,400.00	4,204.71	50.06	14,400.00
4190-13-000	Internet	707.05	490.00	-217.05	-44.30	4,130.16	3,430.00	-700.16	-20.41	5,880.00
4190-19-000	IT Contract Fees	190.50	2,250.00	2,059.50	91.53	7,084.68	15,750.00	8,665.32	55.02	27,000.00
4190-22-000	Other Misc Admin Expenses	0.00	600.00	600.00	100.00	3,858.46	4,200.00	341.54	8.13	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	114.95	175.00	60.05	34.31	300.00
4191-00-000	Total Miscellaneous Admin Expenses	16,049.11	15,091.55	-957.56	-6.34	94,935.36	105,640.85	10,705.49	10.13	181,098.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	89,095.60	100,381.30	11,285.70	11.24	653,568.10	754,847.42	101,279.32	13.42	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	420.00	420.00	100.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	69.09	360.00	290.91	80.81	1,659.90	2,520.00	860.10	34.13	4,320.00
4419-00-000	Total General Maint Expense	69.09	420.00	350.91	83.55	1,659.90	2,940.00	1,280.10	43.54	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	2,100.00	2,067.93	98.47	3,600.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	1,245.51	700.00	-545.51	-77.93	1,200.00
4420-09-000	Supplies- Tools Equipmt	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	277.21	0.00	-277.21	N/A	0.00
4429-00-000	Total Materials	0.00	400.00	400.00	100.00	2,486.24	2,800.00	313.76	11.21	4,800.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	0.00	350.00	350.00	100.00	1,183.46	2,450.00	1,266.54	51.70	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	252.00	252.00	100.00	432.00
4430-23-000	Contract-Consultants	0.00	150.00	150.00	100.00	750.00	1,050.00	300.00	28.57	1,800.00
4430-27-000	Contract - Lease	845.18	1,690.36	845.18	50.00	7,146.68	11,832.52	4,685.84	39.60	20,284.32
4439-00-000	Total Contract Costs	845.18	2,226.36	1,381.18	62.04	9,080.14	15,584.52	6,504.38	41.74	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	914.27	3,046.36	2,132.09	69.99	13,226.28	21,324.52	8,098.24	37.98	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	37,290.33	35,091.41	94.10	63,926.28
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	0.00	1,260.00	1,260.00	100.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	5,507.19	5,507.19	100.00	2,198.92	38,550.33	36,351.41	94.30	66,086.28
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,519,147.00	1,425,336.00	-93,811.00	-6.58	10,325,556.00	9,977,352.00	-348,204.00	-3.49	17,104,032.00
4715-01-000	Tenant Utility Payments-S8	23,447.00	28,762.00	5,315.00	18.48	163,485.00	201,334.00	37,849.00	18.80	345,144.00
4715-02-000	Portable Out HAP Payments	46,454.00	57,815.00	11,361.00	19.65	496,412.00	404,705.00	-91,707.00	-22.66	693,780.00
4715-03-000	FSS Escrow Payments	8,603.99	8,681.00	77.01	0.89	41,883.87	60,767.00	18,883.13	31.07	104,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,597,651.99	1,520,594.00	-77,057.99	-5.07	11,027,336.87	10,644,158.00	-383,178.87	-3.60	18,247,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	-175,000.00	7,000.00	182,000.00	2,600.00	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	1,687,661.86	1,630,528.85	-57,133.01	-3.50	11,696,330.17	11,465,880.27	-230,449.90	-2.01	19,670,702.84
9000-00-000	NET INCOME	-12,192.47	11,167.15	-23,359.62	-209.18	320,986.73	25,991.73	294,995.00	1,134.96	29,649.16
Net Income for Administrative Funds		22,690.13				160,495.62				

## Housing Voucher Program S8 Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	3,401.54
1111-15-000	Cash-Payroll	53,817.13
1111-20-100	Cash Operating 2B	372,312.63
1111-86-000	EHV Admin Cash Account	14,487.25
1111-99-000	Total Unrestricted Cash	444,018.55
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	275,736.78
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	152,306.21
1112-99-000	Total Restricted Cash	428,042.99
1119-00-000	TOTAL CASH	872,061.54
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	287,106.49
1122-00-001	AR Port in Hap-Suspense	-59,244.94
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	-22,280.37
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-137,508.27
1129-86-000	Due from Section 8 Emergency Housing	-293,018.00
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	-454,493.19
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,616.70
1211-02-000	Prepaid Software Licenses	7,551.49
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	65,839.64
1300-00-000	TOTAL CURRENT ASSETS	483,407.99
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	486,279.98
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-372,385.77
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-11,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-430,364.27
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	1,919.68
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Curren	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	-705,012.29
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	276,425.09
2399-00-000	TOTAL NONCURRENT LIABILITIES	285,585.07
2499-00-000	TOTAL LIABILITIES	-419,427.22
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	905,707.20
2809-99-000	TOTAL RETAINED EARNINGS:	905,707.20
2899-00-000	TOTAL EQUITY	905,707.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	486,279.98

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,792.00	15,322.00	470.00	3.07	108,277.00	107,254.00	1,023.00	0.95	183,864.00
3119-00-000	Total Rental Income	15,792.00	15,322.00	470.00	3.07	108,277.00	107,254.00	1,023.00	0.95	183,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	2,975.00	-2,975.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,792.00	15,747.00	45.00	0.29	108,277.00	110,229.00	-1,952.00	-1.77	188,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	23,116.00	30,015.00	-6,899.00	-22.99	126,868.33	210,105.00	-83,236.67	-39.62	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	23,116.00	30,015.00	-6,899.00	-22.99	216,868.33	210,105.00	6,763.33	3.22	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	63,908.11	63,908.11	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	86,521.40	63,908.11	22,613.29	35.38	109,556.76
3999-00-000	TOTAL INCOME	48,037.73	54,891.73	-6,854.00	-12.49	411,666.73	384,242.11	27,424.62	7.14	658,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,017.38	6,603.57	-1,413.81	-21.41	62,241.89	53,340.35	-8,901.54	-16.69	93,473.56
4110-00-001	401K-401A Admin	681.48	264.14	-417.34	-158.00	2,649.38	2,133.60	-515.78	-24.17	3,738.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	592.59	528.29	-64.30	-12.17	4,690.09	4,267.25	-422.84	-9.91	7,477.92
4110-00-004	Workers Comp Admin	228.53	198.11	-30.42	-15.36	1,746.56	1,600.23	-146.33	-9.14	2,804.24
4110-00-006	Legal Shield - Administrative	56.85	213.40	156.55	73.36	671.15	1,493.80	822.65	55.07	2,560.80
4110-00-007	Payroll Prep Fees	93.21	66.04	-27.17	-41.14	770.94	533.42	-237.52	-44.53	934.77
4110-07-000	Health/Life Insurance	1,962.26	928.01	-1,034.25	-111.45	13,011.90	6,496.07	-6,515.83	-100.30	11,136.12
4110-99-000	Total Administrative Salaries	11,632.30	8,801.56	-2,830.74	-32.16	85,781.91	69,864.72	-15,917.19	-22.78	122,126.33
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	424.68	0.00	-424.68	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	50.00	50.00	100.00	0.00	350.00	350.00	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	958.75	300.00	-658.75	-219.58	3,493.75	2,100.00	-1,393.75	-66.37	3,600.00
4130-99-000	Total Legal Expense	958.75	350.00	-608.75	-173.93	3,923.42	2,450.00	-1,473.42	-60.14	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,200.00	450.00	-750.00	-166.67	1,796.70	3,150.00	1,353.30	42.96	5,400.00
4150-00-000	Commissioner Travel	496.00	100.00	-396.00	-396.00	3,779.37	700.00	-3,079.37	-439.91	1,200.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	8,942.12	9,324.14	382.02	4.10	15,984.24
4173-00-000	Management Fee	4,221.27	4,275.00	53.73	1.26	29,548.89	29,925.00	376.11	1.26	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	2,677.50	2,992.50	315.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	3,570.00	3,990.00	420.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	672.53	2,100.00	1,427.47	67.97	3,600.00
4189-00-000	Total Other Admin Expenses	8,141.79	7,454.52	-687.27	-9.22	50,987.11	52,181.64	1,194.53	2.29	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	175.00	-434.50	-248.29	300.00

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	0.00	30.00	30.00	100.00	78.48	210.00	131.52	62.63	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	42.74	200.00	157.26	78.63	692.07	1,400.00	707.93	50.57	2,400.00
4190-07-000	Telephone	1,149.15	750.00	-399.15	-53.22	8,717.76	5,250.00	-3,467.76	-66.05	9,000.00
4190-08-000	Postage	410.68	75.00	-335.68	-447.57	1,067.30	525.00	-542.30	-103.30	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	36.63	0.00	-36.63	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,558.00	900.00	11,192.30	1,243.59	-315.46	6,300.00	6,615.46	105.01	10,800.00
4190-10-000	Copiers - Lease & Service	0.00	460.00	460.00	100.00	1,805.71	3,220.00	1,414.29	43.92	5,520.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4190-13-000	Internet	1,155.77	800.00	-355.77	-44.47	7,158.79	5,600.00	-1,558.79	-27.84	9,600.00
4190-19-000	IT Contract Fees	170.03	1,300.00	1,129.97	86.92	7,994.81	9,100.00	1,105.19	12.14	15,600.00
4190-20-100	Bank Fees - Unrestricted	350.00	200.00	-150.00	-75.00	2,100.00	1,400.00	-700.00	-50.00	2,400.00
4190-22-000	Other Misc Admin Expenses	39.04	300.00	260.96	86.99	2,607.07	2,100.00	-507.07	-24.15	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	239.20	50.00	-189.20	-378.40	561.39	350.00	-211.39	-60.40	600.00
4191-00-000	Total Miscellaneous Admin Expenses	5,114.61	5,240.00	-7,454.44	-142.26	165,855.05	36,680.00	-129,175.05	-352.17	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	24,888.70	21,496.08	-10,972.45	-183.64	302,624.07	158,726.36	-143,897.71	-372.66	274,460.57
4300-00-000	UTILITIES									
4310-00-000	Water	1,464.99	1,500.00	35.01	2.33	11,043.40	10,500.00	-543.40	-5.18	18,000.00
4320-00-000	Electricity	2,559.02	1,800.00	-759.02	-42.17	16,046.07	12,600.00	-3,446.07	-27.35	21,600.00
4340-00-000	Garbage/Trash Removal	555.42	3,000.00	2,444.58	81.49	32,201.62	21,000.00	-11,201.62	-53.34	36,000.00
4390-00-000	Sewer	2,830.92	1,500.00	-1,330.92	-88.73	20,005.30	10,500.00	-9,505.30	-90.53	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,410.35	7,800.00	389.65	5.00	79,296.39	54,600.00	-24,696.39	-45.23	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	10,313.44	3,615.64	-6,697.80	-185.25	48,644.08	32,229.48	-16,414.60	-50.93	57,227.68
4410-06-000	401K-401A Maintenance	612.09	144.63	-467.46	-323.21	1,643.45	1,289.21	-354.24	-27.48	2,289.16
4410-07-000	Payroll Taxes Maintenance	781.02	289.25	-491.77	-170.02	3,841.12	2,578.35	-1,262.77	-48.98	4,578.20
4410-08-000	Health/Life Insurance Maint.	1,838.74	560.00	-1,278.74	-228.35	7,865.41	3,920.00	-3,945.41	-100.65	6,720.00
4410-09-000	Workers Comp Maintenance	294.03	108.47	-185.56	-171.07	1,748.19	966.89	-781.30	-80.81	1,716.84
4410-10-000	Payroll Prep Fees Maint.	120.04	36.16	-83.88	-231.97	577.27	322.32	-254.95	-79.10	572.32
4410-11-000	Legal Shield - Maint	99.70	99.70	0.00	0.00	498.50	697.90	199.40	28.57	1,196.40
4411-00-000	Maintenance Uniforms	283.75	250.00	-33.75	-13.50	1,549.00	1,750.00	201.00	11.49	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	631.30	556.00	-75.30	-13.54	4,138.43	3,892.00	-246.43	-6.33	6,672.00
4419-00-000	Total General Maint Expense	14,974.11	5,659.85	-9,314.26	-164.57	70,505.45	47,646.15	-22,859.30	-47.98	83,972.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	490.00	490.00	100.00	840.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.12	0.00	-511.12	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	1,769.45	175.00	-1,594.45	-911.11	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	121.85	700.00	578.15	82.59	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	0.00	245.00	245.00	100.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	718.47	1,050.00	331.53	31.57	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	1,253.20	1,050.00	-203.20	-19.35	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	1,976.55	700.00	-1,276.55	-182.36	1,200.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	3,336.61	1,050.00	-2,286.61	-217.77	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	100.00	100.00	100.00	397.72	700.00	302.28	43.18	1,200.00
4420-12-000	Supplies- Painting	0.00	150.00	150.00	100.00	218.03	1,050.00	831.97	79.24	1,800.00
4429-00-000	Total Materials	0.00	1,055.00	1,055.00	100.00	10,303.00	7,385.00	-2,918.00	-39.51	12,660.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	4,388.00	2,800.00	-1,588.00	-56.71	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	1,589.95	700.00	-889.95	-127.14	1,200.00

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	1,100.00	3,500.00	2,400.00	68.57	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	69.54	1,050.00	980.46	93.38	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	0.00	4,500.00	4,500.00	100.00	20,750.00	31,500.00	10,750.00	34.13	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	3,400.00	5,600.00	2,200.00	39.29	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	4,900.00	4,900.00	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	2,434.67	1,110.69	-1,323.98	-119.20	8,674.79	7,774.83	-899.96	-11.58	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	1,350.00	1,400.00	50.00	3.57	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4439-00-000	Total Contract Costs	2,434.67	9,160.69	6,726.02	73.42	44,661.02	64,124.83	19,463.81	30.35	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	17,408.78	15,875.54	-1,533.24	-9.66	125,469.47	119,155.98	-6,313.49	-5.30	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	687.16	31,369.52	30,682.36	97.81	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	0.00	4,165.35	4,165.35	100.00	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	0.00	5,076.41	5,076.41	100.00	687.16	35,534.87	34,847.71	98.07	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	500.00	500.00	100.00	577.00	3,500.00	2,923.00	83.51	6,000.00
4715-03-000	FSS Escrow Payments	0.00	1,106.00	1,106.00	100.00	2,169.99	7,742.00	5,572.01	71.97	13,272.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	-768.50	0.00	768.50	N/A	-768.50	0.00	768.50	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	-768.50	1,606.00	2,374.50	147.85	1,978.49	11,242.00	9,263.51	82.40	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.13	7,782.12	-0.01	0.00	54,474.70	54,474.84	0.14	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.13	7,782.12	-0.01	0.00	54,474.70	54,474.84	42,173.16	77.42	93,385.44
8000-00-000	TOTAL EXPENSES	45,829.91	59,986.15	14,156.24	23.60	445,999.38	436,184.05	-9,815.33	-2.25	752,395.81
9000-00-000	NET INCOME	2,207.82	-5,094.42	7,302.24	143.34	-34,332.65	-51,941.94	17,609.29	33.90	-93,695.05
	<b>Net Income After Depresiaiton</b>	<b>9,989.95</b>				<b>20,142.05</b>				

# AMP 1-LHA John Wright and Cecil Gober

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	283,186.08
1111-15-000	Cash-Payroll	231,583.38
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	515,569.46
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	17,900.00
1112-02-000	Cash Restricted - FSS Escrow	33,546.40
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	52,431.79
1119-00-000	TOTAL CASH	568,001.25
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	5,120.43
1122-99-000	TOTAL: AR	5,120.43
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	-1,060,437.72
1129-61-002	Due From Twin Lakes II	18,879.00
1129-78-000	Due From FSS	90,582.15
1129-80-000	Due from Section 8 HCV	3,949.25
1129-96-000	Due from Central Office Cost Center	-9,517.66
1129-99-000	TOTAL: DUE FROM	-899,624.83
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	953,637.19
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,941,954.16
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-01-000	Prepaid Insurance	122,772.59
1211-02-000	Prepaid Software Licenses	-1,558.85

1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	200,559.74
1300-00-000	TOTAL CURRENT ASSETS	2,710,515.15
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	6,687.73
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	582,079.00
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,118,735.45
1405-02-000	Accum Depreciation- Misc FF&E	-821,904.30
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,885,037.41
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	1,850,169.37
1999-00-000	TOTAL ASSETS	4,560,684.52
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	382.59
2114-00-000	Tenant Security Deposits	17,000.00
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	27,835.16
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	168,582.32
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	108,048.17

2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	9,053.15
2260-00-000	Accrued Compensated Absences-Curren	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	<u>480,115.38</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	33,546.40
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>339,683.40</u>
2499-00-000	TOTAL LIABILITIES	<u>819,798.78</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	-1,927,167.26
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,740,885.74</u>
2899-00-000	TOTAL EQUITY	<u>3,740,885.74</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,560,684.52</u>

**Dakota Park Partnership (.partdak)**  
**Budget Comparison**

Period = Jul 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	11,790.00	15,663.00	-3,873.00	-24.73	103,493.00	109,641.00	-6,148.00	-5.61	187,956.00
3112-02-000	Gain to Lease Sec8	593.00	1,568.00	-975.00	-62.18	4,443.00	10,976.00	-6,533.00	-59.52	18,816.00
3119-00-000	Total Rental Income	12,383.00	17,231.00	-4,848.00	-28.14	107,936.00	120,617.00	-12,681.00	-10.51	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,225.00	-1,225.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	325.00	-325.00	-100.00	575.00
3120-10-000	Application Fees	0.00	0.00	0.00	N/A	80.00	0.00	80.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	900.00	-900.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	80.00	3,570.00	-3,490.00	-97.76	6,120.00
3199-00-000	TOTAL TENANT INCOME	12,383.00	17,741.00	-5,358.00	-30.20	108,016.00	124,187.00	-16,171.00	-13.02	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	16,806.00	10,758.50	6,047.50	56.21	85,504.66	74,887.50	10,617.16	14.18	128,680.00
3499-00-000	TOTAL GRANT INCOME	16,806.00	10,758.50	6,047.50	56.21	85,504.66	74,887.50	10,617.16	14.18	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	3.91	15.00	-11.09	-73.93	3.91	105.00	-101.09	-96.28	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	280.00	-280.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	3.91	55.00	-51.09	-92.89	3.91	385.00	-381.09	-98.98	660.00
3999-00-000	TOTAL INCOME	29,192.91	28,554.50	638.41	2.24	193,524.57	199,459.50	-5,934.93	-2.98	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	12,583.90	12,583.90	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	503.37	503.37	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	1,006.74	1,006.74	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	503.37	503.37	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	125.86	125.86	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	16,123.24	16,123.24	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	101.50	100.00	-1.50	-1.50	3,469.40	700.00	-2,769.40	-395.63	1,200.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	25.00	25.00	100.00	35.90	175.00	139.10	79.49	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	5.00	700.00	695.00	99.29	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4130-99-000	Total Legal Expense	101.50	325.00	223.50	68.77	3,510.30	2,275.00	-1,235.30	-54.30	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	28.14	25.00	-3.14	-12.56	858.67	175.00	-683.67	-390.67	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	1,841.56	922.92	50.12	6,461.84	12,890.92	6,429.08	49.87	22,098.72
4173-00-000	Management Fee	2,072.63	1,986.60	-86.03	-4.33	14,508.41	13,906.20	-602.21	-4.33	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	2,047.50	0.00	-2,047.50	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	1,400.00	3,500.00	2,100.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	672.53	525.00	-147.53	-28.10	900.00
4189-00-000	Total Other Admin Expenses	3,511.91	4,438.16	926.25	20.87	25,948.95	31,067.12	5,118.17	16.47	53,257.92
4190-00-000	Miscellaneous Admin Expenses									

**Dakota Park Partnership (.partdak)**  
**Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	234.07	175.00	-59.07	-33.75	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	229.98	630.00	400.02	63.50	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	36.93	350.00	313.07	89.45	600.00
4190-04-000	Stationery & Office Supplies	42.75	25.00	-17.75	-71.00	319.08	175.00	-144.08	-82.33	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	700.00	700.00	100.00	1,200.00
4190-08-000	Postage	72.87	50.00	-22.87	-45.74	484.25	350.00	-134.25	-38.36	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	1,510.25	1,510.25	0.00	0.00	2,589.00
4190-13-000	Internet	104.27	94.27	-10.00	-10.61	709.89	659.89	-50.00	-7.58	1,131.24
4190-19-000	IT Contract Fees	0.00	177.90	177.90	100.00	711.60	1,245.30	533.70	42.86	2,134.80
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	5,266.26	700.00	-4,566.26	-652.32	1,200.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,113.24	1,512.00	398.76	26.37	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	828.75	1,050.00	221.25	21.07	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	435.64	1,293.92	858.28	66.33	11,904.51	9,057.44	-2,847.07	-31.43	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,049.05	8,360.40	4,311.35	51.57	41,363.76	58,522.80	17,159.04	29.32	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	37.71	100.00	62.29	62.29	404.75	700.00	295.25	42.18	1,200.00
4320-00-000	Electricity	236.57	800.00	563.43	70.43	3,665.71	5,600.00	1,934.29	34.54	9,600.00
4340-00-000	Garbage/Trash Removal	80.00	1,100.00	1,020.00	92.73	8,443.38	7,700.00	-743.38	-9.65	13,200.00
4390-00-000	Sewer	82.62	262.00	179.38	68.47	408.85	1,834.00	1,425.15	77.71	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	436.90	2,262.00	1,825.10	80.69	12,922.69	15,834.00	2,911.31	18.39	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	20,387.92	2,591.52	12.71	34,950.72
4410-06-000	401K-401A Maintenance	0.00	116.50	116.50	100.00	711.85	815.50	103.65	12.71	1,398.00
4410-07-000	Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	1,340.47	1,631.00	290.53	17.81	2,796.00
4410-08-000	Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	4,489.06	769.86	-3,719.20	-483.10	1,319.76
4410-09-000	Workers Comp Maintenance	0.00	116.50	116.50	100.00	551.39	815.50	264.11	32.39	1,398.00
4410-10-000	Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	228.64	203.91	-24.73	-12.13	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	142.84	25.00	-117.84	-471.36	999.88	175.00	-824.88	-471.36	300.00
4419-00-000	Total General Maint Expense	142.84	3,542.67	3,399.83	95.97	26,117.69	24,798.69	-1,319.00	-5.32	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	175.00	175.00	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	910.00	719.90	79.11	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	521.28	1,050.00	528.72	50.35	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	500.88	350.00	-150.88	-43.11	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	784.38	175.00	-609.38	-348.22	300.00
4420-07-000	Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	594.20	1,750.00	1,155.80	66.05	3,000.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	841.87	1,050.00	208.13	19.82	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	307.89	280.00	-27.89	-9.96	480.00
4429-00-000	Total Materials	0.00	1,195.00	1,195.00	100.00	4,251.71	8,365.00	4,113.29	49.17	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	0.00	420.00	420.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00

**Dakota Park Partnership (.partdak)**  
**Budget Comparison**

Period = Jul 2025  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	500.00	350.00	-150.00	-42.86	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	3,477.00	3,500.00	23.00	0.66	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	1,975.00	2,100.00	125.00	5.95	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	0.00	452.55	452.55	100.00	1,935.91	3,167.85	1,231.94	38.89	5,430.60
4430-24-000	Contract-Grounds-Landscaping	0.00	1,000.00	1,000.00	100.00	6,000.00	7,000.00	1,000.00	14.29	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	3,200.00	3,500.00	300.00	8.57	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	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	2,100.00	2,100.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4439-00-000	Total Contract Costs	0.00	3,812.55	3,812.55	100.00	19,080.78	26,687.85	7,607.07	28.50	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	142.84	8,550.22	8,407.38	98.33	49,450.18	59,851.54	10,401.36	17.38	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	40,875.17	21,295.82	52.10	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	0.00	1,837.50	1,837.50	100.00	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	7,562.80	6,767.32	-795.48	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	595.00	595.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	27,142.15	50,074.99	22,932.84	45.80	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	224.00	648.00	424.00	65.43	4,539.00	4,536.00	-3.00	-0.07	7,776.00
4715-03-000	FSS Escrow Payments	0.00	625.00	625.00	100.00	4,200.00	4,375.00	175.00	4.00	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	224.00	1,273.00	1,049.00	82.40	8,739.00	8,911.00	172.00	1.93	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	23,760.17	0.00	-23,760.17	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	23,760.17	0.00	-23,760.17	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	14,796.18	14,796.18	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	14,796.18	-39,803.82	-54,600.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	11,441.24	37,537.93	26,096.69	69.52	191,671.83	262,765.51	71,093.68	27.06	450,455.16
9000-00-000	NET INCOME	17,751.67	-8,983.43	26,735.10	297.60	1,852.74	-63,306.01	65,158.75	102.93	-108,223.16
	<b>Net Income After Depreciation</b>	<b>19,865.41</b>				<b>16,648.92</b>				

# Dakota Park Partnership (.partdak)

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	40,368.32
1111-15-000	Cash-Payroll	926.54
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	41,894.86
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	12,349.00
1112-02-000	Cash Restricted - FSS Escrow	13,163.00
1112-04-000	Cash Restricted-Reserve for Replace	14,770.45
1112-99-000	Total Restricted Cash	40,282.45
1119-00-000	TOTAL CASH	82,177.31
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	28,822.28
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	22,108.37
1129-20-000	Due from LPHC	75,251.87
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	97,360.24
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	7,828.41
1211-02-000	Prepaid Software Licenses	90.78
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	15,479.19
1300-00-000	TOTAL CURRENT ASSETS	195,016.74
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	-316,615.11
1405-02-000	Accum Depreciation- Misc FF&E	-9,466.65
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)	651,527.77
1499-00-000	TOTAL NONCURRENT ASSETS	651,527.77
1999-00-000	TOTAL ASSETS	846,544.51
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	156.81
2114-00-000	Tenant Security Deposits	12,349.00
2114-02-000	Security Deposit Clearing Account	1,051.00
2119-92-000	Accrued Property Taxes	8,643.20
2119-94-000	Accrued Interest - HOPE VI	865,071.56
2131-00-000	Accrued Interest Payable	48,819.00
2134-00-000	Accrued Interest - Future Advance	27,098.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-4,384.41
2138-00-001	Accrued audit fees - LHA	-24,368.80
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A	70,061.05
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	691.00
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Curre	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,293,285.89
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-4,077.01
2307-00-000	FSS Due to Tenant Long Term	13,163.00
2310-01-000	Due to Affiliates	149,859.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,099,870.13
2499-00-000	TOTAL LIABILITIES	2,393,156.02
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	240,496.13

2805-99-000	TOTAL CONTRIBUTED CAPITAL	<hr/> -978,613.87
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<hr/> -567,997.64
2809-99-000	TOTAL RETAINED EARNINGS:	<hr/> -567,997.64
2899-00-000	TOTAL EQUITY	<hr/> -1,546,611.51
2999-00-000	TOTAL LIABILITIES AND EQUITY	<hr/> 846,544.51

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

Period = Jul 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	73,183.00	71,149.00	2,034.00	2.86	497,027.00	498,043.00	-1,016.00	-0.20	853,788.00
3112-02-000	Gain to Lease Sec8	21,118.00	22,575.00	-1,457.00	-6.45	156,748.00	158,025.00	-1,277.00	-0.81	270,900.00
3115-00-000	Less: Prepaid Rents	23.00	0.00	23.00	N/A	23.00	0.00	23.00	N/A	0.00
3119-00-000	Total Rental Income	94,324.00	93,724.00	600.00	0.64	653,798.00	656,068.00	-2,270.00	-0.35	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	350.00	-350.00	-100.00	600.00
3120-01-100	Laundry Room Income	346.30	365.00	-18.70	-5.12	2,199.10	2,555.00	-355.90	-13.93	4,380.00
3120-03-000	Damages & Cleaning	3.00	300.00	-297.00	-99.00	285.00	2,100.00	-1,815.00	-86.43	3,600.00
3120-04-000	Late and Admin Charges	150.00	50.00	100.00	200.00	475.00	350.00	125.00	35.71	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-09-000	Misc.Tenant Income	35.00	0.00	35.00	N/A	656.00	0.00	656.00	N/A	0.00
3120-10-000	Application Fees	120.00	160.00	-40.00	-25.00	585.00	1,120.00	-535.00	-47.77	1,920.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	600.00	1,050.00	-450.00	-42.86	1,800.00
3129-00-000	Total Other Tenant Income	654.30	1,135.00	-480.70	-42.35	4,800.10	7,945.00	-3,144.90	-39.58	13,620.00
3199-00-000	TOTAL TENANT INCOME	94,978.30	94,859.00	119.30	0.13	658,598.10	664,013.00	-5,414.90	-0.82	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	78,852.00	36,247.54	42,604.46	117.54	396,403.66	253,732.78	142,670.88	56.23	434,970.48
3499-00-000	TOTAL GRANT INCOME	78,852.00	36,247.54	42,604.46	117.54	396,403.66	253,732.78	142,670.88	56.23	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	25,186.14	-25,186.14	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	2,029.07	50.00	1,979.07	3,958.14	19,141.11	350.00	18,791.11	5,368.89	600.00
3690-00-000	Other Income	500.00	0.00	500.00	N/A	49,393.14	0.00	49,393.14	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	2,529.07	3,648.02	-1,118.95	-30.67	68,534.25	25,536.14	42,998.11	168.38	43,776.24
3999-00-000	TOTAL INCOME	176,359.37	134,754.56	41,604.81	30.87	1,123,536.01	943,281.92	180,254.09	19.11	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,776.14	3,344.73	-6,431.41	-192.28	67,021.49	27,394.43	-39,627.06	-144.65	48,099.40
4110-00-001	401K-401A Admin	724.06	133.79	-590.27	-441.19	2,792.18	1,095.79	-1,696.39	-154.81	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	738.61	267.58	-471.03	-176.03	5,088.87	2,191.56	-2,897.31	-132.20	3,847.96
4110-00-004	Workers Comp Admin	278.62	133.79	-144.83	-108.25	1,999.83	1,095.79	-904.04	-82.50	1,924.00
4110-00-006	Legal Shield - Administrative	113.70	56.85	-56.85	-100.00	568.50	397.95	-170.55	-42.86	682.20
4110-00-007	Payroll Prep Fees	113.60	33.45	-80.15	-239.61	861.44	273.95	-587.49	-214.45	481.00
4110-07-000	Health/Life Insurance	1,676.82	885.34	-791.48	-89.40	11,070.72	6,197.38	-4,873.34	-78.64	10,624.08
4110-99-000	Total Administrative Salaries	13,421.55	4,855.53	-8,566.02	-176.42	89,403.03	38,646.85	-50,756.18	-131.33	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	3,675.00	-1,144.74	-31.15	6,300.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	100.00	100.00	100.00	323.10	700.00	376.90	53.84	1,200.00
4130-04-000	General Legal Expense	267.50	450.00	182.50	40.56	267.50	3,150.00	2,882.50	91.51	5,400.00
4130-99-000	Total Legal Expense	267.50	1,075.00	807.50	75.12	5,410.34	7,525.00	2,114.66	28.10	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,828.14	100.00	-1,728.14	-1,728.14	3,264.41	700.00	-2,564.41	-366.34	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	10,290.00	10,290.00	100.00	17,640.00
4171-00-000	Auditing Fees	3,403.24	3,403.24	0.00	0.00	17,677.76	23,822.68	6,144.92	25.79	40,838.88

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

Period = Jul 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	92,530.13	79,084.04	-13,446.09	-17.00	135,572.64
4173-01-000 Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	10,080.00	0.00	-10,080.00	N/A	0.00
4173-02-000 Asset Management Fee	1,070.00	1,080.00	10.00	0.93	7,490.00	7,560.00	70.00	0.93	12,960.00
4182-00-000 Consultants	0.00	75.00	75.00	100.00	1,042.33	525.00	-517.33	-98.54	900.00
4189-00-000 Total Other Admin Expenses	20,959.97	17,450.96	-3,509.01	-20.11	132,084.63	122,156.72	-9,927.91	-8.13	209,411.52
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	381.84	140.00	-241.84	-172.74	240.00
4190-02-000 Printing/Publications & Subscriptions	99.83	130.00	30.17	23.21	664.95	910.00	245.05	26.93	1,560.00
4190-03-000 Advertising Publications	0.00	25.00	25.00	100.00	36.92	175.00	138.08	78.90	300.00
4190-04-000 Stationery & Office Supplies	124.08	450.00	325.92	72.43	6,142.53	3,150.00	-2,992.53	-95.00	5,400.00
4190-06-000 Computer Equipment	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4190-07-000 Telephone	1,975.49	1,253.00	-722.49	-57.66	13,462.33	8,771.00	-4,691.33	-53.49	15,036.00
4190-08-000 Postage	785.85	225.00	-560.85	-249.27	1,796.93	1,575.00	-221.93	-14.09	2,700.00
4190-09-000 Computer Software License Fees/Exp	1,099.79	1,051.81	-47.98	-4.56	8,034.39	7,362.67	-671.72	-9.12	12,621.72
4190-10-000 Copiers - Lease & Service	0.00	409.00	409.00	100.00	1,521.42	2,863.00	1,341.58	46.86	4,908.00
4190-13-000 Internet	441.51	649.75	208.24	32.05	3,528.08	4,548.25	1,020.17	22.43	7,797.00
4190-19-000 IT Contract Fees	180.77	825.00	644.23	78.09	7,553.19	5,775.00	-1,778.19	-30.79	9,900.00
4190-22-000 Other Misc Admin Expenses	500.00	920.00	420.00	45.65	5,656.63	6,440.00	783.37	12.16	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	0.00	863.40	863.40	100.00	4,473.80	6,043.80	1,570.00	25.98	10,360.80
4190-24-000 Govt Licenses-Fees-Permits	358.65	250.00	-108.65	-43.46	1,309.80	1,750.00	440.20	25.15	3,000.00
4191-00-000 Total Miscellaneous Admin Expenses	5,565.97	7,371.96	1,805.99	24.50	54,575.27	51,603.72	-2,971.55	-5.76	88,463.52
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	40,214.99	30,753.45	-9,461.54	-30.77	281,473.27	219,932.29	-61,540.98	-27.98	378,357.68
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4300-00-000 UTILITIES									
4310-00-000 Water	95.58	1,600.00	1,504.42	94.03	5,575.00	11,200.00	5,625.00	50.22	19,200.00
4320-00-000 Electricity	4,277.90	4,200.00	-77.90	-1.85	24,147.21	29,400.00	5,252.79	17.87	50,400.00
4340-00-000 Garbage/Trash Removal	1,844.38	1,850.00	5.62	0.30	10,965.84	12,950.00	1,984.16	15.32	22,200.00
4390-00-000 Sewer	199.81	4,200.00	4,000.19	95.24	19,802.19	29,400.00	9,597.81	32.65	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	6,417.67	11,850.00	5,432.33	45.84	60,542.14	82,950.00	22,407.86	27.01	142,200.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	20,639.81	20,017.53	-622.28	-3.11	126,574.05	160,140.25	33,566.20	20.96	280,245.44
4410-06-000 401K-401A Maintenance	1,367.67	800.70	-566.97	-70.81	5,237.63	6,405.60	1,167.97	18.23	11,209.80
4410-07-000 Payroll Taxes Maintenance	1,560.75	1,601.40	40.65	2.54	9,689.92	12,811.20	3,121.28	24.36	22,419.60
4410-08-000 Health/Life Insurance Maint.	2,804.04	2,879.56	75.52	2.62	22,484.64	22,538.86	54.22	0.24	39,318.60
4410-09-000 Workers Comp Maintenance	588.43	800.70	212.27	26.51	3,639.57	6,405.60	2,766.03	43.18	11,209.80
4410-10-000 Payroll Prep Fees Maint.	240.20	200.18	-40.02	-19.99	1,563.79	1,601.42	37.63	2.35	2,802.48
4410-11-000 Legal Shield - Maint	137.65	118.90	-18.75	-15.77	1,162.95	969.50	-193.45	-19.95	1,701.20
4411-00-000 Maintenance Uniforms	360.95	265.00	-95.95	-36.21	2,120.45	1,855.00	-265.45	-14.31	3,180.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	844.17	750.00	-94.17	-12.56	6,689.79	5,250.00	-1,439.79	-27.42	9,000.00
4419-00-000 Total General Maint Expense	28,543.67	27,433.97	-1,109.70	-4.04	179,162.79	217,977.43	38,814.64	17.81	381,086.92
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	450.00	450.00	100.00	150.38	3,150.00	2,999.62	95.23	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	-741.03	950.00	1,691.03	178.00	2,384.24	6,650.00	4,265.76	64.15	11,400.00
4420-03-000 Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	606.60	2,030.00	1,423.40	70.12	3,480.00
4420-03-100 Hardware Doors/Windows/Locks	337.43	350.00	12.57	3.59	1,499.09	2,450.00	950.91	38.81	4,200.00
4420-03-200 Window Treatments	0.00	200.00	200.00	100.00	1,130.46	1,400.00	269.54	19.25	2,400.00
4420-04-000 Electrical - Supplies/Fixtures	517.02	750.00	232.98	31.06	3,238.06	5,250.00	2,011.94	38.32	9,000.00
4420-05-000 Supplies-Exterminating	0.00	0.00	0.00	N/A	256.56	0.00	-256.56	N/A	0.00

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-06-000	Supplies-Janitorial/Cleaning	237.06	280.00	42.94	15.34	4,453.07	1,960.00	-2,493.07	-127.20	3,360.00
4420-07-000	Repairs - Materials & Supplies	70.62	350.00	279.38	79.82	474.90	2,450.00	1,975.10	80.62	4,200.00
4420-08-000	Supplies-Plumbing	193.24	780.00	586.76	75.23	2,459.64	5,460.00	3,000.36	54.95	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	159.01	350.00	190.99	54.57	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	182.81	1,400.00	1,217.19	86.94	2,400.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	2,735.00	2,800.00	65.00	2.32	4,800.00
4420-11-000	Supplies- HVAC	60.40	375.00	314.60	83.89	5,059.20	2,625.00	-2,434.20	-92.73	4,500.00
4420-12-000	Supplies- Painting	86.93	330.00	243.07	73.66	3,050.73	2,310.00	-740.73	-32.07	3,960.00
4429-00-000	Total Materials	761.67	5,755.00	4,993.33	86.77	28,350.86	40,285.00	11,934.14	29.62	69,060.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	3,150.00	3,150.00	100.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	906.00	2,450.00	1,544.00	63.02	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	2,861.00	987.00	-1,874.00	-189.87	12,115.00	6,909.00	-5,206.00	-75.35	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	3,275.00	7,000.00	3,725.00	53.21	12,000.00
4430-17-000	Contract-Elevator Monitoring	2,100.00	800.00	-1,300.00	-162.50	8,460.50	5,600.00	-2,860.50	-51.08	9,600.00
4430-18-000	Contract-Alarm Monitoring	1,858.96	1,707.00	-151.96	-8.90	8,447.84	11,949.00	3,501.16	29.30	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	0.00	5,000.00	5,000.00	100.00	25,000.00	35,000.00	10,000.00	28.57	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	7,700.00	7,700.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	900.00	1,000.00	100.00	10.00	5,250.00	7,000.00	1,750.00	25.00	12,000.00
4430-26-000	Contract-Security Camera System	0.00	0.00	0.00	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-27-000	Contract - Lease	3,812.23	1,110.69	-2,701.54	-243.23	10,294.73	7,774.83	-2,519.90	-32.41	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	4,050.00	5,950.00	1,900.00	31.93	10,200.00
4439-00-000	Total Contract Costs	11,532.19	15,104.69	3,572.50	23.65	81,137.83	105,732.83	24,595.00	23.26	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	40,837.53	48,293.66	7,456.13	15.44	288,651.48	363,995.26	75,343.78	20.70	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	148,538.73	164,577.98	16,039.25	9.75	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	0.00	5,670.00	5,670.00	100.00	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	18.00	2,450.00	2,432.00	99.27	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	27,289.98	24,671.14	-2,618.84	-10.62	148,556.73	172,697.98	24,141.25	13.98	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-000	Tenant Utility Payments-S8	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	2,718.00	1,539.00	-1,179.00	-76.61	13,609.00	10,773.00	-2,836.00	-26.33	18,468.00
4715-03-000	FSS Escrow Payments	2,727.01	3,304.00	576.99	17.46	25,265.03	23,128.00	-2,137.03	-9.24	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	5,445.01	4,843.00	-602.01	-12.43	39,425.03	33,901.00	-5,524.03	-16.29	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	24,579.53	20,639.37	-3,940.16	-19.09	152,355.91	144,475.59	-7,880.32	-5.45	247,672.44
4857-00-000	Debt Service Contra Account	-15,999.18	-16,314.22	-315.04	-1.93	-113,812.43	-114,199.54	-387.11	-0.34	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	38,543.48	30,276.05	-8,267.43	-27.31	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	403,572.54	469,854.00	66,281.46	14.11	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,735.93	1,735.93	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	67,369.99	9,468.78	14.11	405,308.47	471,589.93	66,281.46	14.11	808,439.88
8000-00-000	TOTAL EXPENSES	186,686.74	141,056.39	-45,630.35	-345.71	1,262,500.60	1,017,992.51	-244,508.09	-264.68	1,753,872.24
9000-00-000	NET INCOME	-10,327.37				-138,964.59	-790,810.59	67,766.38	8.57	-1,364,417.52
	<b>Net Income After Depreciation</b>	<b>47,573.84</b>				<b>266,343.88</b>				

# Renaissance Partnership (.partren)

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	151,822.77
1111-15-000	Cash-Payroll	34,716.37
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	187,539.14
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,330.99
1112-02-000	Cash Restricted - FSS Escrow	80,573.57
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	49,486.97
1112-06-000	Cash Restricted - Reserve/Escrow	997,239.90
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	80,757.95
1112-09-000	Restricted Cash - AA Reserve	49,479.02
1112-99-000	Total Restricted Cash	1,340,680.99
1119-00-000	TOTAL CASH	1,528,220.13
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	42,023.21
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	32,553.21
1129-00-000	A/R-Other	1,927.36
1129-06-000	Due from Cecil Gober	14,000.00
1129-16-000	Due from Dakota Park Non-ACC	56,061.05
1129-47-000	Due from Youthbuild-DOL	165.90
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	135,685.26
1138-14-000	Renaissance Family-Operating Subsidy	1.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	170,166.83
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-01-000	Prepaid Insurance	54,673.62
1211-02-000	Prepaid Software Licenses	1,051.88
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	78,225.50
1300-00-000	TOTAL CURRENT ASSETS	1,776,612.46
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	-11,492,621.59
1405-02-000	Accum Depreciation- Misc FF&E	-768,797.87
1405-03-000	Accum Depreciation-Infrastructure	-2,600,190.44
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	-78.40
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-26,319.05
1420-00-000	TOTAL FIXED ASSETS (NET)	10,117,478.87
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,121,941.87
1999-00-000	TOTAL ASSETS	11,898,554.33
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	549.16
2114-00-000	Tenant Security Deposits	54,695.39
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	-29,822.90
2138-00-001	Accrued audit fees - LHA	11,641.48
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	6,525.00
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Curren	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	185,009.08
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	13,962.04

2307-00-000	FSS Due to Tenant Long Term	80,573.57
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,882,205.71
2310-40-001	Short Term - Note Payable	-21,029.36
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,336,912.28</u>
2499-00-000	TOTAL LIABILITIES	<u>2,521,921.36</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	-5,979,213.44
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-5,979,213.44</u>
2899-00-000	TOTAL EQUITY	<u>9,376,632.97</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>11,898,554.33</u>

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jul 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	56,597.00	45,574.50	11,022.50	24.19	348,016.50	319,021.50	28,995.00	9.09	546,894.00
3112-02-000	Gain to Lease Sec8	21,053.00	27,169.50	-6,116.50	-22.51	161,788.50	190,186.50	-28,398.00	-14.93	326,034.00
3119-00-000	Total Rental Income	77,650.00	72,744.00	4,906.00	6.74	509,805.00	509,208.00	597.00	0.12	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	20.00	150.00	-130.00	-86.67	70.00	1,050.00	-980.00	-93.33	1,800.00
3120-04-000	Late and Admin Charges	-30.00	50.00	-80.00	-160.00	330.00	350.00	-20.00	-5.71	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	105.00	-105.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	210.00	420.00	-210.00	-50.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	-10.00	450.00	-460.00	-102.22	610.00	3,150.00	-2,540.00	-80.63	5,400.00
3199-00-000	TOTAL TENANT INCOME	77,640.00	73,194.00	4,446.00	6.07	510,415.00	512,358.00	-1,943.00	-0.38	878,328.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,315.51	2,167.75	147.76	6.82	16,034.17	15,174.25	859.92	5.67	26,013.00
3610-01-000	Interest Income - Unrestricted	41.62	35.00	6.62	18.91	794.55	245.00	549.55	224.31	420.00
3699-00-000	TOTAL OTHER INCOME	2,357.13	2,202.75	154.38	7.01	16,828.72	15,419.25	1,409.47	9.14	26,433.00
3999-00-000	TOTAL INCOME	79,997.13	75,396.75	4,600.38	6.10	527,243.72	527,777.25	-533.53	-0.10	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,177.23	4,856.57	679.34	13.99	37,247.44	38,852.55	1,605.11	4.13	67,991.96
4110-00-001	401K-401A Admin	314.44	194.26	-120.18	-61.87	1,234.41	1,554.08	319.67	20.57	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	314.26	388.53	74.27	19.12	2,887.07	3,108.23	221.16	7.12	5,439.40
4110-00-004	Workers Comp Admin	119.05	194.26	75.21	38.72	872.21	1,554.08	681.87	43.88	2,719.64
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	258.30	248.80	-9.50	-3.82	427.60
4110-00-007	Payroll Prep Fees	48.55	48.57	0.02	0.04	411.22	388.55	-22.67	-5.83	679.96
4110-07-000	Health/Life Insurance	812.08	838.46	26.38	3.15	5,461.91	6,891.22	1,429.31	20.74	12,105.52
4110-99-000	Total Administrative Salaries	5,822.51	6,555.65	733.14	11.18	48,372.56	52,597.51	4,224.95	8.03	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	958.50	350.00	-608.50	-173.86	1,813.46	2,450.00	636.54	25.98	4,200.00
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/L	58.00	75.00	17.00	22.67	367.35	525.00	157.65	30.03	900.00
4130-04-000	General Legal Expense	526.00	150.00	-376.00	-250.67	688.50	1,050.00	361.50	34.43	1,800.00
4130-99-000	Total Legal Expense	1,542.50	575.00	-967.50	-168.26	3,869.31	4,025.00	155.69	3.87	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	628.14	420.00	-208.14	-49.56	1,458.67	2,940.00	1,481.33	50.39	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	3,780.00	3,780.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	6,460.44	6,945.54	485.10	6.98	11,906.64
4173-00-000	Management Fee	4,926.87	4,674.86	-252.01	-5.39	34,583.01	32,724.02	-1,858.99	-5.68	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,800.00	-200.00	-7.14	4,800.00
4189-00-000	Total Other Admin Expenses	7,017.93	7,027.08	9.15	0.13	49,282.12	49,189.56	-92.56	-0.19	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	150.00	150.00	100.00	577.17	1,050.00	472.83	45.03	1,800.00
4190-02-000	Printing/Publications & Subscriptions	45.26	95.00	49.74	52.36	391.50	665.00	273.50	41.13	1,140.00
4190-03-000	Advertising Publications	0.00	450.00	450.00	100.00	1,650.00	3,150.00	1,500.00	47.62	5,400.00
4190-04-000	Stationery & Office Supplies	185.95	290.00	104.05	35.88	876.48	2,030.00	1,153.52	56.82	3,480.00

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	0.00	420.00	420.00	100.00	720.00
4190-07-000	Telephone	191.95	150.00	-41.95	-27.97	1,888.68	1,050.00	-838.68	-79.87	1,800.00
4190-08-000	Postage	65.24	25.00	-40.24	-160.96	464.27	175.00	-289.27	-165.30	300.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	2,722.02	2,722.02	0.00	0.00	4,666.32
4190-10-000	Copiers - Lease & Service	0.00	75.00	75.00	100.00	465.29	525.00	59.71	11.37	900.00
4190-13-000	Internet	180.00	260.00	80.00	30.77	1,318.88	1,820.00	501.12	27.53	3,120.00
4190-19-000	IT Contract Fees	169.56	560.00	390.44	69.72	4,533.72	3,920.00	-613.72	-15.66	6,720.00
4190-22-000	Other Misc Admin Expenses	0.00	200.00	200.00	100.00	787.23	1,400.00	612.77	43.77	2,400.00
4190-23-000	Compliance Fees	0.00	348.80	348.80	100.00	1,809.24	2,441.60	632.36	25.90	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	119.55	315.00	195.45	62.05	758.30	2,205.00	1,446.70	65.61	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	1,346.37	3,367.66	2,021.29	60.02	18,242.78	23,573.62	5,330.84	22.61	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,729.31	17,525.39	1,796.08	10.25	119,766.77	129,385.69	9,618.92	7.43	223,720.60
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	523.84	800.00	276.16	34.52	3,710.74	5,600.00	1,889.26	33.74	9,600.00
4340-00-000	Garbage/Trash Removal	5,305.66	3,500.00	-1,805.66	-51.59	29,363.00	24,500.00	-4,863.00	-19.85	42,000.00
4390-01-100	Water/Sewer Combined	5,895.40	5,900.00	4.60	0.08	40,792.37	41,300.00	507.63	1.23	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	11,724.90	10,200.00	-1,524.90	-14.95	73,866.11	71,400.00	-2,466.11	-3.45	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,946.16	5,766.09	-180.07	-3.12	39,375.64	33,972.68	-5,402.96	-15.90	58,969.16
4410-06-000	401K-401A Maintenance	358.47	230.64	-127.83	-55.42	1,279.19	1,358.88	79.69	5.86	2,358.72
4410-07-000	Payroll Taxes Maintenance	500.02	461.29	-38.73	-8.40	3,002.00	2,717.83	-284.17	-10.46	4,717.56
4410-08-000	Health/Life Insurance Maint.	1,544.84	1,111.84	-433.00	-38.94	11,097.50	5,068.28	-6,029.22	-118.96	8,998.72
4410-09-000	Workers Comp Maintenance	169.57	230.64	61.07	26.48	1,086.01	1,358.88	272.87	20.08	2,358.72
4410-10-000	Payroll Prep Fees Maint.	69.22	57.66	-11.56	-20.05	480.94	339.72	-141.22	-41.57	589.68
4410-11-000	Legal Shield - Maint	36.90	49.85	12.95	25.98	310.10	299.70	-10.40	-3.47	519.40
4411-00-000	Maintenance Uniforms	0.00	80.00	80.00	100.00	65.84	510.00	444.16	87.09	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	39.09	450.00	410.91	91.31	1,119.88	2,900.00	1,780.12	61.38	5,000.00
4419-00-000	Total General Maint Expense	8,664.27	8,438.01	-226.26	-2.68	57,817.10	48,525.97	-9,291.13	-19.15	84,391.96
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	4,929.12	4,550.00	-379.12	-8.33	7,800.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-01-300	Seasonal Labor	472.81	0.00	-472.81	N/A	472.81	0.00	-472.81	N/A	0.00
4420-02-000	Supplies-Appliance Parts	90.50	1,000.00	909.50	90.95	2,868.28	7,000.00	4,131.72	59.02	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	514.27	700.00	185.73	26.53	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	1,025.75	910.00	-115.75	-12.72	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	900.00	900.00	100.00	1,610.07	6,300.00	4,689.93	74.44	10,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	130.11	0.00	-130.11	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	10.68	150.00	139.32	92.88	268.47	1,050.00	781.53	74.43	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	251.74	700.00	448.26	64.04	1,200.00
4420-08-000	Supplies-Plumbing	516.73	870.00	353.27	40.61	4,706.58	6,090.00	1,383.42	22.72	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	13.86	1,050.00	1,036.14	98.68	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	250.75	400.00	149.25	37.31	353.41	2,800.00	2,446.59	87.38	4,800.00
4420-11-000	Supplies- HVAC	0.00	300.00	300.00	100.00	2,355.94	2,100.00	-255.94	-12.19	3,600.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	3,086.26	1,400.00	-1,686.26	-120.45	2,400.00
4429-00-000	Total Materials	1,341.47	5,375.00	4,033.53	75.04	23,097.78	37,625.00	14,527.22	38.61	64,500.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	1,120.00	1,120.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00

**Colton Meadow, LLLP (56)**  
**Budget Comparison**

Period = Jul 2025  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	637.02	550.00	-87.02	-15.82	2,919.42	3,850.00	930.58	24.17	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	1,800.00	7,000.00	5,200.00	74.29	12,000.00
4430-18-000	Contract-Alarm Monitoring	594.03	594.00	-0.03	-0.01	3,617.63	4,158.00	540.37	13.00	7,128.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	256.88	0.00	-256.88	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	0.00	2,585.00	2,585.00	100.00	12,175.91	18,095.00	5,919.09	32.71	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	9,300.00	5,177.06	-4,122.94	-79.64	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	3,338.76	350.00	-2,988.76	-853.93	600.00
4430-27-000	Contract - Lease	1,911.55	1,271.52	-640.03	-50.34	9,121.63	8,900.64	-220.99	-2.48	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4439-00-000	Total Contract Costs	3,142.60	7,900.10	4,757.50	60.22	42,530.23	55,300.70	12,770.47	23.09	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	13,148.34	21,713.11	8,564.77	39.45	123,445.11	141,451.67	18,006.56	12.73	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,415.71	9,377.71	962.00	10.26	98,289.18	65,643.97	-32,645.21	-49.73	112,532.52
4510-01-000	General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	4,611.25	1,976.25	42.86	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	24,399.41	19,389.65	-5,009.76	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	11,901.34	13,056.41	1,155.07	8.85	125,323.59	91,394.87	-33,928.72	-37.12	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	12,314.24	223.20	-12,091.04	-5,417.13	12,418.24	1,562.40	-10,855.84	-694.82	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	7,183.33	7,183.33	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	1,057.94	1,065.12	7.18	0.67	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	19,726.00	19,726.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	16,310.59	4,219.55	-12,091.04	-286.55	40,385.51	29,536.85	-10,848.66	-36.73	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	274,240.33	274,240.33	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	8,115.94	8,115.94	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	282,356.27	184,216.27	-98,140.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	109,151.09	93,031.07	-16,120.02	-296.22	765,143.36	844,015.35	-899.96	-0.11	1,450,004.60
9000-00-000	NET INCOME	-29,153.96				-237,899.64	-316,238.10	-1,433.49	-0.45	-545,243.60
	<b>Net Income After Depreciation</b>	<b>11,182.65</b>				<b>44,456.63</b>				

# Colton Meadow, LLLP (56)

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	42,366.02
1111-15-000	Cash-Payroll	5,936.63
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	48,902.65
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,475.00
1112-03-000	Cash Restricted-Operating Reserve	462,784.89
1112-04-000	Cash Restricted-Reserve for Replace	247,623.15
1112-05-000	Cash-Tax & Insurance Escrow	90,115.15
1112-99-000	Total Restricted Cash	828,998.19
1119-00-000	TOTAL CASH	877,900.84
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,053.42
1122-99-000	TOTAL: AR	12,053.42
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	113,205.03
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	1,917.09
1211-01-000	Prepaid Insurance	58,909.97
1211-02-000	Prepaid Software Licenses	388.86
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	68,215.92
1300-00-000	TOTAL CURRENT ASSETS	1,059,321.79
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	-6,220,131.72

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-201,724.22
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,898,418.01
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	6,003,063.78
1999-00-000	TOTAL ASSETS	7,062,385.57
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	12,379.48
2114-00-000	Tenant Security Deposits	27,075.00
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	27,884.99
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	17,808.38
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	-3,862.46
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	5,025.68
2260-00-000	Accrued Compensated Absences-Curren	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,272,511.34
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	3,278,083.12
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>2,578,970.33</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,578,970.33
2899-00-000	TOTAL EQUITY	<u>3,784,302.45</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,062,385.57</u>

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Jul 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	51,268.00	46,357.00	4,911.00	10.59	323,714.35	324,499.00	-784.65	-0.24	556,284.00
3112-02-000	Gain to Lease Sec8	25,759.00	26,787.00	-1,028.00	-3.84	174,920.00	187,509.00	-12,589.00	-6.71	321,444.00
3119-00-000	Total Rental Income	77,027.00	73,144.00	3,883.00	5.31	498,634.35	512,008.00	-13,373.65	-2.61	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	10.00	65.00	-55.00	-84.62	10.00	455.00	-445.00	-97.80	780.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	210.00	350.00	-140.00	-40.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	1,200.00	350.00	850.00	242.86	600.00
3120-10-000	Application Fees	70.00	50.00	20.00	40.00	400.00	350.00	50.00	14.29	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	400.00	700.00	-300.00	-42.86	1,200.00
3129-00-000	Total Other Tenant Income	80.00	365.00	-285.00	-78.08	2,220.00	2,555.00	-335.00	-13.11	4,380.00
3199-00-000	TOTAL TENANT INCOME	77,107.00	73,509.00	3,598.00	4.89	500,854.35	514,563.00	-13,708.65	-2.66	882,108.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,351.54	2,324.00	27.54	1.18	16,606.42	16,268.00	338.42	2.08	27,888.00
3610-01-000	Interest Income - Unrestricted	198.65	35.00	163.65	467.57	1,365.74	245.00	1,120.74	457.44	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	2,550.19	2,359.00	191.19	8.10	27,347.16	16,513.00	10,834.16	65.61	28,308.00
3999-00-000	TOTAL INCOME	79,657.19	75,868.00	3,789.19	4.99	528,201.51	531,076.00	-2,874.49	-0.54	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,177.23	4,594.49	417.26	9.08	31,214.02	36,755.91	5,541.89	15.08	64,322.84
4110-00-001	401K-401A Admin	314.44	183.78	-130.66	-71.10	1,234.41	1,470.24	235.83	16.04	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	313.34	367.56	54.22	14.75	2,432.61	2,940.48	507.87	17.27	5,145.84
4110-00-004	Workers Comp Admin	119.05	183.78	64.73	35.22	876.19	1,470.24	594.05	40.40	2,572.92
4110-00-006	Legal Shield - Administrative	36.90	45.85	8.95	19.52	338.10	342.95	4.85	1.41	594.20
4110-00-007	Payroll Prep Fees	48.55	68.92	20.37	29.56	379.18	482.44	103.26	21.40	827.04
4110-07-000	Health/Life Insurance	1,099.46	425.70	-673.76	-158.27	7,240.91	2,979.90	-4,261.01	-142.99	5,108.40
4110-99-000	Total Administrative Salaries	6,108.97	5,870.08	-238.89	-4.07	43,715.42	46,442.16	2,726.74	5.87	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	500.00	350.00	-150.00	-42.86	600.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	50.00	50.00	100.00	251.30	350.00	98.70	28.20	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	43.50	350.00	306.50	87.57	600.00
4130-99-000	Total Legal Expense	0.00	150.00	150.00	100.00	794.80	1,050.00	255.20	24.30	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	628.14	150.00	-478.14	-318.76	1,458.67	1,050.00	-408.67	-38.92	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	3,937.50	3,937.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	6,460.44	6,460.44	0.00	0.00	11,075.04
4173-00-000	Management Fee	5,053.79	5,150.74	96.95	1.88	34,671.66	36,055.18	1,383.52	3.84	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	1,750.00	-1,250.00	-71.43	3,000.00
4189-00-000	Total Other Admin Expenses	7,167.35	7,061.16	-106.19	-1.50	60,203.24	49,428.12	-10,775.12	-21.80	84,733.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	234.07	350.00	115.93	33.12	600.00
4190-02-000	Printing/Publications & Subscriptions	0.00	50.00	50.00	100.00	469.84	350.00	-119.84	-34.24	600.00

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	1,650.00	1,575.00	-75.00	-4.76	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	215.18	1,400.00	1,184.82	84.63	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4190-07-000	Telephone	0.00	125.00	125.00	100.00	744.09	875.00	130.91	14.96	1,500.00
4190-08-000	Postage	300.00	25.00	-275.00	-1,100.00	990.79	175.00	-815.79	-466.17	300.00
4190-09-000	Computer Software License Fees/Exp	428.54	404.55	-23.99	-5.93	3,167.71	2,831.85	-335.86	-11.86	4,854.60
4190-10-000	Copiers - Lease & Service	0.00	80.00	80.00	100.00	304.51	560.00	255.49	45.62	960.00
4190-13-000	Internet	232.49	209.33	-23.16	-11.06	1,554.26	1,465.31	-88.95	-6.07	2,511.96
4190-19-000	IT Contract Fees	180.56	800.00	619.44	77.43	4,570.72	5,600.00	1,029.28	18.38	9,600.00
4190-22-000	Other Misc Admin Expenses	0.00	220.00	220.00	100.00	1,315.86	1,540.00	224.14	14.55	2,640.00
4190-23-000	Compliance Fees	0.00	361.25	361.25	100.00	1,866.25	2,528.75	662.50	26.20	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	119.55	200.00	80.45	40.22	847.65	1,400.00	552.35	39.45	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	1,261.14	3,075.13	1,813.99	58.99	17,930.93	21,525.91	3,594.98	16.70	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,537.46	16,156.37	1,618.91	10.02	122,644.39	118,446.19	-4,198.20	-3.54	204,579.64
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	-21.01	175.00	196.01	112.01	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	-21.01	175.00	196.01	112.01	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	75.79	400.00	324.21	81.05	2,875.67	2,800.00	-75.67	-2.70	4,800.00
4340-00-000	Garbage/Trash Removal	3,853.59	3,250.00	-603.59	-18.57	26,121.49	22,750.00	-3,371.49	-14.82	39,000.00
4390-01-100	Water/Sewer Combined	4,763.16	4,600.00	-163.16	-3.55	34,644.32	32,200.00	-2,444.32	-7.59	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	8,692.54	8,250.00	-442.54	-5.36	63,641.48	57,750.00	-5,891.48	-10.20	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,946.16	2,995.21	-2,950.95	-98.52	31,104.08	24,324.05	-6,780.03	-27.87	42,657.68
4410-06-000	401K-401A Maintenance	358.47	119.81	-238.66	-199.20	1,279.19	972.97	-306.22	-31.47	1,706.32
4410-07-000	Payroll Taxes Maintenance	467.92	239.62	-228.30	-95.28	2,428.67	1,945.94	-482.73	-24.81	3,412.64
4410-08-000	Health/Life Insurance Maint.	697.22	693.76	-3.46	-0.50	4,301.54	4,868.64	567.10	11.65	8,349.76
4410-09-000	Workers Comp Maintenance	169.56	119.81	-49.75	-41.52	900.87	972.97	72.10	7.41	1,706.32
4410-10-000	Payroll Prep Fees Maint.	69.22	29.95	-39.27	-131.12	389.46	243.23	-146.23	-60.12	426.56
4410-11-000	Legal Shield - Maint	36.90	45.85	8.95	19.52	338.10	342.95	4.85	1.41	594.20
4411-00-000	Maintenance Uniforms	0.00	50.00	50.00	100.00	285.75	380.00	94.25	24.80	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	39.09	200.00	160.91	80.46	876.04	1,400.00	523.96	37.43	2,400.00
4419-00-000	Total General Maint Expense	7,784.54	4,494.01	-3,290.53	-73.22	41,903.70	35,450.75	-6,452.95	-18.20	61,913.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	100.00	7,243.57	1,750.00	-5,493.57	-313.92	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	150.97	0.00	-150.97	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	3,330.65	4,725.00	1,394.35	29.51	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	4,050.00	2,100.00	-1,950.00	-92.86	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	3,294.77	700.00	-2,594.77	-370.68	1,200.00
4420-03-200	Window Treatments	0.00	50.00	50.00	100.00	674.95	350.00	-324.95	-92.84	600.00
4420-04-000	Electrical - Supplies/Fixtures	25.63	650.00	624.37	96.06	3,533.45	4,550.00	1,016.55	22.34	7,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	23.48	0.00	-23.48	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	-153.05	200.00	353.05	176.52	432.34	1,400.00	967.66	69.12	2,400.00
4420-07-000	Repairs - Materials & Supplies	24.73	25.00	0.27	1.08	1,244.24	175.00	-1,069.24	-610.99	300.00
4420-08-000	Supplies-Plumbing	47.05	400.00	352.95	88.24	3,318.18	2,800.00	-518.18	-18.51	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	244.20	700.00	455.80	65.11	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	102.66	875.00	772.34	88.27	1,500.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	82.98	0.00	-82.98	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	700.00	700.00	100.00	2,171.47	4,900.00	2,728.53	55.68	8,400.00
4420-12-000	Supplies- Painting	0.00	400.00	400.00	100.00	4,338.89	2,800.00	-1,538.89	-54.96	4,800.00
4429-00-000	Total Materials	95.33	3,975.00	3,879.67	97.60	34,747.91	27,825.00	-6,922.91	-24.88	47,700.00
4430-00-000	Contract Costs									

**Villas at Lake Bonnet, LLLP (57)**  
**Budget Comparison**

Period = Jul 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	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	350.00	350.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	2,876.56	3,839.50	962.94	25.08	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	1,075.00	6,300.00	5,225.00	82.94	10,800.00
4430-18-000	Contract-Alarm Monitoring	0.00	570.82	570.82	100.00	3,505.17	3,995.74	490.57	12.28	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	0.00	2,700.00	2,700.00	100.00	12,499.98	18,900.00	6,400.02	33.86	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	2,950.00	7,000.00	4,050.00	57.86	12,000.00
4430-24-300	Contract-Pressure Wash	7,500.00	500.00	-7,000.00	-1,400.00	7,500.00	3,500.00	-4,000.00	-114.29	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	628.96	379.43	-249.53	-65.76	2,760.72	2,656.01	-104.71	-3.94	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,940.00	2,940.00	100.00	5,040.00
4439-00-000	Total Contract Costs	8,548.48	7,318.75	-1,229.73	-16.80	38,712.65	51,231.25	12,518.60	24.44	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,428.35	15,787.76	-640.59	-4.06	115,364.26	114,507.00	-857.26	-0.75	197,438.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,397.25	9,582.04	184.79	1.93	94,379.32	67,074.28	-27,305.04	-40.71	114,984.48
4510-01-000	General Liability Insurance - Auto	0.00	628.75	628.75	100.00	2,635.00	4,401.25	1,766.25	40.13	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	28,313.67	24,664.64	-3,649.03	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,442.06	13,809.31	367.25	2.66	125,327.99	96,665.17	-28,662.82	-29.65	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	38,192.54	645.98	-37,546.56	-5,812.34	38,232.54	4,521.86	-33,710.68	-745.50	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	22,278.97	22,278.97	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	1,195.78	1,203.86	8.08	0.67	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	44,182.11	44,182.11	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	47,858.96	10,312.40	-37,546.56	-364.09	105,889.40	72,186.80	-33,702.60	-46.69	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	277,269.09	277,269.09	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	10,797.64	10,797.64	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	288,066.73	201,546.73	-86,520.00	-42.93	345,508.68
8000-00-000	TOTAL EXPENSES	142,111.76	93,108.23	-49,003.53	-403.76	820,934.25	834,316.89	-100,656.16	-12.06	1,432,927.32
9000-00-000	NET INCOME	-62,454.57	-41,985.23	-20,469.34	-48.75	-406,771.54	-303,240.89	-103,530.65	-34.14	-522,511.32
	<b>Net Income After Depreciation</b>	<b>-21,302.18</b>				<b>-118,704.81</b>				

# Villas at Lake Bonnet, LLLP (57)

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	103,304.73
1111-15-000	Cash-Payroll	13,877.04
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	117,781.77
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,265.00
1112-03-000	Cash Restricted-Operating Reserve	483,102.65
1112-04-000	Cash Restricted-Reserve for Replace	265,784.51
1112-05-000	Cash-Tax & Insurance Escrow	72,620.20
1112-99-000	Total Restricted Cash	852,772.36
1119-00-000	TOTAL CASH	970,554.13
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,850.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	2,785.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,785.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,065.62
1211-01-000	Prepaid Insurance	75,255.90
1211-02-000	Prepaid Software Licenses	404.51
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	84,726.03
1300-00-000	TOTAL CURRENT ASSETS	1,058,065.51
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	-6,137,671.58
1405-02-000	Accum Depreciation- Misc FF&E	-463,560.12
1405-03-000	Accum Depreciation-Infrastructure	-664,212.98

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	30,221.74
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-239,740.86
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,702,608.27</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,702,608.27
1999-00-000	TOTAL ASSETS	<u>6,760,673.78</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	54,388.85
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	32,358.48
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	59,952.91
2131-03-000	Accrued Interest - Home Loan	2,064.00
2132-00-000	Accrued Interest - 2nd Mortgage	953,637.19
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	-3,862.46
2240-00-000	Tenant Prepaid Rents	5,191.00
2260-00-000	Accrued Compensated Absences-Curren	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,101,582.95
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>6,116,824.16</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	-6,066,508.12
2809-99-000	TOTAL RETAINED EARNINGS:	-6,066,508.12
2899-00-000	TOTAL EQUITY	643,849.62
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,760,673.78

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jul 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	23,341.00	23,279.00	62.00	0.27	165,373.00	162,953.00	2,420.00	1.49	279,348.00
3112-02-000	Gain to Lease Sec8	63,453.00	68,300.00	-4,847.00	-7.10	450,425.00	478,100.00	-27,675.00	-5.79	819,600.00
3119-00-000	Total Rental Income	86,794.00	91,579.00	-4,785.00	-5.22	615,798.00	641,053.00	-25,255.00	-3.94	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	111.55	175.00	-63.45	-36.26	1,347.33	1,225.00	122.33	9.99	2,100.00
3120-03-000	Damages & Cleaning	135.00	30.00	105.00	350.00	540.00	210.00	330.00	157.14	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	25.00	70.00	-45.00	-64.29	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-7,000.00	-7,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	-25.00	-100.00	130.00	175.00	-45.00	-25.71	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-753.45	-600.00	-153.45	-25.58	-4,957.67	-4,200.00	-757.67	-18.04	-7,200.00
3199-00-000	TOTAL TENANT INCOME	86,040.55	90,979.00	-4,938.45	-5.43	610,840.33	636,853.00	-26,012.67	-4.08	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	207.13	185.00	22.13	11.96	1,639.64	1,295.00	344.64	26.61	2,220.00
3610-01-000	Interest Income - Unrestricted	0.00	110.00	-110.00	-100.00	36.00	770.00	-734.00	-95.32	1,320.00
3699-00-000	TOTAL OTHER INCOME	207.13	295.00	-87.87	-29.79	1,675.64	2,065.00	-389.36	-18.86	3,540.00
3999-00-000	TOTAL INCOME	86,247.68	91,274.00	-5,026.32	-5.51	612,515.97	638,918.00	-26,402.03	-4.13	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,932.93	8,664.20	-268.73	-3.10	67,408.88	69,313.60	1,904.72	2.75	121,298.80
4110-00-001	401K-401A Admin	759.30	346.57	-412.73	-119.09	2,940.26	2,772.55	-167.71	-6.05	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	664.09	693.14	29.05	4.19	5,120.17	5,545.10	424.93	7.66	9,703.92
4110-00-004	Workers Comp Admin	254.62	259.93	5.31	2.04	1,931.93	2,079.43	147.50	7.09	3,639.00
4110-00-006	Legal Shield - Administrative	87.80	105.00	17.20	16.38	614.60	735.00	120.40	16.38	1,260.00
4110-00-007	Payroll Prep Fees	103.85	86.64	-17.21	-19.86	863.90	693.12	-170.78	-24.64	1,212.96
4110-07-000	Health/Life Insurance	1,959.54	1,721.40	-238.14	-13.83	12,976.48	12,049.80	-926.68	-7.69	20,656.80
4110-99-000	Total Administrative Salaries	12,762.13	11,876.88	-885.25	-7.45	91,856.22	93,188.60	1,332.38	1.43	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	686.00	686.00	100.00	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	770.00	745.05	96.76	1,320.00
4130-04-000	General Legal Expense	863.00	400.00	-463.00	-115.75	2,180.00	2,800.00	620.00	22.14	4,800.00
4130-99-000	Total Legal Expense	863.00	608.00	-255.00	-41.94	2,529.30	4,256.00	1,726.70	40.57	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	28.14	370.00	341.86	92.39	858.67	2,590.00	1,731.33	66.85	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	6,460.44	6,455.54	-4.90	-0.08	11,066.64
4173-00-000	Management Fee	5,167.50	5,494.74	327.24	5.96	36,621.70	38,463.18	1,841.48	4.79	65,936.88
4189-00-000	Total Other Admin Expenses	6,118.56	6,811.96	693.40	10.18	43,940.81	47,683.72	3,742.91	7.85	81,743.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	905.12	714.00	-191.12	-26.77	1,224.00

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	66.92	175.00	108.08	61.76	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,925.00	1,925.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	1,384.64	700.00	-684.64	-97.81	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4190-07-000	Telephone	549.41	1,100.00	550.59	50.05	5,202.79	7,700.00	2,497.21	32.43	13,200.00
4190-08-000	Postage	150.00	75.00	-75.00	-100.00	707.33	525.00	-182.33	-34.73	900.00
4190-09-000	Computer Software License Fees/Exp	587.38	539.40	-47.98	-8.90	4,447.52	3,775.80	-671.72	-17.79	6,472.80
4190-10-000	Copiers - Lease & Service	0.00	170.00	170.00	100.00	721.71	1,190.00	468.29	39.35	2,040.00
4190-13-000	Internet	569.46	126.46	-443.00	-350.31	4,246.28	885.22	-3,361.06	-379.69	1,517.52
4190-19-000	IT Contract Fees	663.88	800.00	136.12	17.02	5,859.16	5,600.00	-259.16	-4.63	9,600.00
4190-20-000	Bank Fees - Restricted	27.00	250.00	223.00	89.20	189.00	1,750.00	1,561.00	89.20	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	760.03	700.00	-60.03	-8.58	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	31.50	100.00	68.50	68.50	880.88	700.00	-180.88	-25.84	1,200.00
4190-30-000	Equipment Service Contracts	220.00	1,400.00	1,180.00	84.29	10,158.44	9,800.00	-358.44	-3.66	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	3,073.63	5,212.86	2,139.23	41.04	37,470.30	36,490.02	-980.28	-2.69	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	22,817.32	24,509.70	1,692.38	6.90	175,796.63	181,618.34	5,821.71	3.21	314,217.28
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	87.91	96.00	8.09	8.43	527.46	651.00	123.54	18.98	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	87.91	96.00	8.09	8.43	527.46	651.00	123.54	18.98	1,146.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,054.05	1,680.00	-374.05	-22.26	14,712.12	11,760.00	-2,952.12	-25.10	20,160.00
4320-00-000	Electricity	2,923.68	2,192.00	-731.68	-33.38	17,483.73	15,344.00	-2,139.73	-13.95	26,304.00
4330-00-000	Gas	732.83	825.00	92.17	11.17	5,834.24	5,775.00	-59.24	-1.03	9,900.00
4340-00-000	Garbage/Trash Removal	954.85	1,501.88	547.03	36.42	5,919.15	10,513.16	4,594.01	43.70	18,022.56
4390-00-000	Sewer	2,650.44	2,900.00	249.56	8.61	20,706.55	20,300.00	-406.55	-2.00	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	9,315.85	9,098.88	-216.97	-2.38	64,655.79	63,692.16	-963.63	-1.51	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,829.55	7,599.67	-229.88	-3.02	60,294.21	60,564.61	270.40	0.45	105,929.88
4410-06-000	401K-401A Maintenance	514.51	303.99	-210.52	-69.25	1,903.96	2,422.61	518.65	21.41	4,237.24
4410-07-000	Payroll Taxes Maintenance	589.66	607.97	18.31	3.01	4,585.94	4,845.15	259.21	5.35	8,474.36
4410-08-000	Health/Life Insurance Maint.	1,768.30	1,659.96	-108.34	-6.53	11,307.58	11,619.72	312.14	2.69	19,919.52
4410-09-000	Workers Comp Maintenance	223.10	227.99	4.89	2.14	2,164.05	1,816.93	-347.12	-19.10	3,177.88
4410-10-000	Payroll Prep Fees Maint.	90.91	76.00	-14.91	-19.62	765.77	605.66	-160.11	-26.44	1,059.32
4410-11-000	Legal Shield - Maint	43.90	45.00	1.10	2.44	279.30	315.00	35.70	11.33	540.00
4411-00-000	Maintenance Uniforms	238.68	160.00	-78.68	-49.18	1,193.40	1,120.00	-73.40	-6.55	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	684.14	350.00	-334.14	-95.47	4,062.64	2,450.00	-1,612.64	-65.82	4,200.00
4419-00-000	Total General Maint Expense	11,982.75	11,030.58	-952.17	-8.63	86,556.85	85,759.68	-797.17	-0.93	149,458.20
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	109.08	315.00	205.92	65.37	540.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	260.00	260.00	100.00	925.72	1,820.00	894.28	49.14	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	200.00	200.00	100.00	368.99	1,400.00	1,031.01	73.64	2,400.00
4420-03-200	Window Treatments	379.05	150.00	-229.05	-152.70	1,387.65	1,050.00	-337.65	-32.16	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	628.11	800.00	171.89	21.49	5,005.95	5,600.00	594.05	10.61	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	571.35	500.00	-71.35	-14.27	2,299.98	3,500.00	1,200.02	34.29	6,000.00
4420-08-000	Supplies-Plumbing	150.75	200.00	49.25	24.62	1,568.74	1,400.00	-168.74	-12.05	2,400.00
4420-11-000	Supplies- HVAC	404.05	250.00	-154.05	-61.62	3,538.24	1,750.00	-1,788.24	-102.19	3,000.00
4420-12-000	Supplies- Painting	36.85	200.00	163.15	81.58	773.59	1,400.00	626.41	44.74	2,400.00
4429-00-000	Total Materials	2,170.16	2,605.00	434.84	16.69	16,489.05	18,235.00	1,745.95	9.57	31,260.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	4,369.00	2,800.00	-1,569.00	-56.04	4,800.00

**The Manor at West Bartow (62)**  
**Budget Comparison**

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	2,650.00	7,875.00	5,225.00	66.35	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	4,087.46	3,815.00	-272.46	-7.14	6,540.00
4430-18-000	Contract-Alarm Monitoring	408.16	700.00	291.84	41.69	3,831.37	4,900.00	1,068.63	21.81	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	7,540.00	17,500.00	9,960.00	56.91	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	4,083.31	4,083.31	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	5,500.00	350.00	-5,150.00	-1,471.43	600.00
4439-00-000	Total Contract Costs	2,519.62	8,920.00	6,400.38	71.75	27,977.83	62,440.00	34,462.17	55.19	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,672.53	22,555.58	5,883.05	26.08	131,023.73	166,434.68	35,410.95	21.28	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	73,109.80	86,053.52	12,943.72	15.04	147,520.32
4510-01-000	General Liability Insurance - Auto	0.00	658.75	658.75	100.00	2,635.00	4,611.25	1,976.25	42.86	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	6,364.32	837.34	-5,526.98	-660.06	1,435.44
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	82,309.12	91,677.11	9,367.99	10.22	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	487.50	225.00	-262.50	-116.67	1,610.35	1,575.00	-35.35	-2.24	2,700.00
4855-00-000	Interest Expense-Mortgage	14,475.99	14,995.62	519.63	3.47	102,349.99	104,969.34	2,619.35	2.50	179,947.44
4855-01-000	Interest - Third Mortgage	0.00	464.28	464.28	100.00	2,785.68	3,249.96	464.28	14.29	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	14,963.49	15,684.90	721.41	4.60	106,746.02	109,794.30	3,048.28	2.78	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	217,026.18	217,026.18	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	18,659.90	18,659.90	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	235,686.08	157,461.08	-78,225.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	109,014.84	107,536.23	-1,478.61	6.23	796,744.83	771,328.67	-25,416.16	5.28	1,327,620.88
9000-00-000	NET INCOME	-22,767.16	-16,262.23	-3,547.71	-11.74	-184,228.86	-132,410.67	-985.87	-9.41	-232,332.88
	<b>Net Income After Depreciation</b>	<b>10,902.28</b>				<b>51,457.22</b>				

**Balance Sheet**

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	10,354.57
1111-15-000	Cash-Payroll	-90,007.11
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-79,052.54
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,600.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replace	141,636.56
1112-05-000	Cash-Tax & Insurance Escrow	102,635.53
1112-12-000	Restricted Investment	158,326.23
1112-99-000	Total Restricted Cash	413,217.94
1119-00-000	TOTAL CASH	334,165.40
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	6,347.00
1122-99-000	TOTAL: AR	6,347.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	6,347.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	5,422.04
1211-01-000	Prepaid Insurance	110,435.74
1211-02-000	Prepaid Software Licenses	539.35
1299-00-000	TOTAL OTHER CURRENT ASSETS	116,897.13
1300-00-000	TOTAL CURRENT ASSETS	457,409.53
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	-5,187,039.26
1405-02-000	Accum Depreciation- Misc FF&E	-1,230,069.74
1405-03-000	Accum Depreciation-Infrastructure	-572,243.97
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	299,422.47
1410-02-000	Compliance Fees	200,558.00

1410-02-001	Amortization Tax Credit Fees	-215,034.63
1420-00-000	TOTAL FIXED ASSETS (NET)	7,527,559.61
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,239,156.61
1999-00-000	TOTAL ASSETS	8,696,566.14
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	44,498.03
2114-00-000	Tenant Security Deposits	9,100.00
2114-02-000	Security Deposit Clearing Account	125.00
2114-03-000	Security Deposit-Pet	1,300.00
2119-92-000	Accrued Property Taxes	2,668.32
2131-01-000	Accrued Interest NLP Loan	1,617.40
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	-6,312.46
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	859.00
2260-00-000	Accrued Compensated Absences-Curren	1,101.93
2297-00-000	Mortgage Note Payable	2,493,749.08
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	4,717,615.99
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,860.73
2310-01-000	Due to Affiliates	-5,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-3,739.27
2499-00-000	TOTAL LIABILITIES	4,713,876.72
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	-30,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,955,525.14
2809-99-000	TOTAL RETAINED EARNINGS:	-2,955,525.14
2899-00-000	TOTAL EQUITY	3,982,689.42
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,696,566.14

**Youthbuild (.ybuild)**  
**Budget Comparison**

Period = Jul 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	381,395.28	291,669.00	89,726.28	30.76	500,004.00
3499-00-000	TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	381,395.28	291,669.00	89,726.28	30.76	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	26.32	0.00	26.32	N/A	270.93	0.00	270.93	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	26.32	0.00	26.32	N/A	20,765.65	0.00	20,765.65	N/A	0.00
3999-00-000	TOTAL INCOME	26.32	41,667.00	-41,640.68	-99.94	402,160.93	291,669.00	110,491.93	37.88	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	20,461.54	14,162.00	-6,299.54	-44.48	158,004.37	99,134.00	-58,870.37	-59.38	169,944.00
4110-00-001	401K-401A Admin	1,739.22	566.00	-1,173.22	-207.28	6,332.61	3,962.00	-2,370.61	-59.83	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,537.01	1,133.00	-404.01	-35.66	12,147.52	7,931.00	-4,216.52	-53.16	13,596.00
4110-00-004	Workers Comp Admin	583.20	566.00	-17.20	-3.04	4,417.83	3,962.00	-455.83	-11.50	6,792.00
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	258.30	245.00	-13.30	-5.43	420.00
4110-00-007	Payroll Prep Fees	237.86	142.00	-95.86	-67.51	1,928.43	994.00	-934.43	-94.01	1,704.00
4110-07-000	Health/Life Insurance	3,757.66	1,400.00	-2,357.66	-168.40	25,155.70	9,800.00	-15,355.70	-156.69	16,800.00
4110-99-000	Total Administrative Salaries	28,353.39	18,004.00	-10,349.39	-57.48	208,244.76	126,028.00	-82,216.76	-65.24	216,048.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,195.80	5,922.00	3,726.20	62.92	45,158.41	41,454.00	-3,704.41	-8.94	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	987.00	987.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	966.00	966.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	2,195.80	6,201.00	4,005.20	64.59	45,158.41	43,407.00	-1,751.41	-4.03	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	730.21	2,288.00	1,557.79	68.09	1,172.11	16,016.00	14,843.89	92.68	27,456.00
4190-07-000	Telephone	0.00	250.00	250.00	100.00	1,679.19	1,750.00	70.81	4.05	3,000.00
4190-08-000	Postage	50.00	30.00	-20.00	-66.67	117.74	210.00	92.26	43.93	360.00
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	431.80	0.00	-431.80	N/A	0.00
4190-10-000	Copiers - Lease & Service	0.00	289.00	289.00	100.00	1,019.80	2,023.00	1,003.20	49.59	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	5,779.69	10,598.00	4,818.31	45.46	18,168.00
4190-19-000	IT Contract Fees	160.81	150.00	-10.81	-7.21	1,005.67	1,050.00	44.33	4.22	1,800.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	N/A	1,132.93	0.00	-1,132.93	N/A	0.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	36.37	0.00	-36.37	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,790.68	4,521.00	2,730.32	60.39	12,437.93	31,647.00	19,209.07	60.70	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	32,339.87	28,726.00	-3,613.87	-12.58	265,877.47	201,082.00	-64,795.47	-32.22	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	46,235.00	-3,925.00	-8.49	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	0.00	528.00	528.00	100.00	4,324.52	3,696.00	-628.52	-17.01	6,336.00
4210-00-004	Workers Comp - Tenant Svc	0.00	264.00	264.00	100.00	1,581.81	1,848.00	266.19	14.40	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	0.00	66.00	66.00	100.00	716.71	462.00	-254.71	-55.13	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	22,729.00	22,729.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	10,710.00	10,710.00	100.00	56,783.04	74,970.00	18,186.96	24.26	128,520.00
4300-00-000	UTILITIES									

**Youthbuild (.ybuild)**  
**Budget Comparison**

Period = Jul 2025  
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-10-000	Payroll Prep Fees Maint.	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	129.09	300.00	170.91	56.97	2,052.99	2,100.00	47.01	2.24	3,600.00
4419-00-000	Total General Maint Expense	129.09	300.00	170.91	56.97	2,152.99	2,100.00	-52.99	-2.52	3,600.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	129.09	300.00	170.91	56.97	2,152.99	2,100.00	-52.99	-2.52	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	8,785.00	5,761.48	65.58	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	1,655.00	1,655.00	100.00	3,023.52	11,585.00	8,561.48	73.90	19,860.00
8000-00-000	TOTAL EXPENSES	32,468.96	41,666.00	9,197.04	22.07	327,837.02	291,662.00	-36,175.02	-12.40	499,992.00
9000-00-000	<b>NET INCOME</b>	<b>-32,442.64</b>	1.00	-32,443.64	-3,244,364.00	<b>74,323.91</b>	7.00	74,316.91	1,061,670.14	12.00

# Youthbuild (.ybuild)

## Balance Sheet

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	8,388.39
1111-15-000	Cash-Payroll	67,395.42
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	76,783.81
1119-00-000	TOTAL CASH	76,783.81
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1300-00-000	TOTAL CURRENT ASSETS	76,503.74
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	82,283.99
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	2,133.77
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	43,656.05
2260-00-000	Accrued Compensated Absences-Curren	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	398,530.48
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	402,249.05

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-333,237.06
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-319,965.06</u>
2899-00-000	TOTAL EQUITY	<u>-319,965.06</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>82,283.99</u>

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

Period = Jul 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	12,422.00	12,557.00	-135.00	-1.08	87,495.00	87,899.00	-404.00	-0.46	150,684.00
3119-00-000	Total Rental Income	12,422.00	12,557.00	-135.00	-1.08	87,495.00	87,899.00	-404.00	-0.46	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	2,450.00	-2,450.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-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	2,390.00	2,975.00	-585.00	-19.66	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,422.00	12,982.00	-560.00	-4.31	89,885.00	90,874.00	-989.00	-1.09	155,784.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	34,140.00	12,865.00	21,275.00	165.37	171,164.66	90,055.00	81,109.66	90.07	154,380.00
3499-00-000	TOTAL GRANT INCOME	34,140.00	12,865.00	21,275.00	165.37	171,164.66	90,055.00	81,109.66	90.07	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	270.84	10.00	260.84	2,608.40	1,478.59	70.00	1,408.59	2,012.27	120.00
3699-00-000	TOTAL OTHER INCOME	270.84	10.00	260.84	2,608.40	1,478.59	70.00	1,408.59	2,012.27	120.00
3999-00-000	TOTAL INCOME	46,832.84	25,857.00	20,975.84	81.12	262,528.25	180,999.00	81,529.25	45.04	310,284.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,167.32	2,179.08	11.76	0.54	14,267.26	16,391.69	2,124.43	12.96	28,425.22
4110-00-001	401K-401A Admin	158.57	87.16	-71.41	-81.93	603.03	655.65	52.62	8.03	1,136.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	164.26	174.33	10.07	5.78	1,083.29	1,311.36	228.07	17.39	2,274.06
4110-00-004	Workers Comp Admin	61.77	87.16	25.39	29.13	435.07	655.65	220.58	33.64	1,136.98
4110-00-007	Payroll Prep Fees	25.18	21.79	-3.39	-15.56	186.67	163.91	-22.76	-13.89	284.24
4110-07-000	Health/Life Insurance	445.98	120.06	-325.92	-271.46	2,963.07	840.42	-2,122.65	-252.57	1,440.72
4110-99-000	Total Administrative Salaries	3,023.08	2,669.58	-353.50	-13.24	19,538.39	20,018.68	480.29	2.40	34,698.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	0.00	1,190.00	1,190.00	100.00	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	28.14	0.00	-28.14	N/A	782.27	0.00	-782.27	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	352.50	360.00	7.50	2.08	2,467.50	2,520.00	52.50	2.08	4,320.00
4171-00-000	Auditing Fees	2,025.28	2,025.28	0.00	0.00	14,024.60	14,176.96	152.36	1.07	24,303.36
4173-00-000	Management Fee	3,493.51	3,567.84	74.33	2.08	24,454.57	24,974.88	520.31	2.08	42,814.08
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	3,290.00	3,360.00	70.00	2.08	5,760.00
4174-00-000	Marketing Events	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	672.53	1,750.00	1,077.47	61.57	3,000.00
4189-00-000	Total Other Admin Expenses	6,369.43	6,683.12	313.69	4.69	46,741.47	46,781.84	40.37	0.09	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	175.00	175.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	225.70	25.00	-200.70	-802.80	402.25	175.00	-227.25	-129.86	300.00
4190-07-000	Telephone	169.50	137.39	-32.11	-23.37	1,036.89	961.73	-75.16	-7.82	1,648.68

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	350.00	25.00	-325.00	-1,300.00	717.79	175.00	-542.79	-310.17	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,831.55	1,831.55	0.00	0.00	3,139.80
4190-13-000	Internet	1,332.62	1,332.62	0.00	0.00	7,995.72	9,328.34	1,332.62	14.29	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	175.00	175.00	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	175.00	-255.62	-146.07	300.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	350.00	-150.00	-42.86	600.00
4191-00-000	Total Miscellaneous Admin Expenses	2,339.47	1,906.66	-432.81	-22.70	14,440.89	13,346.62	-1,094.27	-8.20	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,731.98	11,429.36	-302.62	-2.65	80,720.75	81,337.14	616.39	0.76	139,815.56
4300-00-000	UTILITIES									
4310-00-000	Water	3,447.45	1,163.00	-2,284.45	-196.43	8,382.68	8,141.00	-241.68	-2.97	13,956.00
4320-00-000	Electricity	200.45	300.00	99.55	33.18	1,377.75	2,100.00	722.25	34.39	3,600.00
4340-00-000	Garbage/Trash Removal	555.95	545.68	-10.27	-1.88	3,830.03	3,819.76	-10.27	-0.27	6,548.16
4390-00-000	Sewer	551.16	560.28	9.12	1.63	3,989.86	3,921.96	-67.90	-1.73	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	4,755.01	2,568.96	-2,186.05	-85.09	17,580.32	17,982.72	402.40	2.24	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,755.47	2,485.58	-1,269.89	-51.09	18,471.92	19,231.59	759.67	3.95	33,492.02
4410-06-000	401K-401A Maintenance	226.40	99.42	-126.98	-127.72	808.58	769.24	-39.34	-5.11	1,339.64
4410-07-000	Payroll Taxes Maintenance	285.75	198.85	-86.90	-43.70	1,400.27	1,538.55	138.28	8.99	2,679.40
4410-08-000	Health/Life Insurance Maint.	440.34	0.00	-440.34	N/A	3,440.00	0.00	-3,440.00	N/A	0.00
4410-09-000	Workers Comp Maintenance	107.08	99.42	-7.66	-7.70	559.36	769.24	209.88	27.28	1,339.64
4410-10-000	Payroll Prep Fees Maint.	43.72	24.86	-18.86	-75.86	240.49	192.34	-48.15	-25.03	334.96
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	684.14	250.00	-434.14	-173.66	2,082.56	1,750.00	-332.56	-19.00	3,000.00
4419-00-000	Total General Maint Expense	5,542.90	3,158.13	-2,384.77	-75.51	27,003.18	24,250.96	-2,752.22	-11.35	42,185.66
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	259.14	350.00	90.86	25.96	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	38.33	0.00	-38.33	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	34.38	175.00	140.62	80.35	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	59.89	0.00	-59.89	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	50.00	50.00	100.00	537.58	350.00	-187.58	-53.59	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	178.90	350.00	171.10	48.89	600.00
4429-00-000	Total Materials	0.00	525.00	525.00	100.00	1,619.33	3,675.00	2,055.67	55.94	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	175.00	-242.50	-138.57	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	571.00	0.00	-571.00	N/A	571.00	0.00	-571.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	725.00	1,155.00	430.00	37.23	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	1,650.00	875.00	-775.00	-88.57	1,500.00
4430-18-000	Contract-Alarm Monitoring	206.33	185.00	-21.33	-11.53	1,085.56	1,295.00	209.44	16.17	2,220.00
4430-24-000	Contract-Grounds-Landscaping	0.00	1,100.00	1,100.00	100.00	5,000.00	7,700.00	2,700.00	35.06	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	6,300.00	2,800.00	-3,500.00	-125.00	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	1,960.00	1,960.00	100.00	3,360.00
4439-00-000	Total Contract Costs	922.33	2,280.00	1,357.67	59.55	21,332.82	15,960.00	-5,372.82	-33.66	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,465.23	5,963.13	-502.10	-8.42	49,955.33	43,885.96	-6,069.37	-13.83	75,845.66

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

Period = Jul 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,827.71	4,827.71	100.00	0.00	33,793.97	33,793.97	100.00	57,932.52
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	0.00	34,143.97	34,143.97	100.00	58,532.52
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-000	Tenant Utility Payments-S8	0.00	0.00	0.00	N/A	1,058.00	0.00	-1,058.00	N/A	0.00
4715-01-001	Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	305.00	0.00	-305.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	1,363.00	0.00	-1,363.00	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	54,702.83	54,702.83	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	54,702.83	6,402.83	-48,300.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	30,837.91	25,753.85	-5,084.06	-750.51	204,322.23	183,752.62	-19,206.61	-665.18	315,997.54
9000-00-000	NET INCOME	15,994.93	103.15	26,059.90	831.63	58,206.02	-2,753.62	100,735.86	710.22	-5,713.54
	<b>Net Income After Depreciaiton</b>	<b>23,809.62</b>				<b>112,908.85</b>				

**Balance Sheet**

Period = Jul 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	190,627.34
1111-15-000	Cash-Payroll	2,870.03
1111-99-000	Total Unrestricted Cash	193,497.37
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,700.00
1112-04-000	Cash Restricted-Reserve for Replace	76,414.68
1112-99-000	Total Restricted Cash	91,114.68
1119-00-000	TOTAL CASH	284,612.05
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	4,965.00
1122-99-000	TOTAL: AR	4,965.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	4,965.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	44,870.06
1211-02-000	Prepaid Software Licenses	261.65
1299-00-000	TOTAL OTHER CURRENT ASSETS	45,131.71
1300-00-000	TOTAL CURRENT ASSETS	334,708.76
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-619,066.55
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,133,690.28
1499-00-000	TOTAL NONCURRENT ASSETS	3,133,690.28
1999-00-000	TOTAL ASSETS	3,468,399.04
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	39.75
2114-00-000	Tenant Security Deposits	14,400.00
2114-02-000	Security Deposit Clearing Account	1,058.00

2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	5,401.46
2138-00-001	Accrued audit fees - LHA	29,788.91
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	1,215.00
2260-00-000	Accrued Compensated Absences-Curren	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	60,309.15
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	62,706.93
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,405,692.11
2809-99-000	TOTAL RETAINED EARNINGS:	3,405,692.11
2899-00-000	TOTAL EQUITY	3,405,692.11
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,468,399.04



430 Hartsell Ave, Lakeland FL 33815  
(863) 687-2911

LAKELAND HOUSING AUTHORITY								
Grant Report								
Updated as of July 31, 2025								
FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
<b>Capital Fund Program (HUD)</b>								
CFP - 2020	26-Mar-20	25-Sep-23	25-Sep-25	\$ 1,115,701.00	\$ 1,004,130.90	\$ 1,115,701.00	\$ 1,071,721.64	\$ 43,979.36
CFP - 2021	23-Feb-21	22-Feb-23	22-Feb-25	\$ 1,085,963.00	\$ 977,366.70	\$ 1,085,963.00	\$ 1,085,963.00	\$ -
CFP - 2022	12-May-22	11-May-26	11-May-26	\$ 892,964.00	\$ 803,667.60	\$ 892,964.00	\$ 864,429.81	\$ 28,534.19
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 892,929.69	\$ 39,716.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ -	\$ 271,085.85	\$ 699,224.15
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 915,065.00	\$ 823,558.50	\$ -	\$ -	\$ 915,065.00
			<b>CFP Total:</b>	<b>\$ 5,912,649.00</b>	<b>\$ 5,321,384.10</b>	<b>\$ 4,027,274.00</b>	<b>\$ 4,186,129.99</b>	<b>\$ 1,726,519.01</b>
<b>Resident Opportunities and Self Sufficiency (HUD)</b>								
ROSS-Family Self Sufficiency 2020	1-Jan-21	31-Dec-21	31-Dec-21	\$ 72,000.00	\$ 64,800.00	\$ 72,000.00	\$ 72,000.00	\$ -
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Family Self Sufficiency 2021	1-Jan-22	31-Dec-22	31-Dec-22	\$ 127,574.00	\$ 114,816.60	\$ 127,574.00	\$ 127,574.00	\$ -
ROSS-Family Self Sufficiency 2022	1-Jan-23	31-Dec-23	31-Dec-23	\$ 140,331.00	\$ 126,297.90	\$ 140,331.00	\$ 140,331.00	\$ -
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 56,736.51	\$ 90,750.49
ROSS-Family Self Sufficiency 2023	1-Jan-24	31-Dec-24	31-Dec-24	\$ 147,347.00	\$ 132,612.30	\$ 147,347.00	\$ 147,347.00	\$ -
ROSS-Family Self Sufficiency 2024	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 117,623.22	\$ 112,236.78
			<b>ROSS Total:</b>	<b>\$ 1,063,499.00</b>	<b>\$ 957,149.10</b>	<b>\$ 1,063,499.00</b>	<b>\$ 856,018.58</b>	<b>\$ 207,480.42</b>
<b>YouthBuild 2018 Grant (DOL)</b>	1-Jan-19		31-Aug-22	\$ 1,075,472.00	\$ 967,924.80	\$ 1,075,472.00	\$ 1,075,472.00	\$ -
<b>YouthBuild 2021 Grant</b>	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,350,000.00	\$ 1,307,977.88	\$ 1,307,977.88	\$ 192,022.12
<b>YouthBuild 2023 Grant</b>	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			<b>YouthBuild Total:</b>	<b>\$ 3,933,848.00</b>	<b>\$ 3,540,463.20</b>	<b>\$ 2,764,845.16</b>	<b>\$ 2,764,845.16</b>	<b>\$ 1,169,002.84</b>



## **OTHER BUSINESS**

◀ **2025 Family Self-Sufficiency Grant Award Notice**

◀ **2025 Designated Housing Plan Approval Letter**



## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Region IV, Miami Field Office  
Brickell Plaza Federal Building  
909 SE First Avenue, Rm. 500  
Miami, FL 33131-3042

OFFICE OF PUBLIC HOUSING

Benjamin Stevenson, Executive Director  
Housing Authority of the City of Lakeland  
430 Hartsell Avenue  
Lakeland, FL 33815

Dear Mr. Stevenson,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Housing Authority of the City of Lakeland (HACL). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more efficient program assistance to PHAs.

The HACL's final SEMAP score for the fiscal year ended December 31, 2024, is **100%**. The following are your scores on each indicator:

Indicator No.	Indicator Description & Criteria	Score
Indicator 1	Selection for the Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7), and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards (24 CFR 982.503)	5
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13	Lease-Up	20

Indicator No.	Indicator Description & Criteria	Score
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15	De-concentration Bonus	0
Congratulations on your <b>High Performer</b> rating!		

We thank you for your hard work, and we look forward to working closely with Housing Authority of the City of Lakeland as you continue to improve and maintain the Housing Choice Voucher program.

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions or concerns pertaining to this letter, please contact Mr. Eric Hoe, Division Director by email at [eric.h.hoe@hud.gov](mailto:eric.h.hoe@hud.gov), or by telephone at 305-520-5037.

Sincerely,

/s/ Janice Clark  
Director, Florida State Office  
of Public Housing, Region IV

**END OF REPORT**