



430 Hartsell Avenue
Lakeland, FL 33815

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<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

July 20, 2026

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, July 20, 2026, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Acceptance of the Meeting Agenda

2. Acceptance of the Board Meeting Minutes for June 15, 2026

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

3. Old Business

4. New Business

- Employee of the Month

5. Committee Reports

- Sustainability Plan Review Committee

6. Secretary's Report

- Housing and Finance

7. Legal Report

8. Other Business

9. Public Comment

10. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, June 15, 2026
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Stacey Campbell-Domineck, Commissioner
Michael Konen, Commissioner
Curtisha James, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Rhonda Stringer

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

Mr. Stevenson requested to add an item to the agenda under New Business; First-Time Homeowner presentation.

APPROVAL OF THE AGENDA

● Motion to approve the agenda with the requested revision.
Motion by Commissioner Stacey Campbell-Domineck, seconded by Commissioner Michael Konen.

Vote:

Annie Gibson – Aye	Michael Konen – Aye	Stacey Campbell-Domineck – Aye
Dewey Chancey– Aye	Curtisha James – Aye	

ACCEPTANCE OF THE MINUTES

● Motion to accept the minutes of the meeting of Board of Commissioners held on May 18, 2026.

Motion by Commissioner Dewey Chancey, seconded by Commissioner Stacey Campbell-Domineck.

Vote:

Annie Gibson – Aye
Dewey Chancey– Aye

Michael Konen – Aye
Curtisha James – Aye

Stacey Campbell-Domineck – Aye

OLD BUSINESS

None.

NEW BUSINESS

Employee of the Month

Bernard Stephens is the May 2026 Employee of the Month and was presented by Mr. Patrick Roberts, Human Resources Manager. He provides security for LHA and its properties. Mr. Roberts read a statement about the importance of providing security for the properties and residents in LHA communities and at the regular monthly meetings. Mr. Stephens is a team player that has developed relationships with the maintenance staff and residents while providing services that fulfill the professional mission of housing authority with excellence.

Mr. Stevenson expressed his appreciation for the job Mr. Stephens is doing and the communication he has established with the residents as he patrols the properties, assuring safety.

First Time Homebuyers Presentation

Charles Glover, Broker of Record, West Lake Realty, gave congratulatory expressions and a gift to Ms. Jerany Arroyo, the latest first-time homebuyer to complete the purchase of a new home. She completed the Section-8 homeownership and the City of Lakeland down payment assistance programs. Ms. Arroyo expressed that she is very grateful for the opportunity that LHA gave her and her family. She is appreciative of the opportunity to own her first home.

COMMITTEE REPORTS

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on June 11, 2026. She stated Mr. Stevenson gave updates on the housing developments that will also be discussed in his report. Carlos Pizarro gave updates on the properties. Most have a net profit income.

There are two resolutions that will be discussed in detail later in tonight's meeting.

SECRETARY REPORT

Mr. Stevenson stated Twin Lakes Estates Phase III continues to progress well toward the closing. Since there are no public housing units or project-based vouchers, HUD does not have to approve the closing. The permits for Phase III have also been approved by the City of Lakeland. Mr. Stevenson anticipates an August closing. He would like to hold a ground-breaking ceremony.

The 10th Street Developer Partner is speaking with the City of Lakeland about the release of the RFP for the local government contributions applications. The RFP may be released in the next couple of weeks.

Staff continue to hold meetings on the proposed Medulla affordable housing project. Joe Sweet is the representative of the family that is selling the property. He will be available July 5-7, 2026, for an in-person meeting. Mr. Stevenson plans to schedule a meeting on July 6, 2026, with Mr. Sweet and the Developer Partner.

HOUSING AND OPERATION

Mr. Pizarro gave updates on the properties and programs. The properties continue to do well. The burn units at Cecil Gober Villas are almost completed. There are a couple of renovations now being corrected by the construction company.

The Section-8 program is serving 1,500 families.

Mr. Pizarro stated LHA has received a request from HUD to work on a shortfall corrective action plan to prepare for a potential funding shortfall from the federal government. He will also be presenting two resolutions to address this request.

The FSS program has 210 families participating. The families have \$365,000 saved in reserve among all the people participating in the program. The Move to Work Program still has 50 families participating. The ROSS program has 142 participants enrolled.

FINANCE AND ADMINISTRATION

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

RESOLUTION

Mr. Pizarro gave an overview of Resolution No. 26-1571.

Resolution No. 26-1571 - The Board of Commissioners is requested to approve this resolution acknowledging the U.S. Department of Housing and Urban Development's Group 3 Shortfall Designation, Affirming Review of Termination Policies, and authorizing corrective actions to protect the Section 8 Housing Choice Voucher Program.

- Motion that Resolution No. 26-1571 to be approved.

Motion by Commissioner Stacy Campbell-Domineck, seconded by Commissioner Curtisha James.

There was further discussion on the resolution. Mr. Pizarro gave more explanation regarding the corrective action plan.

Vote:

Annie Gibson – Aye

Michael Konen – Aye

Stacey Campbell-Domineck – Aye

Dewey Chancey– Aye

Curtisha James – Aye

Resolution 26-1572- The Board of Commissioners is requested to authorize the Executive Director to establish the Fiscal Year 2026 Revised HUD Shortfall Prevention Plan and Payment Standards for Housing Choice Voucher Program participants, effective July 1, 2026.

- Motion that Resolution No. 26-1572 to be approved.

Motion by Commissioner Stacy Campbell-Domineck and seconded by Commissioner Dewey Chancey.

Vote:

Annie Gibson – Aye

Michael Konen – Aye

Stacey Campbell-Domineck – Aye

Dewey Chancey– Aye

Curtisha James – Aye

LEGAL REPORT

Rhonda Stringer did not have any new updates. She stated she was available to address any questions.

OTHER BUSINESS

None.

PUBLIC FORUM

None.

Meeting adjourned at 6:26 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **July 2026**

Secretary's Report
July 2026
DEVELOPMENT UPDATES

Twin Lakes Estates Phases III



The City of Lakeland has approved for the Local Government Contribution (LGC) of approximately \$670,000 for Twin Lakes Estates Phase III. The Developer Partner was also successful in submitting an application for a 4% bond and SAIL funding for this phase. The applications have been awarded funding. At this time, we are anticipating a July/August 2026 financial closing.

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 submitted an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds in November 2025. Florida Housing Finance Corporation extended an Invitation To Credit Underwriting for this project. This is the next step in the loan closing process. Darrow Everett, LHA legal counsel, will provide assistance on the closing process.

Carrington Place Apartments, formerly known as Dakota Park Apartments

Secretary's Report

July 2026

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

The new strategy is to submit an application for low-income housing tax credits via a 4% bond. The 4% bond will be combined with a RAD application that will provide project-based vouchers for the property. A consultant has been engaged to assist with the RAD application process as well as the tax credit application. Staff will need to work with the City of Lakeland on a zoning change prior to submitting a tax credit application. The zoning change will increase the number of housing units that are allowed to be built at this location. The current estimate is for approximately one hundred (100) affordable housing units to replace the existing forty housing units.

Staff has had two (2) meetings with the neighborhood leaders and the Paul A. Diggs Neighborhood Association. The City of Lakeland approval process requires public meetings with the neighborhood association for the neighborhood in which the proposed project is located. If all continues to go well, we will be submitting the application sometime in 2026.

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

Combee Road Affordable Housing Development

LHA is negotiating a partnership with Alexander Goshen to purchase a 12-acre lot off of Combee Road. The lot will be used to build approximately 100 affordable multifamily housing units. The Developer Partner has written an application for a predevelopment loan for that project. It will be submitted to Florida Housing Finance Corporation for review and approval. Preliminary discussions have been positive.

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
July 2026



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.

10th Street Apartments

LHA staff issued a Request for Qualifications to find a new developer partner for this project in April of 2025. A new developer partner, Paces Preservation Partners, LLC, was selected by the Review Panel after final interviews with the respondents. LHA Legal Counsel, Darrow Everett, wrote a Master Developer Agreement (MDA) to formalize the partnership and outline terms and conditions for moving forward with the development. LHA Board approved the MDA at April's Board meeting.

The City of Lakeland has released its Request For Proposals for the Local Government Contribution for the 2026 tax credit application cycle. The Developer Partner is preparing the response to the RFP.

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

Move To Work

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

Move to Work is a demonstration program for public housing authorities (PHAs) that provides them

Secretary's Report

July 2026

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

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

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

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

Secretary's Report

July 2026

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

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

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

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

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

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

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

First Time Homebuyer Activities

LHA also has had eight homebuyers purchase their first home in the past few months. The most recent homebuyer to close on her new home completed the process in June 2026. She purchased a three-bedroom, two-bath home. There are two homes currently under construction. The homebuyers hope to complete the process within the next 60-90 days.

Secretary's Report

July 2026

Community and Other Activities

LHA has been invited by HUD Assistant Secretary Benjamin Hobbs to join the Work and Dignity coalition that they are forming as a part of the Move To Work program. The coalition is designed to strengthen work, opportunity and economic independence for residents.

I and two staff members attended the Annual Meeting and Pioneer Luncheon of the Polk County Historical Association on June 23, 2026. Four new Pioneers were recognized at the event.

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

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**



Housing and Finance Monthly Summary Report

Final Revised Board Report | July 2026

Prepared for July 2026 Board Review | Source Reporting Period: June 2026

Lakeland Housing Authority | Final Revised Board Report | July 2026

The July 2026 Housing and Finance Monthly Summary Report presents operational, financial, and programmatic data from June 2026 for board review, highlighting strong financial performance, stable voucher activity, and expanded resident services with ongoing monitoring of key risk areas.

- **Strong Financial Performance:** Several properties including HCV, Colton, Bartow, Bonnet, YouthBuild, and Williamstown reported positive net operating income (NOI), while COCC showed a negative NOI for the period. Bartow, Amp1, and HCV had the largest year-to-date NOI totals.
- **Housing Choice Voucher (HCV) Program Stability:** The HCV program maintained substantial activity with 1,529 families under lease, 117 inspections completed, 18 vouchers issued, and ongoing monitoring of rent increases, reexaminations, and audit file completion.
- **Group 3 Shortfall Oversight:** The board continues to focus on the Group 3 Shortfall corrective action plan involving root-cause analysis, cost containment, budget alignment, and communication with HUD to mitigate compliance and funding risks.
- **Family Self-Sufficiency (FSS) Program Progress:** The combined escrow balance reached \$417,631 with 82 participants holding escrow accounts. Program activities include an open waitlist, community coordination, homeownership seminars, and support for participants preparing for graduation and home loan applications.
- **Expanded Resident Services:** Resident Services activities encompassed senior wellness programs, youth engagement, tutoring, workforce development workshops, grant coordination, and partnership expansion with community organizations. Visitor numbers increased in June compared to May.
- **Federal Policy and Funding Monitoring:** Key federal issues include the OMB proposed rule with a July 13 comment deadline, the 21st Century ROAD to Housing Act awaiting presidential action, and FY 2027 THUD appropriations with potential funding pressures, all requiring board monitoring and advocacy.
- **Resident Services Partnership Development:** Ongoing memorandum of understanding coordination, service expansion discussions, and grant exploration efforts aim to enhance healthcare, insurance, and social services for residents.
- **Board Action Items:** The board is tasked with maintaining the HCV shortfall corrective action plan, confirming OMB rule comment status, and continuing Resident Services workplan implementation to strengthen wellness, self-sufficiency, and community outcomes.
- **Occupancy and Operational Watch:** Board-level watch items include occupancy recovery efforts, pending maintenance, corrective actions for HCV shortfall, and monitoring of federal funding and policy changes to ensure operational stability.

Lakeland Housing Authority | Authored by: Carlos R. Pizarro An

Executive Summary

The July 2026 Board Report is prepared in the same format as the June report and reflects the most recent attached source data, which is labeled June 2026. The report highlights strong financial performance across several properties, stable HCV activity, continued FSS participant progress, expanded Resident Services programming, full occupancy at selected properties, and Board-level watch items related to occupancy recovery, pending maintenance, HCV shortfall corrective action, and federal funding/policy monitoring.

Key Metrics Snapshot

Area	Board Metric	Board-Level Note
HCV families under lease	1,529	Core voucher program activity remains substantial.
HCV inspections	117	Inspection volume remains an important operational capacity indicator.
FSS combined escrow balances	\$417,631	FSS escrow balances reflect participant progress toward financial goals.
Resident Services visitors	582 in June	June visits exceeded May and nearly matched April.

Financial Performance: Net Operating Income (NOI)

The attached financial update states that the NOI per property is outlined in the table provided. The July board report carries forward those current financial data points for Board review.

#	Property	NOI - Period	NOI - YTD
1	COCC	(\$15,984)	\$34,711
2	HCV	\$87,545	\$203,221
3	Amp1	\$3,543	\$212,696
4	Dakota	\$5,508	\$33,048
5	Renaissance	\$14,315	\$71,933
6	Colton	\$82,716	\$112,781
7	Bonnet	\$18,272	\$106,185
8	Bartow	\$38,696	\$266,802
9	YouthBuild	\$15,100	\$156,643
10	Williamstown	\$13,505	\$82,871

Board note: HCV, Colton, Bartow, Bonnet, YouthBuild, and Williamstown show positive period NOI. COCC shows a negative period NOI, and Bartow, Amp1, and HCV show the largest YTD totals in the attached financial table.

Housing Choice Voucher Program

HCV Activity	Reported Result
Families under lease (Yardi)	1,529
Portability activity	9 searching; 7 moved in; 1 ported out
Vouchers issued	18
Move-ins	29
End of participation (EOPs)	8
Hearings	0
Rent increases	31
Annual reexaminations	84
Change forms	34
Inspections	117
Audit files	36 worked on and uploaded

Board note: The HCV program should continue monitoring utilization, inspections, rent increases, annual reexaminations, change forms, portability activity, and audit-file completion. The existing Board risk framework should continue to align with the Group 3 Shortfall corrective action planning track.

Group 3 Shortfall and Compliance Focus

The July board-packet should continue to present Group 3 Shortfall as a standing Board-level oversight item. The corrective action framework should focus on root-cause analysis, cost containment, budget authority alignment, HAP trend monitoring, payment standard review, portability controls, and ongoing Board/HUD communication tracking.

Required Focus	Board-Ready Action
Root-cause review	Document drivers of repeated shortfalls, including leasing, HAP costs, payment standards, attrition, utilization assumptions, and budget authority constraints.
Cost containment	Continued voucher issuance controls, portability controls, payment standard review, lease-up monitoring, and financial impact tracking.
Corrective action plan	Maintain a written CAP with milestones, responsible staff, board updates, and HUD communication tracking.
Risk communication	Ensure participant, landlord, and partner communications remain clear, consistent, and compliant.

Family Self-Sufficiency (FSS)

Program	Mandatory	Enrolled	Exited	With Escrow	% With Escrow	Escrow Balance
FSS Section 8 (HCV)	25	191	0	64	34%	\$342,613
FSS Public Housing	25	21	0	14	70%	\$59,896
FSS Homeownership	1	5	0	4	80%	\$15,122
Total / Combined	51	217	0	82	—	\$417,631

Program highlights include an open FSS waitlist, Resident Services coordination, community network meetings, housing mobility peer support coordination, and the monthly homeownership seminar. Homeownership and graduation-related activities include a participant preparing to submit a home loan application and another participant under review for FSS graduation.

- Interim disbursement requests were identified for vehicle/business support, collections of payoffs for homeownership preparation, and nursing school tuition.
- Partner connections include youth mentoring, career development, family counseling, insurance/life planning, homebuyer education, supportive housing, financial services, and wellness resources.
- Upcoming services include a homeownership/financial literacy workshop, resident services meeting, and housing mobility meeting.

Resident Services Department

Resident Services activity included ACCESS Center coordination, senior wellness programming, youth and family engagement, tutoring planning, Back-to-School Bash preparation, resume-writing workshop support, grant coordination, transportation/service planning, and resident engagement activities across properties.

Resident Services Focus Area	Activity / Board Note
ACCESS Center / Partnerships	Continued MOU coordination, service expansion discussion, healthcare/insurance/SSI/final-expense planning, and future grant exploration.
Senior wellness and engagement	Wellness presentations, fitness programming, karaoke, Bingo, dance activities, social events, and resident concern follow-up.
Youth/family engagement	Tutoring coordination, Back-to-School Bash planning, backpack donation logistics, and YMCA summer meal/scholarship exploration.
Workforce and self-sufficiency	Resume-writing workshop preparation and FSS quarterly collaboration planning.
Grant and infrastructure buildup	Resident demographic compilation, grant-writer coordination, Resident Services supply ordering, and account setup requests.

Month	Visitors
April	585
May	512
June	582

Federal Policy and Funding Monitor

Federal policy and funding developments remain important to LHA operations. The materials discussing the OMB proposed rule, the 21st Century ROAD to Housing Act, and FY 2027 THUD appropriations. These items should remain on the Board monitoring calendar as funding, administrative capacity, and compliance risk considerations.

Issue	Board-Level Significance	Recommended LHA Response
OMB proposed rule	NAHRO described concerns about potential funding and service disruptions and noted a July 13, 2026 comment deadline.	Confirm comment status and monitor HUD/OMB guidance for grant and PHA program implications.
21st Century ROAD to Housing Act	The binder reports that the housing package cleared Congress and awaited presidential action; it includes supply, preservation, HUD administration, manufactured housing, environmental review, housing finance, RAD, MTW, and CDBG-DR provisions.	Monitor enactment and implementation guidance, especially RAD, MTW, inspection, and CDBG-DR provisions.
FY 2027 THUD appropriations	The binder reports House THUD allocation below FY 2026 enacted levels and flags concerns on HCV administrative fees, Public Housing Capital Fund, HOME, HAP renewals, and PBRA language.	Continue advocacy using local impact examples and prepare operating scenarios for funding pressure.

Board-Level Action Items

Action Item	Owner / Lead	Target / Timing	Board Oversight Purpose
Maintain HCV Group 3 Shortfall corrective action plan and impact tracker.	Executive / HCV / Finance	July and ongoing	Mitigate compliance, funding, and participant-assistance risk.
Confirm OMB proposed rule comment/monitoring status.	Executive / Compliance	July 2026	Protect agency interests and prepare for policy changes.
Continuing Resident Services implementation of workplan and partnership development.	Resident Services	July programming cycle	Strengthen wellness, self-sufficiency, youth, senior, and grant outcomes.

**Central Cost Office
Budget Comparison**

Period = Jun 2026

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	6,000.00	6,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	1.29	0.00	1.29	N/A	82.11	0.00	82.11	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,684.43	87.62	1.14	46,632.30	46,106.58	525.72	1.14	92,213.16
3620-00-600	Mgmt Fee Income - HCV	17,952.00	20,500.00	-2,548.00	-12.43	108,120.00	123,000.00	-14,880.00	-12.10	246,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	25,434.72	25,420.86	13.86	0.05	50,841.72
3620-01-000	Bookkeeping Fee Income	11,602.50	14,427.50	-2,825.00	-19.58	69,870.00	86,565.00	-16,695.00	-19.29	173,130.00
3620-02-000	Asset Management Fee Income	510.00	0.00	510.00	N/A	3,060.00	0.00	3,060.00	N/A	0.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	2,416.70	2,900.04	-483.34	-16.67	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	14,000.00	0.00	0.00	84,000.00	84,000.00	0.00	0.00	168,000.00
3690-00-000	Other Income	9,423.92	11,392.24	-1,968.32	-17.28	58,223.82	68,353.44	-10,129.62	-14.82	136,706.88
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	4,954.02	4,954.02	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,211.06	219.07	1.14	116,580.78	115,266.36	1,314.42	1.14	230,532.72
3699-00-000	TOTAL OTHER INCOME	86,240.02	92,761.05	-6,521.03	-7.03	519,374.45	556,566.30	-37,191.85	-6.68	1,113,132.60
3999-00-000	TOTAL INCOME	87,240.02	93,761.05	-6,521.03	-6.95	525,374.45	562,566.30	-37,191.85	-6.61	1,125,132.60
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	71,821.06	74,118.10	2,297.04	3.10	280,843.21	340,551.12	59,707.91	17.53	681,102.14
4110-00-001	401K-401A Admin	3,661.32	4,086.69	425.37	10.41	20,622.22	26,733.49	6,111.27	22.86	53,466.97
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	5,506.11	5,929.45	423.34	7.14	21,849.32	27,244.10	5,394.78	19.80	54,488.19
4110-00-004	Workers Comp Admin	1,291.34	1,923.15	631.81	32.85	5,197.34	11,538.90	6,341.56	54.96	23,077.80
4110-00-006	Legal Shield - Administrative	485.75	214.45	-271.30	-126.51	1,343.55	1,286.70	-56.85	-4.42	2,573.40
4110-00-007	Payroll Prep Fees	1,291.27	741.18	-550.09	-74.22	5,404.21	3,405.52	-1,998.69	-58.69	6,811.04
4110-07-000	Health/Life Insurance	9,255.84	12,802.26	3,546.42	27.70	47,957.43	76,813.56	28,856.13	37.57	153,627.12
4110-99-000	Total Administrative Salaries	93,312.69	99,815.28	6,502.59	6.51	383,217.28	487,573.39	104,356.11	21.40	975,146.66
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	60.00	450.00	390.00	86.67	900.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	100.00	5.25	1,500.00	1,494.75	99.65	3,000.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	65.25	1,950.00	1,884.75	96.65	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,303.93	2,500.00	1,196.07	47.84	17,671.01	15,000.00	-2,671.01	-17.81	30,000.00
4140-00-100	Travel/Mileage	75.00	90.00	15.00	16.67	190.00	540.00	350.00	64.81	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	2,530.00	600.00	-1,930.00	-321.67	1,200.00
4189-00-000	Total Other Admin Expenses	1,378.93	2,690.00	1,311.07	48.74	20,391.01	16,140.00	-4,251.01	-26.34	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	750.00	750.00	100.00	4,179.82	4,500.00	320.18	7.12	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	540.00	540.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	608.81	350.00	-258.81	-73.95	4,415.26	2,100.00	-2,315.26	-110.25	4,200.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4190-07-000	Telephone	799.08	1,300.00	500.92	38.53	7,344.90	7,800.00	455.10	5.83	15,600.00

**Central Cost Office
Budget Comparison**

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	160.00	160.00	100.00	1,034.47	960.00	-74.47	-7.76	1,920.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.95	0.00	-8.95	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	290.27	160.00	-130.27	-81.42	2,992.57	960.00	-2,032.57	-211.73	1,920.00
4190-10-000	Copiers - Lease & Service	396.82	650.00	253.18	38.95	6,495.81	3,900.00	-2,595.81	-66.56	7,800.00
4190-11-001	Fee Accounting Contract	1,208.50	0.00	-1,208.50	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	813.82	850.00	36.18	4.26	4,998.89	5,100.00	101.11	1.98	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,429.92	0.00	-1,429.92	N/A	0.00
4190-19-000	IT Contract Fees	189.16	200.00	10.84	5.42	1,039.11	1,200.00	160.89	13.41	2,400.00
4190-22-000	Other Misc Admin Expenses	2,104.87	1,500.00	-604.87	-40.32	16,000.54	9,000.00	-7,000.54	-77.78	18,000.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	273.68	0.00	-273.68	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	87.89	0.00	-87.89	N/A	0.00
4190-28-000	Charitable Contributions	0.00	0.00	0.00	N/A	14,580.00	0.00	-14,580.00	N/A	0.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	6,411.33	6,210.00	-201.33	-3.24	66,802.31	37,260.00	-29,542.31	-79.29	74,520.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	101,102.95	109,040.28	7,937.33	7.28	470,475.85	542,923.39	72,447.54	13.34	1,085,846.66
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	505.31	409.27	-96.04	-23.47	2,928.45	2,455.62	-472.83	-19.26	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	505.31	409.27	-96.04	-23.47	2,928.45	2,455.62	-472.83	-19.26	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,128.87	900.00	-228.87	-25.43	4,794.32	5,400.00	605.68	11.22	10,800.00
4419-00-000	Total General Maint Expense	1,128.87	900.00	-228.87	-25.43	4,794.32	5,400.00	605.68	11.22	10,800.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	270.00	270.00	100.00	540.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	52.90	0.00	-52.90	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	653.69	900.00	246.31	27.37	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	53.80	300.00	246.20	82.07	872.27	1,800.00	927.73	51.54	3,600.00
4420-07-000	Repairs - Materials & Supplies	199.06	0.00	-199.06	N/A	235.89	0.00	-235.89	N/A	0.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	126.98	0.00	-126.98	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4429-00-000	Total Materials	252.86	570.00	317.14	55.64	1,941.73	3,420.00	1,478.27	43.22	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	60.00	60.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	420.00	540.00	120.00	22.22	1,080.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	0.00	N/A	61.50	0.00	-61.50	N/A	0.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	26.30	55.00	28.70	52.18	1,708.21	330.00	-1,378.21	-417.64	660.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	3,081.94	0.00	-3,081.94	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	0.00	0.00	0.00	N/A	87.70	0.00	-87.70	N/A	0.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	650.00	0.00	-650.00	N/A	0.00
4439-00-000	Total Contract Costs	76.30	165.00	88.70	53.76	6,009.35	990.00	-5,019.35	-507.01	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,458.03	1,635.00	176.97	10.82	12,745.40	9,810.00	-2,935.40	-29.92	19,620.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	750.00	750.00	100.00	3,570.35	4,500.00	929.65	20.66	9,000.00
4510-01-000	General Liability Insurance - Auto	0.00	825.00	825.00	100.00	0.00	4,950.00	4,950.00	100.00	9,900.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	1,575.00	1,575.00	100.00	3,570.35	9,450.00	5,879.65	62.22	18,900.00
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	943.62	360.00	-583.62	-162.12	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	943.62	360.00	-583.62	-162.12	720.00
5000-00-000	NON-OPERATING ITEMS									

**Central Cost Office
Budget Comparison**

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5100-01-000	Depreciation Expense	0.00	550.00	550.00	100.00	0.00	3,300.00	3,300.00	100.00	6,600.00
5100-50-000	Amortization Expense	9,391.21	11,392.24	2,001.03	17.56	56,347.26	68,353.44	12,006.18	17.56	136,706.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	11,942.24	2,551.03	21.36	56,347.26	71,653.44	15,306.18	21.36	143,306.88
8000-00-000	TOTAL EXPENSES	112,614.77	124,661.79	12,047.02	9.66	547,010.93	636,652.45	89,641.52	14.08	1,273,304.78
9000-00-000	NET INCOME	-25,374.75	-30,900.74	5,525.99	17.88	-21,636.48	-74,086.15	52,449.67	70.80	-148,172.18
	Net Income After Depreciation	-15,983.54				34,710.78				

Central Cost Office Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	22,902.82
1111-15-000	Cash-Payroll	-491,563.22
1111-99-000	Total Unrestricted Cash	-468,660.40
1119-00-000	TOTAL CASH	-468,660.40
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	478,964.43
1129-11-000	A/R - ROSS/HUD	7,695.46
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	-75,051.33
1129-50-000	A/R - Capital Fund Grants/HUD	64,629.62
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-62-000	Due from West Bartow	-137.22
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	2,242.07
1129-99-000	TOTAL: DUE FROM	478,262.67
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	422,781.40
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1211-02-000	Prepaid Software Licenses	2,950.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	7,165.39
1300-00-000	TOTAL CURRENT ASSETS	-38,713.61
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-54,306.98
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	345,061.92
1420-00-000	TOTAL FIXED ASSETS (NET)	103,873.03
1430-09-000	Fees & Costs - Marketing	29,700.00
1499-00-000	TOTAL NONCURRENT ASSETS	133,573.03

1999-00-000	TOTAL ASSETS	94,859.42
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	9,403.76
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	41,916.49
2117-11-000	401 Plan Payable	79,306.60
2117-12-000	457 Plan Payable	-68,315.32
2117-13-000	Aflac Payable	-13,657.73
2117-17-000	Health Insurance Payable	86,839.46
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	75,435.61
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-00-000	Due to Federal Master	50,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Curren	45,770.53
2299-00-000	TOTAL CURRENT LIABILITIES	1,038,893.56
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,002.38
2321-00-000	Lease Payable	-201,115.91
2399-00-000	TOTAL NONCURRENT LIABILITIES	-116,113.53
2499-00-000	TOTAL LIABILITIES	922,780.03
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-757.50
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-757.50
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-827,163.11
2809-99-000	TOTAL RETAINED EARNINGS:	-827,163.11
2899-00-000	TOTAL EQUITY	-827,920.61
2999-00-000	TOTAL LIABILITIES AND EQUITY	94,859.42

**Housing Voucher Program - Section 8
Budget Comparison**

Period = Jun 2026

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	1,734,004.00	1,758,826.00	-24,822.00	-1.41	10,866,246.00	10,552,956.00	313,290.00	2.97	21,105,912.00
3410-02-000	Section 8 Admin. Fee Income	161,866.00	115,900.00	45,966.00	39.66	701,138.00	695,400.00	5,738.00	0.83	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	1,705.20	0.00	1,705.20	N/A	5,525.71	0.00	5,525.71	N/A	0.00
3410-06-000	Port In HAP Earned	50,804.00	0.00	50,804.00	N/A	170,627.00	0.00	170,627.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	0.00	56,796.00	-56,796.00	-100.00	6,056.00	340,776.00	-334,720.00	-98.22	681,552.00
3410-08-000	Section 8 EHV Admin Fee	0.00	4,500.00	-4,500.00	-100.00	14,037.00	27,000.00	-12,963.00	-48.01	54,000.00
3499-00-000	TOTAL GRANT INCOME	1,948,379.20	1,936,022.00	12,357.20	0.64	11,763,629.71	11,616,132.00	147,497.71	1.27	23,232,264.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	290.14	150.00	140.14	93.43	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	3,300.00	-3,300.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	3,300.00	-3,300.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,385.00	3,600.00	-1,215.00	-33.75	7,200.00
3699-00-000	TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	2,675.14	10,500.00	-7,824.86	-74.52	21,000.00
3999-00-000	TOTAL INCOME	1,948,379.20	1,937,772.00	10,607.20	0.55	11,766,304.85	11,626,632.00	139,672.85	1.20	23,253,264.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	49,484.06	49,908.89	424.83	0.85	190,689.62	231,709.69	41,020.07	17.70	467,419.47
4110-00-001	401K-401A Admin	2,763.46	2,717.71	-45.75	-1.68	14,267.14	17,660.80	3,393.66	19.22	35,491.61
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,753.72	3,992.71	238.99	5.99	14,627.53	18,536.77	3,909.24	21.09	37,393.55
4110-00-004	Workers Comp Admin	909.08	1,497.27	588.19	39.28	3,481.98	6,951.29	3,469.31	49.91	14,022.59
4110-00-006	Legal Shield - Administrative	718.20	359.10	-359.10	-100.00	2,154.60	2,154.60	0.00	0.00	4,309.20
4110-00-007	Payroll Prep Fees	1,050.52	499.09	-551.43	-110.49	3,679.45	2,317.10	-1,362.35	-58.80	4,674.20
4110-07-000	Health/Life Insurance	9,923.40	9,905.90	-17.50	-0.18	52,289.54	59,435.40	7,145.86	12.02	118,870.80
4110-99-000	Total Administrative Salaries	68,602.44	68,880.67	278.23	0.40	281,189.86	338,765.65	57,575.79	17.00	682,181.42
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/C	2,062.00	500.00	-1,562.00	-312.40	6,166.00	3,000.00	-3,166.00	-105.53	6,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,400.00	1,400.00	100.00	37,178.15	8,400.00	-28,778.15	-342.60	16,800.00
4130-99-000	Total Legal Expense	2,062.00	1,900.00	-162.00	-8.53	43,452.56	11,400.00	-32,052.56	-281.16	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	532.95	4,000.00	3,467.05	86.68	12,695.25	24,000.00	11,304.75	47.10	48,000.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	10.07	0.00	-10.07	N/A	0.00
4171-00-000	Auditing Fees	950.00	0.00	-950.00	N/A	4,750.00	0.00	-4,750.00	N/A	0.00
4172-00-000	Port Out Admin Fee Paid	2,158.37	1,400.00	-758.37	-54.17	14,693.09	8,400.00	-6,293.09	-74.92	16,800.00
4173-00-000	Management Fee	17,952.00	20,500.00	2,548.00	12.43	108,120.00	123,000.00	14,880.00	12.10	246,000.00
4173-01-000	Bookkeeping Fee	11,220.00	14,327.50	3,107.50	21.69	67,575.00	85,965.00	18,390.00	21.39	171,930.00
4182-00-000	Consultants	239.00	2,000.00	1,761.00	88.05	239.00	12,000.00	11,761.00	98.01	24,000.00
4189-00-000	Total Other Admin Expenses	33,052.32	42,227.50	9,175.18	21.73	208,082.41	253,365.00	45,282.59	17.87	506,730.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	4,374.50	75.00	-4,299.50	-5,732.67	4,608.57	450.00	-4,158.57	-924.13	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	4,160.00	0.00	-4,160.00	N/A	0.00
4190-04-000	Stationery & Office Supplies	193.87	500.00	306.13	61.23	3,407.92	3,000.00	-407.92	-13.60	6,000.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	2,013.22	1,050.00	-963.22	-91.74	2,100.00

**Housing Voucher Program - Section 8
Budget Comparison**

Period = Jun 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	678.98	800.00	121.02	15.13	8,407.32	4,800.00	-3,607.32	-75.15	9,600.00
4190-08-000 Postage	0.00	1,400.00	1,400.00	100.00	6,743.98	8,400.00	1,656.02	19.71	16,800.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	7,575.54	7,458.65	-116.89	-1.57	49,081.61	44,751.90	-4,329.71	-9.67	89,503.80
4190-10-000 Copiers - Lease & Service	3,201.96	1,200.00	-2,001.96	-166.83	8,897.65	7,200.00	-1,697.65	-23.58	14,400.00
4190-11-001 Fee Accounting Contract	1,208.50	0.00	-1,208.50	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000 Internet	663.34	490.00	-173.34	-35.38	3,980.04	2,940.00	-1,040.04	-35.38	5,880.00
4190-19-000 IT Contract Fees	2,146.40	250.00	-1,896.40	-758.56	26,547.70	1,500.00	-25,047.70	-1,669.85	3,000.00
4190-22-000 Other Misc Admin Expenses	614.90	600.00	-14.90	-2.48	2,995.87	3,600.00	604.13	16.78	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	114.95	150.00	35.05	23.37	300.00
4191-00-000 Total Miscellaneous Admin Expenses	20,657.99	12,998.65	-7,659.34	-58.92	122,176.26	77,991.90	-44,184.36	-56.65	155,983.80
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	124,374.75	126,006.82	1,632.07	1.30	654,901.09	681,522.55	26,621.46	3.91	1,367,695.22
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	228.85	60.00	-168.85	-281.42	547.24	360.00	-187.24	-52.01	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	1,201.26	360.00	-841.26	-233.68	4,110.91	2,160.00	-1,950.91	-90.32	4,320.00
4419-00-000 Total General Maint Expense	1,430.11	420.00	-1,010.11	-240.50	4,658.15	2,520.00	-2,138.15	-84.85	5,040.00
4420-00-000 Materials									
4420-03-100 Hardware Doors/Windows/Locks	0.00	0.00	0.00	N/A	40.61	0.00	-40.61	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4420-10-200 Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	66.64	0.00	-66.64	N/A	0.00
4429-00-000 Total Materials	0.00	400.00	400.00	100.00	107.25	2,400.00	2,292.75	95.53	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	49.21	2,100.00	2,050.79	97.66	4,200.00
4430-18-000 Contract-Alarm Monitoring	26.29	36.00	9.71	26.97	1,313.83	216.00	-1,097.83	-508.25	432.00
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	3,081.94	900.00	-2,181.94	-242.44	1,800.00
4430-27-000 Contract - Lease	860.21	1,690.36	830.15	49.11	5,119.19	10,142.16	5,022.97	49.53	20,284.32
4439-00-000 Total Contract Costs	886.50	2,226.36	1,339.86	60.18	9,564.17	13,358.16	3,793.99	28.40	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	2,316.61	3,046.36	729.75	23.95	14,329.57	18,278.16	3,948.59	21.60	36,556.32
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	750.00	750.00	100.00	4,165.35	4,500.00	334.65	7.44	9,000.00
4510-01-000 General Liability Insurance - Auto	134.73	180.00	45.27	25.15	673.65	1,080.00	406.35	37.62	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	134.73	930.00	795.27	85.51	4,839.00	5,580.00	741.00	13.28	11,160.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,773,953.00	1,708,272.00	-65,681.00	-3.84	10,399,011.00	10,249,632.00	-149,379.00	-1.46	20,499,264.00
4715-01-000 Tenant Utility Payments-S8	30,317.00	26,732.00	-3,585.00	-13.41	172,267.00	160,392.00	-11,875.00	-7.40	320,784.00
4715-02-000 Portable Out HAP Payments	59,445.00	71,138.00	11,693.00	16.44	406,547.46	426,828.00	20,280.54	4.75	853,656.00
4715-03-000 FSS Escrow Payments	17,551.01	12,678.97	-4,872.04	-38.43	116,318.93	76,073.82	-40,245.11	-52.90	152,147.64
4715-03-002 FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-43,277.04	0.00	43,277.04	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,881,266.01	1,818,820.97	-62,445.04	-3.43	11,050,867.35	10,912,925.82	-137,941.53	-1.26	21,825,851.64
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
8000-00-000 TOTAL EXPENSES	2,008,092.10	1,949,804.15	-58,287.95	-2.99	11,724,937.01	11,624,306.53	-100,630.48	-0.87	23,253,263.18
9000-00-000 NET INCOME	-59,712.90	-12,032.15	-47,680.75	-396.28	41,367.84	2,325.47	39,042.37	1,678.90	0.82
Net Income from Administrative Funds	87,549.11				203,221.05				

Housing Voucher Program - Section 8 Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	34,120.72
1111-15-000	Cash-Payroll	-77,076.63
1111-20-100	Cash Operating 2B	44,629.98
1111-99-000	Total Unrestricted Cash	1,674.07
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	357,083.13
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	125,306.21
1112-99-000	Total Restricted Cash	482,389.34
1119-00-000	TOTAL CASH	484,063.41
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	435,213.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	120,379.59
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	84,075.74
1129-87-000	Due from Section 8 HCV FSS	-97,333.00
1129-88-000	Due from Section 8 Fair Share Voucher	43,723.00
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	133,723.00
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	8,233.00
1135-03-001	AR Port in Fee Suspense	-588.94
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	428,114.63
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	538.86
1211-02-000	Prepaid Software Licenses	69,374.35
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	126,584.66
1300-00-000	TOTAL CURRENT ASSETS	1,038,762.70
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	1,041,634.69
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-384,675.05
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	-7,250.00
2145-00-000	Due to Federal Master	73,949.25
2148-00-000	Due to Section 8	177,305.74
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	766.17
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	6,228.50
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	-35,338.87
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	11,567.22
2307-00-000	FSS Due to Tenant Long Term	422,258.84
2399-00-000	TOTAL NONCURRENT LIABILITIES	433,826.06
2499-00-000	TOTAL LIABILITIES	398,487.19
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	643,147.50
2809-99-000	TOTAL RETAINED EARNINGS:	643,147.50
2899-00-000	TOTAL EQUITY	643,147.50
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,041,634.69

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

Period = Jun 2026

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	18,090.00	16,322.00	1,768.00	10.83	107,597.57	97,932.00	9,665.57	9.87	195,864.00
3119-00-000	Total Rental Income	18,090.00	16,322.00	1,768.00	10.83	107,597.57	97,932.00	9,665.57	9.87	195,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-03-000	Damages & Cleaning	0.00	0.00	0.00	N/A	450.00	0.00	450.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	1,223.30	900.00	323.30	35.92	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	1,673.30	2,550.00	-876.70	-34.38	5,100.00
3199-00-000	TOTAL TENANT INCOME	18,090.00	16,747.00	1,343.00	8.02	109,270.87	100,482.00	8,788.87	8.75	200,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	72,354.37	30,015.00	42,339.37	141.06	280,202.98	180,090.00	-71,446.00	-39.67	360,180.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	242,577.50	0.00	0.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	72,354.37	30,015.00	42,339.37	141.06	522,780.48	180,090.00	-71,446.00	-39.67	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	54,778.38	54,778.38	0.00	0.00	109,556.76
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	54,778.38	54,778.38	0.00	0.00	109,556.76
3999-00-000	TOTAL INCOME	99,574.10	55,891.73	43,682.37	149.08	686,829.73	335,350.38	-62,657.13	-30.92	670,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,493.90	9,161.25	-332.65	-3.63	45,144.56	40,336.78	-4,807.78	-11.92	80,673.56
4110-00-001	401K-401A Admin	472.37	467.80	-4.57	-0.98	3,502.72	3,117.71	-385.01	-12.35	6,235.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	725.75	732.90	7.15	0.98	3,419.89	3,226.96	-192.93	-5.98	6,453.92
4110-00-004	Workers Comp Admin	148.41	366.45	218.04	59.50	804.34	1,613.46	809.12	50.15	3,226.92
4110-00-006	Legal Shield - Administrative	113.70	56.85	-56.85	-100.00	341.10	341.10	0.00	0.00	682.20
4110-00-007	Payroll Prep Fees	172.91	91.61	-81.30	-88.75	832.96	403.38	-429.58	-106.50	806.76
4110-07-000	Health/Life Insurance	2,662.36	2,941.90	279.54	9.50	13,144.58	17,651.40	4,506.82	25.53	35,302.80
4110-99-000	Total Administrative Salaries	13,789.40	13,818.76	29.36	0.21	67,190.15	66,690.79	-499.36	-0.75	133,381.58
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	3,779.56	0.00	-3,779.56	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/L	64.00	50.00	-14.00	-28.00	208.00	300.00	92.00	30.67	600.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	123.34	0.00	-123.34	N/A	0.00
4130-04-000	General Legal Expense	0.00	300.00	300.00	100.00	10,332.25	1,800.00	-8,532.25	-474.01	3,600.00
4130-99-000	Total Legal Expense	64.00	350.00	286.00	81.71	14,443.15	2,100.00	-12,343.15	-587.77	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	0.00	2,700.00	2,700.00	100.00	5,400.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	11.00	0.00	-11.00	N/A	0.00
4150-00-000	Commissioner Travel	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4171-00-000	Auditing Fees	950.00	1,332.02	382.02	28.68	6,082.02	7,992.12	1,910.10	23.90	15,984.24
4173-00-000	Management Fee	4,239.12	4,275.00	35.88	0.84	25,434.72	25,650.00	215.28	0.84	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	2,295.00	2,565.00	270.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	3,060.00	3,420.00	360.00	10.53	6,840.00
4182-00-000	Consultants	3,900.00	300.00	-3,600.00	-1,200.00	6,705.80	1,800.00	-4,905.80	-272.54	3,600.00
4189-00-000	Total Other Admin Expenses	9,981.62	7,454.52	-2,527.10	-33.90	43,588.54	44,727.12	1,138.58	2.55	89,454.24
4190-00-000	Miscellaneous Admin Expenses									

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

Period = Jun 2026

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	-374.50	-1,498.00	901.81	150.00	-751.81	-501.21	300.00
4190-02-000	Printing/Publications & Subscriptions	97.30	30.00	-231.38	-771.27	343.86	180.00	-163.86	-91.03	360.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	481.80	1,200.00	718.20	59.85	2,400.00
4190-07-000	Telephone	928.81	750.00	-178.81	-23.84	8,085.60	4,500.00	-3,585.60	-79.68	9,000.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	944.25	450.00	-494.25	-109.83	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,606.83	900.00	-706.83	-78.54	9,640.98	5,400.00	-4,240.98	-78.54	10,800.00
4190-10-000	Copiers - Lease & Service	37.79	460.00	-89.85	-19.53	2,199.98	2,760.00	560.02	20.29	5,520.00
4190-11-001	Fee Accounting Contract	1,208.50	150.00	-4,103.50	-2,735.67	4,253.50	900.00	-3,353.50	-372.61	1,800.00
4190-13-000	Internet	1,168.57	800.00	-368.57	-46.07	6,842.85	4,800.00	-2,042.85	-42.56	9,600.00
4190-19-000	IT Contract Fees	1,612.41	1,300.00	-312.41	-24.03	9,694.61	7,800.00	-1,894.61	-24.29	15,600.00
4190-20-100	Bank Fees - Unrestricted	315.00	200.00	-115.00	-57.50	2,765.00	1,200.00	-1,565.00	-130.42	2,400.00
4190-22-000	Other Misc Admin Expenses	866.20	300.00	-1,125.19	-375.06	4,354.41	1,800.00	-2,554.41	-141.91	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	7,841.41	5,240.00	-7,281.04	-5,329.51	50,517.58	31,440.00	-19,077.58	-1,391.94	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	31,676.43	26,863.28	-9,492.78	-5,281.49	175,739.42	144,957.91	-30,781.51	-1,977.91	289,915.82
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	982.24	0.00	-982.24	N/A	1,015.91	0.00	-1,015.91	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	982.24	0.00	-982.24	N/A	1,015.91	0.00	-1,015.91	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	628.10	1,500.00	871.90	58.13	8,410.39	9,000.00	589.61	6.55	18,000.00
4320-00-000	Electricity	1,711.53	1,800.00	88.47	4.92	12,346.47	10,800.00	-1,546.47	-14.32	21,600.00
4340-00-000	Garbage/Trash Removal	2,265.89	3,000.00	734.11	24.47	16,977.06	18,000.00	1,022.94	5.68	36,000.00
4390-00-000	Sewer	1,542.39	1,500.00	-42.39	-2.83	16,645.86	9,000.00	-7,645.86	-84.95	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,147.91	7,800.00	1,652.09	21.18	54,379.78	46,800.00	-7,579.78	-16.20	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	17,607.83	6,075.64	-11,532.19	-189.81	71,595.05	26,613.84	-44,981.21	-169.01	53,227.68
4410-06-000	401K-401A Maintenance	736.50	516.43	-220.07	-42.61	3,849.96	2,262.18	-1,587.78	-70.19	4,106.16
4410-07-000	Payroll Taxes Maintenance	1,342.35	486.05	-856.30	-176.18	5,562.63	2,129.10	-3,433.53	-161.27	4,258.20
4410-08-000	Health/Life Insurance Maint.	3,311.90	560.00	-2,751.90	-491.41	15,069.91	3,360.00	-11,709.91	-348.51	6,720.00
4410-09-000	Workers Comp Maintenance	338.32	182.27	-156.05	-85.61	1,358.95	798.42	-560.53	-70.20	1,596.84
4410-10-000	Payroll Prep Fees Maint.	314.42	60.76	-253.66	-417.48	1,320.10	266.16	-1,053.94	-395.98	532.32
4410-11-000	Legal Shield - Maint	199.40	99.70	-99.70	-100.00	598.20	598.20	0.00	0.00	1,196.40
4411-00-000	Maintenance Uniforms	283.75	250.00	-33.75	-13.50	1,475.50	1,500.00	24.50	1.63	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	821.06	556.00	-265.06	-47.67	3,100.11	3,336.00	235.89	7.07	6,672.00
4419-00-000	Total General Maint Expense	24,955.53	8,786.85	-16,168.68	-184.01	103,930.41	40,863.90	-63,066.51	-154.33	81,309.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	625.10	420.00	-205.10	-48.83	840.00
4420-02-000	Supplies-Appliance Parts	674.05	25.00	-618.94	-2,475.76	944.17	150.00	-794.17	-529.45	300.00
4420-03-000	Supplies-Painting/Decorating	93.31	0.00	-487.01	N/A	487.01	0.00	-487.01	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	-367.20	-367.20	866.08	600.00	-266.08	-44.35	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	786.83	210.00	-576.83	-274.68	420.00
4420-04-000	Electrical - Supplies/Fixtures	82.19	150.00	67.81	45.21	517.05	900.00	382.95	42.55	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	-220.85	-147.23	619.10	900.00	280.90	31.21	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	-1,255.64	-1,255.64	1,936.83	600.00	-1,336.83	-222.80	1,200.00
4420-08-000	Supplies-Plumbing	482.00	150.00	-332.00	-221.33	4,196.62	900.00	-3,296.62	-366.29	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	73.38	150.00	76.62	51.08	300.00
4420-11-000	Supplies- HVAC	879.14	100.00	-779.14	-779.14	879.14	600.00	-279.14	-46.52	1,200.00
4420-12-000	Supplies- Painting	0.00	150.00	122.91	81.94	1,449.85	900.00	-549.85	-61.09	1,800.00
4429-00-000	Total Materials	2,210.69	1,055.00	-3,740.06	-4,819.15	13,381.16	6,330.00	-7,051.16	-1,469.17	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	300.00	300.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	900.00	300.00	-600.00	-200.00	600.00

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

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-05-200	Painting Contract - Cycle Paint	580.00	0.00	-580.00	N/A	580.00	0.00	-580.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	902.00	400.00	-502.00	-125.50	6,372.00	2,400.00	-3,972.00	-165.50	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	823.00	600.00	-223.00	-37.17	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,950.00	500.00	-1,450.00	-290.00	10,850.00	3,000.00	-7,850.00	-261.67	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-18-000	Contract-Alarm Monitoring	26.29	0.00	-26.29	N/A	1,313.81	0.00	-1,313.81	N/A	0.00
4430-23-000	Contract-Consultants	1,127.10	200.00	-927.10	-463.55	13,400.84	1,200.00	-12,200.84	-1,016.74	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	24,900.00	27,000.00	2,100.00	7.78	54,000.00
4430-24-200	Grounds-Tree Cutting	7,000.00	800.00	-6,200.00	-775.00	7,000.00	4,800.00	-2,200.00	-45.83	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	4,200.00	4,200.00	100.00	8,400.00
4430-27-000	Contract - Lease	1,965.39	1,110.69	-854.70	-76.95	8,212.95	6,664.14	-1,548.81	-23.24	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4439-00-000	Total Contract Costs	17,700.78	9,160.69	-8,540.09	-93.23	74,352.60	54,964.14	-19,388.46	-35.27	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	47,451.37	19,002.54	-28,448.83	-149.71	191,664.17	102,158.04	-89,506.13	-87.62	203,897.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,470.96	4,481.36	-4,989.60	-111.34	47,354.80	26,888.16	-20,466.64	-76.12	53,776.32
4510-01-000	General Liability Insurance - Auto	202.09	202.09	0.00	0.00	1,010.45	1,212.54	202.09	16.67	2,425.08
4599-00-000	TOTAL GENERAL EXPENSES	9,673.05	4,683.45	-4,989.60	-106.54	48,365.25	28,100.70	-20,264.55	-72.11	56,201.40
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	100.00	500.00	400.00	80.00	308.00	3,000.00	2,692.00	89.73	6,000.00
4715-03-000	FSS Escrow Payments	0.00	1,106.00	1,106.00	100.00	2,661.01	6,636.00	3,974.99	59.90	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	100.00	1,606.00	1,506.00	93.77	2,969.01	9,636.00	6,666.99	69.19	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	5,538.89	7,782.12	2,243.23	28.83	33,233.49	46,692.72	13,459.23	28.83	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	5,538.89	7,782.12	2,243.23	28.83	33,233.49	46,692.72	13,459.23	28.83	93,385.44
8000-00-000	TOTAL EXPENSES	101,569.89	67,737.39	-38,512.13	-5,393.96	507,367.03	378,345.37	-129,021.66	-2,055.82	756,272.54
9000-00-000	NET INCOME	-1,995.79	-11,845.66	82,194.50	5,543.04	179,462.70	-42,994.99	66,364.53	2,024.90	-85,571.78
	Net Income After Depreciation	3,543.10				212,696.19				

AMP 1-LHA Owned (John Wright & Cecil Gober)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	225,249.77
1111-15-000	Cash-Payroll	34,812.51
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	260,862.28
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,500.00
1112-02-000	Cash Restricted - FSS Escrow	37,851.86
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	54,337.25
1118-00-000	Clearing	1,300.00
1119-00-000	TOTAL CASH	316,499.53
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,843.80
1122-01-000	Allowance for Doubtful Accounts-Tenants	-729.33
1122-05-000	AR-TPA/Fraud Recovery	1,217.33
1122-99-000	TOTAL: AR	8,331.80
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-000	A/R-Other	248.00
1129-00-099	Due From Williamstown	4,611.10
1129-05-000	Due from John Wright Homes	-5,338.36
1129-06-000	Due from Cecil Gober	-9,874.64
1129-11-000	A/R - ROSS/HUD	70,886.17
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	-1,317,051.96
1129-78-000	Due From FSS	143,856.12
1129-80-000	Due from Section 8 HCV	73,949.25
1129-96-000	Due from Central Office Cost Center	40,482.34
1129-99-000	TOTAL: DUE FROM	-993,501.67
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interest	1,023,066.22
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,920,965.72

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	121,188.45
1211-02-000	Prepaid Software Licenses	4,988.20
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	205,522.65
1300-00-000	TOTAL CURRENT ASSETS	2,442,987.90
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	7,427.78
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,157,335.91
1405-02-000	Accum Depreciation- Misc FF&E	-853,204.62
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,950,353.94
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	1,784,852.84
1999-00-000	TOTAL ASSETS	4,227,840.74
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	17,984.16
2114-00-000	Tenant Security Deposits	14,600.00
2114-02-000	Security Deposit Clearing Account	3,046.28
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	18,082.02
2145-00-000	Due to Federal Master	-192,080.59
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	193,069.65
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	182,035.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	613.50
2260-00-000	Accrued Compensated Absences-Curren	6,702.51
2299-00-000	TOTAL CURRENT LIABILITIES	432,231.01
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,447.53
2307-00-000	FSS Due to Tenant Long Term	37,851.86
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	353,299.39
2499-00-000	TOTAL LIABILITIES	785,530.40
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	-2,225,742.66
2809-99-000	TOTAL RETAINED EARNINGS:	3,442,310.34
2899-00-000	TOTAL EQUITY	3,442,310.34
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,227,840.74

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jun 2026

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	10,165.00	15,663.00	-5,498.00	-35.10	56,884.68	93,978.00	-37,093.32	-39.47	187,956.00
3112-02-000	Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	0.00	9,408.00	-9,408.00	-100.00	18,816.00
3114-00-000	Less: Concessions	-150.00	0.00	-150.00	N/A	-600.00	0.00	-600.00	N/A	0.00
3119-00-000	Total Rental Income	10,015.00	17,231.00	-7,216.00	-41.88	56,284.68	103,386.00	-47,101.32	-45.56	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,025.00	-1,025.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	1,143.00	60.00	1,083.00	1,805.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	275.00	-275.00	-100.00	575.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	3,500.00	0.00	3,500.00	N/A	0.00
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	300.00	800.00	-500.00	-62.50	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	5,023.00	3,060.00	1,963.00	64.15	6,120.00
3199-00-000	TOTAL TENANT INCOME	10,015.00	17,741.00	-7,726.00	-43.55	61,307.68	106,446.00	-45,138.32	-42.40	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	8,350.60	10,758.50	-2,407.90	-22.38	81,961.00	64,129.00	17,832.00	27.81	128,680.00
3499-00-000	TOTAL GRANT INCOME	8,350.60	10,758.50	-2,407.90	-22.38	81,961.00	64,129.00	17,832.00	27.81	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	7.71	15.00	-7.29	-48.60	78.54	90.00	-11.46	-12.73	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	240.00	-240.00	-100.00	480.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	5,826.41	0.00	5,826.41	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	7.71	55.00	-47.29	-85.98	5,904.95	330.00	5,574.95	1,689.38	660.00
3999-00-000	TOTAL INCOME	18,373.31	28,554.50	-10,181.19	-35.66	149,173.63	170,905.00	-21,731.37	-12.72	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	10,786.20	10,786.20	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	152.80	152.80	100.00	0.00	916.80	916.80	100.00	1,833.60
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	862.92	862.92	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	431.46	431.46	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	107.88	107.88	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4110-99-000	Total Administrative Salaries	0.00	2,234.21	2,234.21	100.00	0.00	13,405.26	13,405.26	100.00	26,810.52
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	791.50	600.00	-191.50	-31.92	1,200.00
4130-02-000	Criminal Background / Credit Checks/E	92.00	25.00	-67.00	-268.00	323.85	150.00	-173.85	-115.90	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	108.41	600.00	491.59	81.93	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	7,332.75	600.00	-6,732.75	-1,122.12	1,200.00
4130-99-000	Total Legal Expense	92.00	325.00	233.00	71.69	8,556.51	1,950.00	-6,606.51	-338.80	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	25.00	-288.78	-1,155.12	1,267.92	150.00	-1,117.92	-745.28	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4171-00-000	Auditing Fees	950.00	1,841.56	891.56	48.41	5,668.64	11,049.36	5,380.72	48.70	22,098.72
4173-00-000	Management Fee	2,079.28	1,986.60	-92.68	-4.67	12,475.68	11,919.60	-556.08	-4.67	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	1,755.00	0.00	-1,755.00	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	1,200.00	3,000.00	1,800.00	60.00	6,000.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jun 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4182-00-000 Consultants	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4189-00-000 Total Other Admin Expenses	3,835.56	4,438.16	602.60	13.58	22,367.24	26,628.96	4,261.72	16.00	53,257.92
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	234.07	150.00	-84.07	-56.05	300.00
4190-02-000 Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	38.33	540.00	501.67	92.90	1,080.00
4190-03-000 Advertising Publications	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-07-000 Telephone	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4190-08-000 Postage	0.00	50.00	50.00	100.00	444.26	300.00	-144.26	-48.09	600.00
4190-08-100 Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	1,732.70	1,294.50	-438.20	-33.85	2,589.00
4190-11-001 Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000 Internet	104.28	94.27	-10.01	-10.62	625.67	565.62	-60.05	-10.62	1,131.24
4190-19-000 IT Contract Fees	177.90	177.90	0.00	0.00	1,067.40	1,067.40	0.00	0.00	2,134.80
4190-22-000 Other Misc Admin Expenses	19.57	100.00	80.43	80.43	1,176.72	600.00	-576.72	-96.12	1,200.00
4190-22-001 Finance Manager Share Salary	0.00	0.00	0.00	N/A	52.95	0.00	-52.95	N/A	0.00
4190-23-000 Compliance Fees	0.00	216.00	216.00	100.00	1,118.40	1,296.00	177.60	13.70	2,592.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	1,930.00	900.00	-1,030.00	-114.44	1,800.00
4191-00-000 Total Miscellaneous Admin Expenses	517.50	1,293.92	776.42	60.01	9,584.98	7,763.52	-1,821.46	-23.46	15,527.04
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	4,445.06	8,291.29	3,846.23	46.39	40,561.68	49,747.74	9,186.06	18.47	99,495.48
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	946.20	25.00	-921.20	-3,684.80	946.20	150.00	-796.20	-530.80	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	946.20	25.00	-921.20	-3,684.80	946.20	150.00	-796.20	-530.80	300.00
4300-00-000 UTILITIES									
4310-00-000 Water	106.08	100.00	-6.08	-6.08	1,117.56	600.00	-517.56	-86.26	1,200.00
4320-00-000 Electricity	856.33	800.00	-56.33	-7.04	5,875.91	4,800.00	-1,075.91	-22.41	9,600.00
4340-00-000 Garbage/Trash Removal	144.00	1,100.00	956.00	86.91	8,889.63	6,600.00	-2,289.63	-34.69	13,200.00
4390-00-000 Sewer	201.71	262.00	60.29	23.01	1,764.73	1,572.00	-192.73	-12.26	3,144.00
4399-00-000 TOTAL UTILITY EXPENSES	1,308.12	2,262.00	953.88	42.17	17,647.83	13,572.00	-4,075.83	-30.03	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	0.00	17,475.36	17,475.36	100.00	34,950.72
4410-06-000 401K-401A Maintenance	0.00	247.57	247.57	100.00	0.00	1,485.42	1,485.42	100.00	2,970.84
4410-07-000 Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	0.00	1,398.00	1,398.00	100.00	2,796.00
4410-08-000 Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	0.00	659.88	659.88	100.00	1,319.76
4410-09-000 Workers Comp Maintenance	0.00	116.50	116.50	100.00	0.00	699.00	699.00	100.00	1,398.00
4410-10-000 Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	0.00	174.78	174.78	100.00	349.56
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	170.11	25.00	-145.11	-580.44	653.17	150.00	-503.17	-335.45	300.00
4419-00-000 Total General Maint Expense	170.11	3,673.74	3,503.63	95.37	653.17	22,042.44	21,389.27	97.04	44,084.88
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	238.34	25.00	-213.34	-853.36	429.81	150.00	-279.81	-186.54	300.00
4420-02-000 Supplies-Appliance Parts	0.00	130.00	130.00	100.00	734.73	780.00	45.27	5.80	1,560.00
4420-03-000 Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	1,438.95	900.00	-538.95	-59.88	1,800.00
4420-03-200 Window Treatments	0.00	25.00	25.00	100.00	99.40	150.00	50.60	33.73	300.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	654.24	300.00	-354.24	-118.08	600.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	1,200.16	150.00	-1,050.16	-700.11	300.00
4420-07-000 Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	2,872.57	1,500.00	-1,372.57	-91.50	3,000.00
4420-08-000 Supplies-Plumbing	0.00	150.00	150.00	100.00	1,071.41	900.00	-171.41	-19.05	1,800.00
4420-09-100 Security Equipment, Locks, Alarms	0.00	0.00	0.00	N/A	1,087.68	0.00	-1,087.68	N/A	0.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	12.81	300.00	287.19	95.73	600.00
4420-10-100 Countertops/Cabinets	0.00	0.00	0.00	N/A	412.70	0.00	-412.70	N/A	0.00
4420-10-200 Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-11-000 Supplies- HVAC	0.00	250.00	250.00	100.00	78.14	1,500.00	1,421.86	94.79	3,000.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jun 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-12-000 Supplies- Painting	0.00	40.00	40.00	100.00	3,047.14	240.00	-2,807.14	-1,169.64	480.00
4429-00-000 Total Materials	238.34	1,195.00	956.66	80.06	13,139.74	7,170.00	-5,969.74	-83.26	14,340.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	660.00	360.00	-300.00	-83.33	720.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4430-03-100 Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	1,325.00	600.00	-725.00	-120.83	1,200.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-05-200 Painting Contract - Cycle Paint	0.00	0.00	0.00	N/A	775.00	0.00	-775.00	N/A	0.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	2,035.00	3,000.00	965.00	32.17	6,000.00
4430-11-000 Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	1,650.00	300.00	-1,350.00	-450.00	3,450.00	1,800.00	-1,650.00	-91.67	3,600.00
4430-14-000 Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4430-15-000 Contract-Equipment Rental	0.00	0.00	0.00	N/A	9.80	0.00	-9.80	N/A	0.00
4430-18-000 Contract-Alarm Monitoring	0.00	452.55	452.55	100.00	3,569.31	2,715.30	-854.01	-31.45	5,430.60
4430-23-000 Contract-Consultants	0.00	0.00	0.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	5,000.00	6,000.00	1,000.00	16.67	12,000.00
4430-24-200 Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
4430-24-300 Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4430-28-000 Unit Inspections	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4430-99-000 Other Contracted Services	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4439-00-000 Total Contract Costs	2,650.00	3,812.55	1,162.55	30.49	27,324.11	22,875.30	-4,448.81	-19.45	45,750.60
4499-00-000 TOTAL MAINTENANCE EXPENSES	3,058.45	8,681.29	5,622.84	64.77	41,117.02	52,087.74	10,970.72	21.06	104,175.48
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	5,839.31	5,839.31	100.00	0.00	35,035.86	35,035.86	100.00	70,071.72
4510-01-000 General Liability Insurance - Auto	593.31	262.50	-330.81	-126.02	2,966.55	1,575.00	-1,391.55	-88.35	3,150.00
4525-00-000 Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	6,482.40	5,800.56	-681.84	-11.75	11,601.12
4570-00-000 Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	510.00	510.00	100.00	1,020.00
4599-00-000 TOTAL GENERAL EXPENSES	1,673.71	7,153.57	5,479.86	76.60	9,448.95	42,921.42	33,472.47	77.99	85,842.84
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-002 Tenant Utility Payments - PH	364.00	648.00	284.00	43.83	2,253.00	3,888.00	1,635.00	42.05	7,776.00
4715-03-000 FSS Escrow Payments	65.00	625.00	560.00	89.60	390.00	3,750.00	3,360.00	89.60	7,500.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	429.00	1,273.00	844.00	66.30	2,643.00	7,638.00	4,995.00	65.40	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	20,365.86	0.00	-20,365.86	N/A	0.00
4899-00-000 TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	20,365.86	0.00	-20,365.86	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	12,682.44	12,682.44	0.00	0.00	25,364.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	12,682.44	-34,117.56	-46,800.00	-137.17	-68,235.12
8000-00-000 TOTAL EXPENSES	17,368.59	21,999.89	4,631.30	-3,525.74	145,412.98	131,999.34	-13,413.64	-515.08	263,998.68
9000-00-000 NET INCOME	1,004.72	6,554.61	-14,812.49	3,490.08	3,760.65	38,905.66	-8,317.73	502.36	78,233.32
Net Income After Depreciation	5,508.05				33,048.30				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	9,284.80
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	9,884.80
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,650.00
1112-02-000	Cash Restricted - FSS Escrow	15,131.64
1112-04-000	Cash Restricted-Reserve for Replace	22,148.72
1112-99-000	Total Restricted Cash	48,930.36
1119-00-000	TOTAL CASH	58,815.16
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,119.68
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,966.91
1122-99-000	TOTAL: AR	9,152.77
1129-14-000	Due from Renaissance Fam PH	428.52
1129-17-000	Due from Renaissance FAM Non ACC	40,234.64
1129-20-000	Due from LPHC	75,251.87
1129-99-000	TOTAL: DUE FROM	428.52
1135-01-000	A/R-HUD	27,764.00
1138-13-000	Dakota Park-Operating Subsidy Receiv	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	166,158.80
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,080.00
1211-01-000	Prepaid Insurance	3,081.93
1211-02-000	Prepaid Software Licenses	4,515.93
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	16,237.86
1300-00-000	TOTAL CURRENT ASSETS	241,211.82
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	-338,910.90
1405-02-000	Accum Depreciation- Misc FF&E	-10,422.00

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)	<u>628,276.63</u>
1499-00-000	TOTAL NONCURRENT ASSETS	628,276.63
1999-00-000	TOTAL ASSETS	<u>869,488.45</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,227.89
2114-00-000	Tenant Security Deposits	11,950.00
2114-02-000	Security Deposit Clearing Account	1,051.71
2119-92-000	Accrued Property Taxes	4,997.49
2119-94-000	Accrued Interest - HOPE VI	983,872.97
2131-00-000	Accrued Interest Payable	73,967.00
2134-00-000	Accrued Interest - Future Advance	37,588.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-2,532.41
2138-00-001	Accrued audit fees - LHA	4,911.84
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-Af	44,136.71
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	13,458.00
2250-00-000	Contract Retentions	19,974.37
2298-00-002	Note Payable PCHD	<u>239,503.97</u>
2299-00-000	TOTAL CURRENT LIABILITIES	1,466,923.00
2300-00-000	NONCURRENT LIABILITIES	
2307-00-000	FSS Due to Tenant Long Term	15,131.64
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	<u>101,380.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,105,916.78
2499-00-000	TOTAL LIABILITIES	<u>2,572,839.78</u>
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	<u>-978,613.87</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-724,737.46</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-724,737.46</u>
2899-00-000	TOTAL EQUITY	<u>-1,703,351.33</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>869,488.45</u>

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

Period = Jun 2026

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	78,025.00	71,149.00	6,876.00	9.66	451,822.58	426,894.00	24,928.58	5.84	1,636,427.00
3112-02-000	Gain to Lease Sec8	18,990.00	22,575.00	-3,585.00	-15.88	123,295.00	135,450.00	-12,155.00	-8.97	519,225.00
3119-00-000	Total Rental Income	97,015.00	93,724.00	3,291.00	3.51	575,117.58	562,344.00	12,773.58	2.27	2,155,652.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	1,150.00
3120-01-100	Laundry Room Income	0.00	365.00	-365.00	-100.00	1,791.40	2,190.00	-398.60	-18.20	8,395.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	111.00	1,800.00	-1,689.00	-93.83	6,900.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	-70.00	300.00	-370.00	-123.33	1,150.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	1,150.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	10.00	60.00	-50.00	-83.33	230.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	60.22	0.00	60.22	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	70.00	0.00	70.00	N/A	0.00
3120-10-000	Application Fees	0.00	160.00	-160.00	-100.00	560.00	960.00	-400.00	-41.67	3,680.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	3,450.00
3129-00-000	Total Other Tenant Income	0.00	1,135.00	-1,135.00	-100.00	2,532.62	6,810.00	-4,277.38	-62.81	26,105.00
3199-00-000	TOTAL TENANT INCOME	97,015.00	94,859.00	2,156.00	2.27	577,650.20	569,154.00	8,496.20	1.49	2,181,757.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	66,493.00	36,247.54	30,245.46	83.44	405,373.00	217,485.24	187,887.76	86.39	833,693.42
3499-00-000	TOTAL GRANT INCOME	66,493.00	36,247.54	30,245.46	83.44	405,373.00	217,485.24	187,887.76	86.39	833,693.42
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	21,588.12	-21,588.12	-100.00	82,754.46
3610-01-000	Interest Income - Unrestricted	511.74	50.00	461.74	923.48	5,122.82	300.00	4,822.82	1,607.61	1,150.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	146.37	0.00	146.37	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	511.74	3,648.02	-3,136.28	-85.97	5,269.19	21,888.12	-16,618.93	-75.93	83,904.46
3999-00-000	TOTAL INCOME	164,019.74	134,754.56	29,265.18	21.72	988,292.39	808,527.36	179,765.03	22.23	3,099,354.88
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	18,759.03	15,922.27	-2,836.76	-17.82	71,016.29	72,383.38	1,367.09	1.89	273,611.25
4110-00-001	401K-401A Admin	829.66	1,353.39	523.73	38.70	4,524.40	5,660.64	1,136.24	20.07	21,289.18
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,431.17	1,273.78	-157.39	-12.36	5,537.21	5,790.68	253.47	4.38	21,888.92
4110-00-004	Workers Comp Admin	340.63	636.89	296.26	46.52	1,358.77	2,895.34	1,536.57	53.07	10,944.46
4110-00-006	Legal Shield - Administrative	153.60	153.96	0.36	0.23	460.80	923.76	462.96	50.12	3,541.08
4110-00-007	Payroll Prep Fees	336.95	159.22	-177.73	-111.63	1,313.59	723.84	-589.75	-81.48	2,736.13
4110-07-000	Health/Life Insurance	3,522.74	3,231.98	-290.76	-9.00	14,025.94	19,391.88	5,365.94	27.67	74,335.54
4110-99-000	Total Administrative Salaries	25,373.78	22,731.49	-2,642.29	-11.62	98,237.00	107,769.52	9,532.52	8.85	408,346.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	525.00	100.00	65.00	3,150.00	3,085.00	97.94	12,075.00
4130-02-000	Criminal Background / Credit Checks/L	92.00	100.00	8.00	8.00	1,222.75	600.00	-622.75	-103.79	2,300.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	1,698.50	2,700.00	1,001.50	37.09	10,350.00
4130-99-000	Total Legal Expense	92.00	1,075.00	983.00	91.44	3,094.66	6,450.00	3,355.34	52.02	24,725.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	100.00	-213.78	-213.78	7,534.51	600.00	-6,934.51	-1,155.75	2,300.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	8,820.00	8,820.00	100.00	33,810.00

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

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4171-00-000	Auditing Fees	1,872.92	3,403.24	1,530.32	44.97	12,767.84	20,419.44	7,651.60	37.47	78,274.52
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	79,311.54	67,786.32	-11,525.22	-17.00	259,847.56
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	8,640.00	0.00	-8,640.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	6,420.00	6,480.00	60.00	0.93	24,840.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	1,725.00
4189-00-000	Total Other Admin Expenses	17,915.29	17,450.96	-464.33	-2.66	114,673.89	104,705.76	-9,968.13	-9.52	401,372.08
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	234.07	120.00	-114.07	-95.06	460.00
4190-02-000	Printing/Publications & Subscriptions	0.00	130.00	130.00	100.00	578.15	780.00	201.85	25.88	2,990.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	575.00
4190-04-000	Stationery & Office Supplies	681.06	450.00	-231.06	-51.35	3,888.93	2,700.00	-1,188.93	-44.03	10,350.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	6,900.00
4190-07-000	Telephone	1,760.16	1,253.00	-507.16	-40.48	12,236.48	7,518.00	-4,718.48	-62.76	28,819.00
4190-08-000	Postage	0.00	225.00	225.00	100.00	1,263.75	1,350.00	86.25	6.39	5,175.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,099.79	1,051.81	-47.98	-4.56	7,036.94	6,310.86	-726.08	-11.51	24,191.63
4190-10-000	Copiers - Lease & Service	575.87	409.00	-166.87	-40.80	2,340.39	2,454.00	113.61	4.63	9,407.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	323.19	649.75	326.56	50.26	3,476.70	3,898.50	421.80	10.82	14,944.25
4190-19-000	IT Contract Fees	972.50	825.00	-147.50	-17.88	5,797.04	4,950.00	-847.04	-17.11	18,975.00
4190-22-000	Other Misc Admin Expenses	19.57	920.00	900.43	97.87	2,688.71	5,520.00	2,831.29	51.29	21,160.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	212.39	0.00	-212.39	N/A	0.00
4190-23-000	Compliance Fees	0.00	863.40	863.40	100.00	939.14	5,180.40	4,241.26	81.87	19,858.20
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	1,138.75	1,500.00	361.25	24.08	5,750.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,432.14	7,371.96	1,939.82	26.31	43,690.87	44,231.76	540.89	1.22	169,555.08
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,813.21	48,629.41	-183.80	-0.38	259,696.42	263,157.04	3,460.62	1.32	1,003,998.72
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	946.22	200.00	-746.22	-373.11	979.92	1,200.00	220.08	18.34	4,600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	946.22	200.00	-746.22	-373.11	979.92	1,200.00	220.08	18.34	4,600.00
4300-00-000	UTILITIES									
4310-00-000	Water	441.46	1,600.00	1,158.54	72.41	8,524.05	9,600.00	1,075.95	11.21	36,800.00
4320-00-000	Electricity	4,206.61	4,200.00	-6.61	-0.16	26,651.47	25,200.00	-1,451.47	-5.76	96,600.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	43.65	0.00	-43.65	N/A	0.00
4340-00-000	Garbage/Trash Removal	1,877.87	1,850.00	-27.87	-1.51	12,289.36	11,100.00	-1,189.36	-10.72	42,550.00
4390-00-000	Sewer	1,990.78	4,200.00	2,209.22	52.60	23,633.90	25,200.00	1,566.10	6.21	96,600.00
4399-00-000	TOTAL UTILITY EXPENSES	8,516.72	11,850.00	3,333.28	28.13	71,142.43	71,100.00	-42.43	-0.06	272,550.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	27,847.32	21,295.97	-6,551.35	-30.76	115,176.67	110,663.74	-4,512.93	-4.08	421,358.99
4410-02-500	Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	14,653.47	0.00	-14,653.47	N/A	0.00
4410-06-000	401K-401A Maintenance	1,707.51	1,810.16	102.65	5.67	8,477.42	9,042.81	565.39	6.25	35,088.30
4410-07-000	Payroll Taxes Maintenance	2,122.55	1,703.68	-418.87	-24.59	8,622.49	8,853.12	230.63	2.61	33,708.76
4410-08-000	Health/Life Insurance Maint.	4,997.12	6,213.95	1,216.83	19.58	25,926.05	37,283.70	11,357.65	30.46	142,920.85
4410-09-000	Workers Comp Maintenance	536.32	851.84	315.52	37.04	2,257.37	4,426.56	2,169.19	49.00	16,854.38
4410-10-000	Payroll Prep Fees Maint.	706.14	212.96	-493.18	-231.58	2,372.24	1,106.64	-1,265.60	-114.36	4,213.59
4410-11-000	Legal Shield - Maint	275.30	137.65	-137.65	-100.00	825.90	825.90	0.00	0.00	3,165.95
4411-00-000	Maintenance Uniforms	235.69	300.00	64.31	21.44	1,725.17	1,800.00	74.83	4.16	6,900.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	259.00	0.00	-259.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,437.17	970.00	-467.17	-48.16	7,700.56	5,820.00	-1,880.56	-32.31	22,310.00
4419-00-000	Total General Maint Expense	39,865.12	33,496.21	-6,368.91	-19.01	187,737.34	179,822.47	-7,914.87	-4.40	686,520.82
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	2,430.15	2,700.00	269.85	9.99	10,350.00
4420-02-000	Supplies-Appliance Parts	0.00	950.00	950.00	100.00	4,803.70	5,700.00	896.30	15.72	21,850.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Jun 2026

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	1,740.00	1,740.00	100.00	6,670.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	350.00	350.00	100.00	3,617.39	2,100.00	-1,517.39	-72.26	8,050.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	3,839.31	1,200.00	-2,639.31	-219.94	4,600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	750.00	750.00	100.00	6,605.90	4,500.00	-2,105.90	-46.80	17,250.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	63.17	0.00	-63.17	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	280.00	280.00	100.00	2,857.13	1,680.00	-1,177.13	-70.07	6,440.00
4420-07-000	Repairs - Materials & Supplies	0.00	350.00	350.00	100.00	1,062.34	2,100.00	1,037.66	49.41	8,050.00
4420-08-000	Supplies-Plumbing	0.00	780.00	780.00	100.00	5,733.22	4,680.00	-1,053.22	-22.50	17,940.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	130.39	300.00	169.61	56.54	1,150.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	1,122.80	0.00	-1,122.80	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	672.92	1,200.00	527.08	43.92	4,600.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	1,705.00	2,400.00	695.00	28.96	9,200.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	2,557.15	0.00	-2,557.15	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	375.00	375.00	100.00	4,155.13	2,250.00	-1,905.13	-84.67	8,625.00
4420-12-000	Supplies- Painting	428.77	330.00	-98.77	-29.93	5,392.04	1,980.00	-3,412.04	-172.33	7,590.00
4429-00-000	Total Materials	428.77	5,755.00	5,326.23	92.55	47,006.74	34,530.00	-12,476.74	-36.13	132,365.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	2,700.00	2,700.00	100.00	10,350.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	0.00	0.00	N/A	835.00	0.00	-835.00	N/A	0.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	6,900.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	1,175.00	2,100.00	925.00	44.05	8,050.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	2,300.00
4430-05-200	Painting Contract - Cycle Paint	0.00	0.00	0.00	N/A	2,010.00	0.00	-2,010.00	N/A	0.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	2,300.00
4430-07-000	Contract-Exterminating/Pest Control	1,239.00	987.00	-252.00	-25.53	9,638.00	5,922.00	-3,716.00	-62.75	22,701.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	3,450.00
4430-13-000	Contract-HVAC - Repairs & Maint	-9,250.00	1,000.00	10,250.00	1,025.00	6,875.00	6,000.00	-875.00	-14.58	23,000.00
4430-13-400	Repairs/Maint - A/C Units	475.00	0.00	-475.00	N/A	1,875.00	0.00	-1,875.00	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	0.00	4,800.00	4,800.00	100.00	18,400.00
4430-18-000	Contract-Alarm Monitoring	0.00	1,707.00	1,707.00	100.00	7,786.63	10,242.00	2,455.37	23.97	39,261.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	7,479.00	600.00	-6,879.00	-1,146.50	2,300.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	20,000.00	30,000.00	10,000.00	33.33	115,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	6,600.00	6,600.00	100.00	25,300.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	23,000.00
4430-27-000	Contract - Lease	1,905.40	1,110.69	-794.71	-71.55	13,687.98	6,664.14	-7,023.84	-105.40	25,545.87
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	5,100.00	5,100.00	100.00	19,550.00
4439-00-000	Total Contract Costs	-1,630.60	15,104.69	16,735.29	110.80	71,361.61	90,628.14	19,266.53	21.26	347,407.87
4499-00-000	TOTAL MAINTENANCE EXPENSES	38,663.29	54,355.90	15,692.61	28.87	306,105.69	304,980.61	-1,125.08	-0.37	1,166,293.69
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	38,613.15	27,766.02	-10,847.13	-39.07	195,445.95	166,596.12	-28,849.83	-17.32	638,618.46
4510-01-000	General Liability Insurance - Auto	269.45	810.00	540.55	66.73	1,347.25	4,860.00	3,512.75	72.28	18,630.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	2,100.00	2,100.00	100.00	8,050.00
4599-00-000	TOTAL GENERAL EXPENSES	38,882.60	28,926.02	-9,956.58	-34.42	196,793.20	173,556.12	-23,237.08	-13.39	665,298.46
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	2,488.00	1,539.00	-949.00	-61.66	17,157.00	9,234.00	-7,923.00	-85.80	35,397.00
4715-03-000	FSS Escrow Payments	2,814.00	3,304.00	490.00	14.83	13,662.96	19,824.00	6,161.04	31.08	75,992.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-661.12	0.00	661.12	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,302.00	4,843.00	-459.00	-9.48	30,158.84	29,058.00	-1,100.84	-3.79	111,389.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	24,986.18	20,639.37	-4,346.81	-21.06	150,356.26	123,836.22	-26,520.04	-21.42	474,705.51
4857-00-000	Debt Service Contra Account	-16,405.83	-16,314.22	91.61	0.56	-98,874.16	-97,885.32	988.84	1.01	-375,227.06
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	51,482.10	25,950.90	-25,531.20	-98.38	99,478.45
5000-00-000	NON-OPERATING ITEMS									

Renaissance Partnership (.partren)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5100-01-000	Depreciation Expense	71,727.11	67,122.00	-4,605.11	-6.86	430,362.66	402,732.00	-27,630.66	-6.86	1,543,806.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,487.94	1,487.94	0.00	0.00	5,703.77
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	71,975.10	16,319.99	-55,655.11	-341.02	431,850.60	97,919.94	-333,930.66	-341.02	375,359.77
8000-00-000	TOTAL EXPENSES	221,679.49	169,449.47	-52,230.02	-799.79	1,348,209.20	966,922.61	-381,286.59	-437.35	3,698,968.09
9000-00-000	NET INCOME	-57,659.75	-34,694.91	81,495.20	821.51	-359,916.81	-158,395.25	561,051.62	459.58	-599,613.21
	Net Income After Depreciation	14,315.35				71,933.79				

Renaissance Partnership (.partren)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	5,204.85
1111-15-000	Cash-Payroll	-139,729.12
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	-133,524.27
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,501.99
1112-02-000	Cash Restricted - FSS Escrow	85,897.79
1112-02-100	Cash Restricted - FSS Escrow Forfe	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	85,722.32
1112-06-000	Cash Restricted - Reserve/Escrow	240,440.14
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,774.27
1112-09-000	Restricted Cash - AA Reserve	50,020.04
1112-99-000	Total Restricted Cash	627,169.14
1119-00-000	TOTAL CASH	493,644.87
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	65,411.55
1122-01-000	Allowance for Doubtful Accounts-Tenar	-20,034.00
1122-99-000	TOTAL: AR	45,377.55
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	44,136.71
1129-56-000	Due from Colton Meadow	199,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	309,242.27
1135-01-000	A/R-HUD	320,502.00
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	738,652.18
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	5,518.00
1211-01-000	Prepaid Insurance	23,360.90
1211-02-000	Prepaid Software Licenses	3,589.21
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	54,968.11
1300-00-000	TOTAL CURRENT ASSETS	1,287,265.16
1400-00-000	NONCURRENT ASSETS	

1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,088,272.28
1400-06-200	Building Improvements	3,058,538.48
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	704,391.58
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1405-01-000	Accum Depreciation-Buildings	-12,320,013.18
1405-02-000	Accum Depreciation- Misc FF&E	-800,680.83
1405-03-000	Accum Depreciation-Infrastructure	-2,709,381.72
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	116,178.00
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	-81.48
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-32,202.86
1420-00-000	TOTAL FIXED ASSETS (NET)	11,653,890.61
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	11,658,353.61
1999-00-000	TOTAL ASSETS	12,945,618.77
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	11,069.47
2114-00-000	Tenant Security Deposits	55,196.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,205.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-19,371.30
2138-00-001	Accrued audit fees - LHA	16,762.24
2145-00-000	Due to Federal Master	62,112.52
2145-04-000	Due to (16) Dakota Park Non-ACC	40,663.16
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	69,549.81
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Curren	6,941.44
2299-00-000	TOTAL CURRENT LIABILITIES	314,754.14
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	12,891.24
2307-00-000	FSS Due to Tenant Long Term	85,897.79
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,587,885.78
2310-40-001	Short Term - Note Payable	251,802.65
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,319,677.78</u>
2499-00-000	TOTAL LIABILITIES	<u>2,634,431.92</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	-5,044,659.56
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-5,044,659.56</u>
2899-00-000	TOTAL EQUITY	<u>10,311,186.85</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,945,618.77</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jun 2026

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	51,038.40	55,720.00	-4,681.60	-8.40	316,210.00	334,320.00	-18,110.00	-5.42	668,640.00
3112-02-000	Gain to Lease Sec8	30,851.60	27,504.00	3,347.60	12.17	170,387.00	165,024.00	5,363.00	3.25	330,048.00
3119-00-000	Total Rental Income	81,890.00	83,224.00	-1,334.00	-1.60	486,597.00	499,344.00	-12,747.00	-2.55	998,688.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	900.00	-900.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	90.00	-90.00	-100.00	180.00
3120-10-000	Application Fees	30.00	60.00	-30.00	-50.00	150.00	360.00	-210.00	-58.33	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	30.00	450.00	-420.00	-93.33	150.00	2,700.00	-2,550.00	-94.44	5,400.00
3199-00-000	TOTAL TENANT INCOME	81,920.00	83,674.00	-1,754.00	-2.10	486,747.00	502,044.00	-15,297.00	-3.05	1,004,088.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,167.75	-2,167.75	-100.00	10,568.18	13,006.50	-2,438.32	-18.75	26,013.00
3610-01-000	Interest Income - Unrestricted	0.00	35.00	-35.00	-100.00	2.58	210.00	-207.42	-98.77	420.00
3690-00-000	Other Income	286,993.85	0.00	286,993.85	N/A	286,993.85	0.00	286,993.85	N/A	286,993.85
3699-00-000	TOTAL OTHER INCOME	286,993.85	2,202.75	284,791.10	-200.00	297,564.61	13,216.50	284,348.11	-117.52	313,426.85
3999-00-000	TOTAL INCOME	368,913.85	85,876.75	283,037.10	-202.10	784,311.61	515,260.50	269,051.11	-120.57	1,317,514.85
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,554.21	8,933.01	1,378.80	15.43	28,678.19	34,792.34	6,114.15	17.57	69,584.68
4110-00-001	401K-401A Admin	339.19	359.68	20.49	5.70	1,850.83	2,557.71	706.88	27.64	5,115.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	576.17	714.64	138.47	19.38	2,225.51	2,783.40	557.89	20.04	5,566.80
4110-00-004	Workers Comp Admin	136.95	357.32	220.37	61.67	547.20	1,391.68	844.48	60.68	2,783.36
4110-00-006	Legal Shield - Administrative	73.80	36.90	-36.90	-100.00	221.40	221.40	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	298.50	89.33	-209.17	-234.15	693.24	347.94	-345.30	-99.24	695.88
4110-07-000	Health/Life Insurance	1,464.86	1,394.07	-70.79	-5.08	5,999.96	8,364.42	2,364.46	28.27	16,728.84
4110-99-000	Total Administrative Salaries	10,443.68	11,884.95	1,441.27	12.13	40,216.33	50,458.89	10,242.56	20.30	100,917.78
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	0.00	2,100.00	2,100.00	100.00	4,200.00
4130-02-000	Criminal Background / Credit Checks/L	135.75	75.00	-60.75	-81.00	801.75	450.00	-351.75	-78.17	900.00
4130-04-000	General Legal Expense	82,000.00	150.00	-81,850.00	-54,566.67	135,019.32	900.00	-134,119.32	-14,902.15	1,800.00
4130-99-000	Total Legal Expense	82,135.75	575.00	-81,560.75	-14,184.48	135,821.07	3,450.00	-132,371.07	-3,836.84	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	420.00	106.22	25.29	5,191.33	2,520.00	-2,671.33	-106.01	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	5,537.52	5,953.32	415.80	6.98	11,906.64
4173-00-000	Management Fee	5,142.62	4,674.86	-467.76	-10.01	33,494.43	28,049.16	-5,445.27	-19.41	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,400.00	-600.00	-25.00	4,800.00
4189-00-000	Total Other Admin Expenses	6,919.32	7,027.08	107.76	1.53	50,463.28	42,162.48	-8,300.80	-19.69	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	150.00	150.00	100.00	592.77	900.00	307.23	34.14	1,800.00
4190-02-000	Printing/Publications & Subscriptions	275.00	95.00	-180.00	-189.47	2,055.27	570.00	-1,485.27	-260.57	1,140.00
4190-03-000	Advertising Publications	0.00	450.00	450.00	100.00	0.00	2,700.00	2,700.00	100.00	5,400.00
4190-04-000	Stationery & Office Supplies	0.00	290.00	290.00	100.00	611.93	1,740.00	1,128.07	64.83	3,480.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jun 2026

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	360.00	360.00	100.00	720.00
4190-07-000	Telephone	40.00	150.00	110.00	73.33	1,008.34	900.00	-108.34	-12.04	1,800.00
4190-08-000	Postage	70.71	25.00	-45.71	-182.84	514.96	150.00	-364.96	-243.31	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	2,771.36	2,333.16	-438.20	-18.78	4,666.32
4190-10-000	Copiers - Lease & Service	201.64	75.00	-126.64	-168.85	1,073.37	450.00	-623.37	-138.53	900.00
4190-13-000	Internet	246.11	260.00	13.89	5.34	1,437.40	1,560.00	122.60	7.86	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	179.49	0.00	-179.49	N/A	0.00
4190-19-000	IT Contract Fees	1,043.18	560.00	-483.18	-86.28	3,653.22	3,360.00	-293.22	-8.73	6,720.00
4190-22-000	Other Misc Admin Expenses	19.57	200.00	180.43	90.22	1,318.35	1,200.00	-118.35	-9.86	2,400.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	189.18	0.00	-189.18	N/A	0.00
4190-23-000	Compliance Fees	0.00	348.80	348.80	100.00	1,115.52	2,092.80	977.28	46.70	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	777.50	1,890.00	1,112.50	58.86	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,285.07	3,367.66	1,082.59	32.15	17,307.59	20,205.96	2,898.37	14.34	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	101,783.82	22,854.69	-78,929.13	-345.35	243,808.27	116,277.33	-127,530.94	-109.68	232,554.66
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	760.76	800.00	39.24	4.90	3,670.25	4,800.00	1,129.75	23.54	9,600.00
4340-00-000	Garbage/Trash Removal	1,856.38	3,500.00	1,643.62	46.96	30,462.07	21,000.00	-9,462.07	-45.06	42,000.00
4390-01-100	Water/Sewer Combined	6,787.66	5,900.00	-887.66	-15.05	37,529.34	35,400.00	-2,129.34	-6.02	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	9,404.80	10,200.00	795.20	7.80	71,661.66	61,200.00	-10,461.66	-17.09	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,596.20	7,779.55	183.35	2.36	31,940.51	33,593.26	1,652.75	4.92	68,382.75
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4410-06-000	401K-401A Maintenance	481.14	381.49	-99.65	-26.12	2,302.24	2,575.66	273.42	10.62	5,253.00
4410-07-000	Payroll Taxes Maintenance	579.00	622.36	43.36	6.97	2,415.27	2,687.46	272.19	10.13	5,470.62
4410-08-000	Health/Life Insurance Maint.	1,454.14	1,824.18	370.04	20.29	8,118.95	10,945.08	2,826.13	25.82	21,890.16
4410-09-000	Workers Comp Maintenance	151.12	311.18	160.06	51.44	641.47	1,343.71	702.24	52.26	2,735.27
4410-10-000	Payroll Prep Fees Maint.	135.11	77.80	-57.31	-73.66	603.92	335.94	-267.98	-79.77	683.84
4410-11-000	Legal Shield - Maint	73.80	36.90	-36.90	-100.00	221.40	221.40	0.00	0.00	442.80
4411-00-000	Maintenance Uniforms	124.80	60.00	-64.80	-108.00	518.81	360.00	-158.81	-44.11	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	317.00	190.00	-127.00	-66.84	2,087.13	1,140.00	-947.13	-83.08	2,280.00
4419-00-000	Total General Maint Expense	10,912.31	11,283.46	371.15	3.29	50,649.70	53,202.51	2,552.81	4.80	107,858.44
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	4,176.38	650.00	-3,526.38	-542.52	5,094.11	3,900.00	-1,194.11	-30.62	7,800.00
4420-02-000	Supplies-Appliance Parts	138.03	1,000.00	861.97	86.20	1,247.33	6,000.00	4,752.67	79.21	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	192.13	100.00	-92.13	-92.13	436.26	600.00	163.74	27.29	1,200.00
4420-03-200	Window Treatments	400.05	130.00	-270.05	-207.73	710.39	780.00	69.61	8.92	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	750.23	900.00	149.77	16.64	5,212.19	5,400.00	187.81	3.48	10,800.00
4420-05-000	Supplies-Exterminating	52.97	0.00	-52.97	N/A	147.14	0.00	-147.14	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	249.66	150.00	-99.66	-66.44	894.65	900.00	5.35	0.59	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	149.57	600.00	450.43	75.07	1,200.00
4420-08-000	Supplies-Plumbing	539.57	870.00	330.43	37.98	1,019.53	5,220.00	4,200.47	80.47	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	73.71	900.00	826.29	91.81	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	758.88	1,800.00	1,041.12	57.84	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	20.26	2,400.00	2,379.74	99.16	4,800.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	890.00	0.00	-890.00	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	51.84	0.00	-51.84	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	300.00	300.00	100.00	108.96	1,800.00	1,691.04	93.95	3,600.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	1,499.37	1,200.00	-299.37	-24.95	2,400.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4429-00-000	Total Materials	6,499.02	5,375.00	-1,124.02	-20.91	18,314.19	32,250.00	13,935.81	43.21	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	960.00	960.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,800.00	1,800.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	418.41	150.00	-268.41	-178.94	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	1,349.02	550.00	-799.02	-145.28	2,837.10	3,300.00	462.90	14.03	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	5,275.00	1,000.00	-4,275.00	-427.50	13,650.00	6,000.00	-7,650.00	-127.50	12,000.00
4430-18-000	Contract-Alarm Monitoring	647.48	594.00	-53.48	-9.00	3,884.88	3,564.00	-320.88	-9.00	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	10,000.00	15,510.00	5,510.00	35.53	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	4,437.48	4,437.48	100.00	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-27-000	Contract - Lease	449.26	1,271.52	822.26	64.67	3,149.46	7,629.12	4,479.66	58.72	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4439-00-000	Total Contract Costs	9,720.76	7,900.10	-1,820.66	-23.05	33,939.85	47,400.60	13,460.75	28.40	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	27,132.09	24,558.56	-2,573.53	-10.48	102,903.74	132,853.11	29,949.37	22.54	267,159.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	7,984.59	8,613.27	628.68	7.30	47,481.37	51,679.62	4,198.25	8.12	103,359.24
4510-01-000	General Liability Insurance - Auto	0.00	835.00	835.00	100.00	4,000.65	5,010.00	1,009.35	20.15	10,020.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	20,913.78	16,619.70	-4,294.08	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	11,470.22	12,468.22	998.00	8.00	72,395.80	74,809.32	2,413.52	3.23	149,618.64
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	113,528.18	223.20	-113,304.98	-50,763.88	137,936.27	1,339.20	-136,597.07	-10,199.90	2,678.40
4855-00-000	Interest Expense-Mortgage	18,734.67	1,026.19	-17,708.48	-1,725.65	23,865.62	6,157.14	-17,708.48	-287.61	12,314.28
4855-03-000	Interest Expense - Home Loan	1,326.50	152.16	-1,174.34	-771.78	2,050.90	912.96	-1,137.94	-124.64	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	16,908.00	16,908.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	136,407.35	4,219.55	-132,187.80	-3,132.75	180,760.79	25,317.30	-155,443.49	-613.98	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	235,063.14	235,063.14	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	6,956.52	6,956.52	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	242,019.66	157,899.66	-84,120.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	326,534.89	100,667.63	-225,867.26	-3,426.05	913,549.92	568,656.72	-344,893.20	-668.25	1,138,766.86
9000-00-000	NET INCOME	42,378.96	-14,790.88	508,904.36	3,223.95	-129,238.31	-53,396.22	613,944.31	547.68	178,747.99
	Net Income After Depreciation	82,715.57				112,781.35				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	967,365.56
1111-15-000	Cash-Payroll	-48,644.57
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	919,320.99
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	29,175.00
1112-99-000	Total Restricted Cash	29,175.00
1119-00-000	TOTAL CASH	948,495.99
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	23,505.51
1122-99-000	TOTAL: AR	23,505.51
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	124,657.12
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,573.89
1211-01-000	Prepaid Insurance	71,579.41
1211-02-000	Prepaid Software Licenses	4,386.84
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	85,540.14
1300-00-000	TOTAL CURRENT ASSETS	1,158,693.25
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	-6,500,289.81
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	29,500.00
1410-02-001	Amortization Tax Credit Fees	-214,477.84

1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,635,006.30
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	5,739,652.07
1999-00-000	TOTAL ASSETS	6,898,345.32
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,479.30
2114-00-000	Tenant Security Deposits	28,025.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,700.00
2119-92-000	Accrued Property Taxes	18,338.64
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	27,941.22
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	13,104.99
2145-05-000	Due to (17) Renaissance Family Non-A	199,647.25
2149-27-000	Due to West Lake Mgmt.	5,422.56
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	8,029.00
2260-00-000	Accrued Compensated Absences-Curren	-54.14
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	1,120,812.29
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,471.23
2310-00-000	Notes Payable-LT	2,157,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,162,471.23
2499-00-000	TOTAL LIABILITIES	3,283,283.52
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	2,409,729.68
2809-99-000	TOTAL RETAINED EARNINGS:	2,409,729.68

2899-00-000	TOTAL EQUITY	3,615,061.80
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,898,345.32

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jun 2026

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	53,711.00	51,414.00	2,297.00	4.47	319,772.00	308,484.00	11,288.00	3.66	616,968.00
3112-02-000	Gain to Lease Sec8	34,389.00	28,476.00	5,913.00	20.76	194,536.00	170,856.00	23,680.00	13.86	341,712.00
3119-00-000	Total Rental Income	88,100.00	79,890.00	8,210.00	10.28	514,308.00	479,340.00	34,968.00	7.30	958,680.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	390.00	-390.00	-100.00	780.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	5.00	300.00	-295.00	-98.33	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3120-10-000	Application Fees	0.00	50.00	-50.00	-100.00	240.00	300.00	-60.00	-20.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	365.00	-365.00	-100.00	245.00	2,190.00	-1,945.00	-88.81	4,380.00
3199-00-000	TOTAL TENANT INCOME	88,100.00	80,255.00	7,845.00	9.78	514,553.00	481,530.00	33,023.00	6.86	963,060.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,532.00	-2,532.00	-100.00	11,530.99	15,192.00	-3,661.01	-24.10	30,384.00
3610-01-000	Interest Income - Unrestricted	130.77	35.00	95.77	273.63	459.76	210.00	249.76	118.93	420.00
3699-00-000	TOTAL OTHER INCOME	130.77	2,567.00	-2,436.23	-94.91	11,990.75	15,402.00	-3,411.25	-22.15	30,804.00
3999-00-000	TOTAL INCOME	88,230.77	82,822.00	5,408.77	6.53	526,543.75	496,932.00	29,611.75	5.96	993,864.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,554.21	7,134.02	-420.19	-5.89	28,678.19	30,798.36	2,120.17	6.88	61,596.72
4110-00-001	401K-401A Admin	339.19	351.27	12.08	3.44	1,850.83	2,362.74	511.91	21.67	4,725.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	576.17	570.72	-5.45	-0.95	2,247.14	2,463.88	216.74	8.80	4,927.76
4110-00-004	Workers Comp Admin	136.95	285.36	148.41	52.01	547.20	1,231.92	684.72	55.58	2,463.84
4110-00-006	Legal Shield - Administrative	73.80	36.90	-36.90	-100.00	221.40	221.40	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	298.49	71.34	-227.15	-318.40	693.23	308.00	-385.23	-125.07	616.00
4110-07-000	Health/Life Insurance	1,808.76	1,853.11	44.35	2.39	7,833.91	11,118.66	3,284.75	29.54	22,237.32
4110-99-000	Total Administrative Salaries	10,787.57	10,302.72	-484.85	-4.71	42,071.90	48,504.96	6,433.06	13.26	97,009.92
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/C	23.00	50.00	27.00	54.00	532.55	300.00	-232.55	-77.52	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	9,668.75	300.00	-9,368.75	-3,122.92	600.00
4130-99-000	Total Legal Expense	23.00	150.00	127.00	84.67	10,201.30	900.00	-9,301.30	-1,033.48	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	150.00	-163.78	-109.19	4,892.79	900.00	-3,992.79	-443.64	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	3,375.00	3,375.00	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	5,537.52	5,537.52	0.00	0.00	11,075.04
4173-00-000	Management Fee	6,160.01	5,592.30	-567.71	-10.15	34,970.27	33,553.80	-1,416.47	-4.22	67,107.60
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	1,500.00	-1,500.00	-100.00	3,000.00
4189-00-000	Total Other Admin Expenses	7,959.21	7,502.72	-456.49	-6.08	51,775.58	45,016.32	-6,759.26	-15.02	90,032.64
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	383.34	300.00	-83.34	-27.78	600.00
4190-02-000	Printing/Publications & Subscriptions	287.97	50.00	-237.97	-475.94	1,993.27	300.00	-1,693.27	-564.42	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	1,350.00	1,350.00	100.00	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	385.60	1,200.00	814.40	67.87	2,400.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4190-07-000	Telephone	0.00	125.00	125.00	100.00	539.08	750.00	210.92	28.12	1,500.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	888.51	150.00	-738.51	-492.34	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	428.54	404.55	-23.99	-5.93	3,009.44	2,427.30	-582.14	-23.98	4,854.60
4190-10-000	Copiers - Lease & Service	75.32	80.00	4.68	5.85	474.01	480.00	5.99	1.25	960.00
4190-13-000	Internet	247.35	209.33	-38.02	-18.16	1,468.53	1,255.98	-212.55	-16.92	2,511.96
4190-19-000	IT Contract Fees	616.92	800.00	183.08	22.88	3,648.52	4,800.00	1,151.48	23.99	9,600.00
4190-20-100	Bank Fees - Unrestricted	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	19.57	220.00	200.43	91.10	1,124.68	1,320.00	195.32	14.80	2,640.00
4190-23-000	Compliance Fees	0.00	361.25	361.25	100.00	1,155.75	2,167.50	1,011.75	46.68	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	700.00	1,200.00	500.00	41.67	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	2,175.67	3,075.13	899.46	29.25	16,279.66	18,450.78	2,171.12	11.77	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,945.45	21,030.57	85.12	0.40	120,328.44	112,872.06	-7,456.38	-6.61	225,744.12
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	377.53	400.00	22.47	5.62	2,463.76	2,400.00	-63.76	-2.66	4,800.00
4340-00-000	Garbage/Trash Removal	1,894.45	3,250.00	1,355.55	41.71	24,976.71	20,323.00	-4,653.71	-22.90	39,823.00
4390-01-100	Water/Sewer Combined	2,666.44	4,600.00	1,933.56	42.03	22,698.69	27,600.00	4,901.31	17.76	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	4,938.42	8,250.00	3,311.58	40.14	50,139.16	50,323.00	183.84	0.37	99,823.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,596.20	6,854.79	-741.41	-10.82	31,940.51	31,989.02	48.51	0.15	63,978.04
4410-06-000	401K-401A Maintenance	481.14	388.44	-92.70	-23.86	2,302.24	2,524.86	222.62	8.82	5,049.72
4410-07-000	Payroll Taxes Maintenance	579.00	548.38	-30.62	-5.58	2,486.50	2,559.12	72.62	2.84	5,118.24
4410-08-000	Health/Life Insurance Maint.	1,447.92	1,806.52	358.60	19.85	7,457.84	10,839.12	3,381.28	31.20	21,678.24
4410-09-000	Workers Comp Maintenance	151.11	274.19	123.08	44.89	641.45	1,279.54	638.09	49.87	2,559.08
4410-10-000	Payroll Prep Fees Maint.	135.11	68.55	-66.56	-97.10	603.91	319.90	-284.01	-88.78	639.80
4410-11-000	Legal Shield - Maint	73.80	36.90	-36.90	-100.00	221.40	221.40	0.00	0.00	442.80
4411-00-000	Maintenance Uniforms	78.68	65.00	-13.68	-21.05	154.01	330.00	175.99	53.33	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	322.01	200.00	-122.01	-61.00	1,318.83	1,200.00	-118.83	-9.90	2,400.00
4419-00-000	Total General Maint Expense	10,864.97	10,242.77	-622.20	-6.07	47,126.69	51,262.96	4,136.27	8.07	102,525.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	100.00	49.05	1,500.00	1,450.95	96.73	3,000.00
4420-02-000	Supplies-Appliance Parts	1,007.92	675.00	-332.92	-49.32	2,811.54	4,050.00	1,238.46	30.58	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	629.13	1,800.00	1,170.87	65.05	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	187.28	600.00	412.72	68.79	1,200.00
4420-03-200	Window Treatments	0.00	50.00	50.00	100.00	1,211.37	300.00	-911.37	-303.79	600.00
4420-04-000	Electrical - Supplies/Fixtures	2,082.31	650.00	-1,432.31	-220.36	4,409.21	3,900.00	-509.21	-13.06	7,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	75.81	0.00	-75.81	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	116.12	200.00	83.88	41.94	993.62	1,200.00	206.38	17.20	2,400.00
4420-07-000	Repairs - Materials & Supplies	116.65	25.00	-91.65	-366.60	223.56	150.00	-73.56	-49.04	300.00
4420-08-000	Supplies-Plumbing	769.76	400.00	-369.76	-92.44	1,235.71	2,400.00	1,164.29	48.51	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	34.20	600.00	565.80	94.30	1,200.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	758.88	0.00	-758.88	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	500.00	750.00	250.00	33.33	1,500.00
4420-10-100	Countertops/Cabinets	354.17	0.00	-354.17	N/A	354.17	0.00	-354.17	N/A	0.00
4420-11-000	Supplies- HVAC	565.23	700.00	134.77	19.25	958.04	4,200.00	3,241.96	77.19	8,400.00
4420-12-000	Supplies- Painting	0.00	400.00	400.00	100.00	3,362.62	2,400.00	-962.62	-40.11	4,800.00
4429-00-000	Total Materials	5,012.16	3,975.00	-1,037.16	-26.09	17,794.19	23,850.00	6,055.81	25.39	47,700.00
4430-00-000	Contract Costs									
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jun 2026
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	294.00	0.00	-294.00	N/A	0.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	3,337.12	3,291.00	-46.12	-1.40	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	900.00	900.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	14,065.00	5,400.00	-8,665.00	-160.46	10,800.00
4430-18-000	Contract-Alarm Monitoring	0.00	570.82	570.82	100.00	4,074.46	3,424.92	-649.54	-18.97	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	3,925.00	300.00	-3,625.00	-1,208.33	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	10,416.65	16,200.00	5,783.35	35.70	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
4430-27-000	Contract - Lease	1,352.42	379.43	-972.99	-256.43	5,605.67	2,276.58	-3,329.09	-146.23	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,520.00	2,520.00	100.00	5,040.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	550.00	0.00	-550.00	N/A	0.00
4439-00-000	Total Contract Costs	3,855.27	7,318.75	3,463.48	47.32	42,267.90	43,912.50	1,644.60	3.75	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,732.40	21,536.52	1,804.12	8.38	107,188.78	119,025.46	11,836.68	9.94	238,050.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,702.04	9,582.04	880.00	9.18	52,607.64	57,492.24	4,884.60	8.50	114,984.48
4510-01-000	General Liability Insurance - Auto	0.00	628.75	628.75	100.00	4,000.65	3,772.50	-228.15	-6.05	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	24,268.86	21,141.12	-3,127.74	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	12,746.85	13,809.31	1,062.46	7.69	80,877.15	82,855.86	1,978.71	2.39	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	1,937.93	645.98	-1,291.95	-200.00	3,875.86	3,875.88	0.02	0.00	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	19,096.26	19,096.26	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	163.79	171.98	8.19	4.76	982.74	1,031.88	49.14	4.76	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	37,870.38	37,870.38	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	11,596.16	10,312.40	-1,283.76	-12.45	61,825.24	61,874.40	49.16	0.08	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	42,300.06	2,690.19	6.36	237,659.22	253,800.36	16,141.14	6.36	507,600.72
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	9,255.12	9,255.12	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	30,342.58	-10,809.81	-35.63	246,914.34	182,055.48	-64,858.86	-35.63	364,110.96
8000-00-000	TOTAL EXPENSES	111,111.67	105,306.38	-5,805.29	108.53	667,273.11	609,156.26	-58,116.85	70.54	1,217,489.52
9000-00-000	NET INCOME	-22,880.90	-22,484.38	11,214.06	-102.00	-140,729.36	-112,224.26	87,728.60	-64.58	-223,625.52
	Net Income After Depreciation	18,271.49				106,184.98				

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	94,892.07
1111-15-000	Cash-Payroll	22,078.85
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	117,570.92
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,565.00
1112-03-000	Cash Restricted-Operating Reserve	495,632.05
1112-04-000	Cash Restricted-Reserve for Replace	301,924.71
1112-05-000	Cash-Tax & Insurance Escrow	68,987.55
1112-99-000	Total Restricted Cash	898,109.31
1119-00-000	TOTAL CASH	1,015,680.23
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	15,380.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-3,126.00
1122-99-000	TOTAL: AR	12,254.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	12,254.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,543.90
1211-01-000	Prepaid Insurance	86,452.01
1211-02-000	Prepaid Software Licenses	7,172.66
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	103,168.57
1300-00-000	TOTAL CURRENT ASSETS	1,131,102.80
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	-6,528,688.36
1405-02-000	Accum Depreciation- Misc FF&E	-466,167.45
1405-03-000	Accum Depreciation-Infrastructure	-706,297.44

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	32,120.12
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-254,810.20
1420-00-000	TOTAL FIXED ASSETS (NET)	5,249,931.98
1497-00-000	Investment in Bonnet Shores Partnership LTD	11,795.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,261,726.98
1999-00-000	TOTAL ASSETS	6,392,829.78
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	842.87
2114-00-000	Tenant Security Deposits	29,025.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	18,844.40
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	92,752.72
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	1,023,066.22
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	13,104.99
2240-00-000	Tenant Prepaid Rents	6,586.00
2260-00-000	Accrued Compensated Absences-Curren	2,840.12
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	1,009,877.00
2299-00-000	TOTAL CURRENT LIABILITIES	6,158,233.26
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	4,914.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	16,283.46
2499-00-000	TOTAL LIABILITIES	6,174,516.72
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	-40,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,492,044.68
2809-99-000	TOTAL RETAINED EARNINGS:	-6,492,044.68
2899-00-000	TOTAL EQUITY	218,313.06
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,392,829.78

The Manor at West Bartow (62)
Budget Comparison

Period = Jun 2026

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	25,426.00	25,445.00	-19.00	-0.07	151,075.00	152,670.00	-1,595.00	-1.04	305,340.00
3112-02-000	Gain to Lease Sec8	129,380.00	122,034.00	7,346.00	6.02	764,275.00	732,204.00	32,071.00	4.38	1,464,408.00
3119-00-000	Total Rental Income	154,806.00	147,479.00	7,327.00	4.97	915,350.00	884,874.00	30,476.00	3.44	1,769,748.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	175.00	-175.00	-100.00	167.00	1,050.00	-883.00	-84.10	2,100.00
3120-03-000	Damages & Cleaning	18.00	30.00	-12.00	-40.00	393.00	180.00	213.00	118.33	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	60.00	-60.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	60.00	-60.00	-100.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	12,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	25.00	100.00	175.00	150.00	25.00	16.67	300.00
3120-10-000	Application Fees	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
3129-00-000	Total Other Tenant Income	1,018.00	1,400.00	-32.00	-40.00	6,735.00	8,400.00	135.00	50.90	16,800.00
3199-00-000	TOTAL TENANT INCOME	155,824.00	148,879.00	7,295.00	-35.03	922,085.00	893,274.00	30,611.00	54.34	1,786,548.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	58.34	185.00	-126.66	-68.46	353.58	1,110.00	-756.42	-68.15	2,220.00
3610-01-000	Interest Income - Unrestricted	1.46	110.00	-108.54	-98.67	286.85	660.00	-373.15	-56.54	1,320.00
3699-00-000	TOTAL OTHER INCOME	59.80	295.00	-235.20	-79.73	640.43	1,770.00	-1,129.57	-63.82	3,540.00
3999-00-000	TOTAL INCOME	155,883.80	149,174.00	7,059.80	-114.76	922,725.43	895,044.00	29,481.43	-9.48	1,790,088.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	16,903.46	13,998.97	-2,904.49	-20.75	69,710.52	62,562.42	-7,148.10	-11.43	125,124.84
4110-00-001	401K-401A Admin	1,003.22	734.50	-268.72	-36.59	5,491.79	4,862.41	-629.38	-12.94	9,724.82
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,277.09	1,119.92	-157.17	-14.03	5,306.75	5,005.00	-301.75	-6.03	10,010.00
4110-00-004	Workers Comp Admin	315.19	559.96	244.77	43.71	1,295.97	2,156.84	860.87	39.91	4,313.68
4110-00-006	Legal Shield - Administrative	175.60	87.80	-87.80	-100.00	526.80	526.80	0.00	0.00	1,053.60
4110-00-007	Payroll Prep Fees	465.56	139.99	-325.57	-232.57	1,421.91	625.62	-796.29	-127.28	1,251.24
4110-07-000	Health/Life Insurance	3,323.92	2,955.89	-368.03	-12.45	17,764.69	17,735.34	-29.35	-0.17	35,470.68
4110-99-000	Total Administrative Salaries	23,464.04	19,597.03	-3,867.01	-19.73	101,518.43	93,474.43	-8,044.00	-8.61	186,948.86
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	588.00	588.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/E	60.00	0.00	-60.00	N/A	922.00	0.00	-922.00	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	519.00	660.00	141.00	21.36	1,320.00
4130-04-000	General Legal Expense	0.00	400.00	400.00	100.00	4,420.24	2,400.00	-2,020.24	-84.18	4,800.00
4130-99-000	Total Legal Expense	60.00	608.00	548.00	90.13	5,861.24	3,648.00	-2,213.24	-60.67	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	370.00	56.22	15.19	4,892.78	2,220.00	-2,672.78	-120.40	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	5,537.52	5,533.32	-4.20	-0.08	11,066.64
4173-00-000	Management Fee	8,859.24	8,848.74	-10.50	-0.12	54,725.88	53,092.44	-1,633.44	-3.08	106,184.88
4189-00-000	Total Other Admin Expenses	10,095.94	10,165.96	70.02	0.69	65,156.18	60,995.76	-4,160.42	-6.82	121,991.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	1,378.92	612.00	-766.92	-125.31	1,224.00

The Manor at West Bartow (62)
Budget Comparison

Period = Jun 2026

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	117.89	150.00	32.11	21.41	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,650.00	1,650.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	232.99	100.00	-132.99	-132.99	1,721.55	600.00	-1,121.55	-186.92	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4190-07-000	Telephone	643.11	1,100.00	456.89	41.54	6,330.47	6,600.00	269.53	4.08	13,200.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	659.85	450.00	-209.85	-46.63	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	587.38	539.40	-47.98	-8.90	3,962.48	3,236.40	-726.08	-22.43	6,472.80
4190-10-000	Copiers - Lease & Service	282.00	170.00	-112.00	-65.88	1,098.44	1,020.00	-78.44	-7.69	2,040.00
4190-13-000	Internet	828.35	126.46	-701.89	-555.03	3,671.79	758.76	-2,913.03	-383.92	1,517.52
4190-19-000	IT Contract Fees	687.32	800.00	112.68	14.08	4,074.92	4,800.00	725.08	15.11	9,600.00
4190-20-000	Bank Fees - Restricted	32.00	250.00	218.00	87.20	187.00	1,500.00	1,313.00	87.53	3,000.00
4190-20-100	Bank Fees - Unrestricted	36.72	0.00	-36.72	N/A	117.72	0.00	-117.72	N/A	0.00
4190-22-000	Other Misc Admin Expenses	19.57	100.00	80.43	80.43	972.39	600.00	-372.39	-62.06	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	150.00	100.00	-50.00	-50.00	902.50	600.00	-302.50	-50.42	1,200.00
4190-30-000	Equipment Service Contracts	613.00	1,400.00	787.00	56.21	12,907.05	8,400.00	-4,507.05	-53.66	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	4,387.44	5,212.86	825.42	15.83	39,761.90	31,277.16	-8,484.74	-27.13	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,007.42	35,583.85	-2,423.57	-6.81	212,297.75	189,395.35	-22,902.40	-12.09	378,790.70
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	863.01	90.00	-773.01	-858.90	1,324.16	540.00	-784.16	-145.21	1,080.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	863.01	90.00	-773.01	-858.90	1,324.16	540.00	-784.16	-145.21	1,080.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,278.67	1,680.00	-598.67	-35.64	13,308.62	10,080.00	-3,228.62	-32.03	20,160.00
4320-00-000	Electricity	2,824.52	2,192.00	-632.52	-28.86	13,464.69	13,152.00	-312.69	-2.38	26,304.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	46.63	0.00	-46.63	N/A	0.00
4330-00-000	Gas	691.10	825.00	133.90	16.23	4,790.81	4,950.00	159.19	3.22	9,900.00
4340-00-000	Garbage/Trash Removal	1,993.49	1,501.88	-491.61	-32.73	11,455.34	9,011.28	-2,444.06	-27.12	18,022.56
4390-00-000	Sewer	2,696.30	2,900.00	203.70	7.02	16,069.53	17,400.00	1,330.47	7.65	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,484.08	9,098.88	-1,385.20	-15.22	59,135.62	54,593.28	-4,542.34	-8.32	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	9,707.80	12,843.03	3,135.23	24.41	42,695.21	61,498.66	18,803.45	30.58	122,997.32
4410-02-500	Maintenance - Temporary Labor	3,140.66	0.00	-3,140.66	N/A	3,140.66	0.00	-3,140.66	N/A	0.00
4410-06-000	401K-401A Maintenance	271.86	761.02	489.16	64.28	2,154.89	4,896.76	2,741.87	55.99	9,793.52
4410-07-000	Payroll Taxes Maintenance	760.39	1,027.44	267.05	25.99	3,320.29	4,919.88	1,599.59	32.51	9,839.76
4410-08-000	Health/Life Insurance Maint.	1,099.06	2,924.80	1,825.74	62.42	8,420.72	12,489.44	4,068.72	32.58	24,978.88
4410-09-000	Workers Comp Maintenance	205.62	513.72	308.10	59.97	761.76	2,101.80	1,340.04	63.76	4,203.60
4410-10-000	Payroll Prep Fees Maint.	171.42	128.43	-42.99	-33.47	798.00	614.98	-183.02	-29.76	1,229.96
4410-11-000	Legal Shield - Maint	87.80	43.90	-43.90	-100.00	263.40	267.80	4.40	1.64	535.60
4411-00-000	Maintenance Uniforms	148.24	160.00	11.76	7.35	920.54	960.00	39.46	4.11	1,920.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	259.00	0.00	-259.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	936.34	602.00	-334.34	-55.54	4,042.88	3,612.00	-430.88	-11.93	7,224.00
4419-00-000	Total General Maint Expense	16,529.19	19,004.34	2,475.15	13.02	66,518.35	91,361.32	24,842.97	27.19	182,722.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	19.56	270.00	250.44	92.76	540.00
4420-02-000	Supplies-Appliance Parts	567.17	260.00	-307.17	-118.14	2,065.65	1,560.00	-505.65	-32.41	3,120.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	214.22	0.00	-214.22	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	12.30	200.00	187.70	93.85	526.91	1,200.00	673.09	56.09	2,400.00
4420-03-200	Window Treatments	0.00	150.00	150.00	100.00	828.72	900.00	71.28	7.92	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	775.93	800.00	24.07	3.01	4,713.69	4,800.00	86.31	1.80	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	462.87	500.00	37.13	7.43	1,943.04	3,000.00	1,056.96	35.23	6,000.00
4420-08-000	Supplies-Plumbing	322.17	200.00	-122.17	-61.08	1,320.05	1,200.00	-120.05	-10.00	2,400.00
4420-09-000	Supplies- Tools Equipmt	12.30	0.00	-12.30	N/A	12.30	0.00	-12.30	N/A	0.00
4420-11-000	Supplies- HVAC	584.46	250.00	-334.46	-133.78	1,188.45	1,500.00	311.55	20.77	3,000.00

The Manor at West Bartow (62)
Budget Comparison

Period = Jun 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-12-000 Supplies- Painting	33.03	200.00	166.97	83.48	578.40	1,200.00	621.60	51.80	2,400.00
4429-00-000 Total Materials	2,770.23	2,605.00	-165.23	-6.34	13,669.99	15,630.00	1,960.01	12.54	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	600.00	600.00	100.00	1,200.00
4430-07-000 Contract-Exterminating/Pest Control	748.00	400.00	-348.00	-87.00	4,518.00	2,400.00	-2,118.00	-88.25	4,800.00
4430-11-000 Contract-Plumbing	0.00	400.00	400.00	100.00	378.40	2,400.00	2,021.60	84.23	4,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	1,566.50	6,750.00	5,183.50	76.79	13,500.00
4430-13-400 Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
4430-17-000 Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	4,250.47	3,270.00	-980.47	-29.98	6,540.00
4430-18-000 Contract-Alarm Monitoring	3,270.24	700.00	-2,570.24	-367.18	19,513.40	4,200.00	-15,313.40	-364.60	8,400.00
4430-24-000 Contract-Grounds-Landscaping	1,142.00	2,500.00	1,358.00	54.32	6,561.00	15,000.00	8,439.00	56.26	30,000.00
4430-24-200 Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,500.02	2,500.02	100.00	5,000.04
4430-24-300 Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	6,000.00	6,000.00	100.00	12,000.00
4430-24-400 Unit Turn Services	0.00	500.00	500.00	100.00	0.00	3,000.00	3,000.00	100.00	6,000.00
4430-26-000 Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4430-27-000 Contract - Lease	187.52	0.00	-187.52	N/A	950.71	0.00	-950.71	N/A	0.00
4430-28-000 Unit Inspections	0.00	583.33	583.33	100.00	0.00	3,499.98	3,499.98	100.00	6,999.96
4430-99-000 Other Contracted Services	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4439-00-000 Total Contract Costs	5,950.22	8,920.00	2,969.78	33.29	37,738.48	53,520.00	15,781.52	29.49	107,040.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	25,249.64	30,529.34	5,279.70	17.29	117,926.82	160,511.32	42,584.50	26.53	321,022.64
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	11,043.58	12,293.36	1,249.78	10.17	67,253.23	73,760.16	6,506.93	8.82	147,520.32
4510-01-000 General Liability Insurance - Auto	0.00	658.75	658.75	100.00	4,000.65	3,952.50	-48.15	-1.22	7,905.00
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4525-00-000 Real Estate Taxes	444.72	119.62	-325.10	-271.78	2,668.32	717.72	-1,950.60	-271.78	1,435.44
4525-10-000 Personal Property Tax	721.94	0.00	-721.94	N/A	721.94	0.00	-721.94	N/A	0.00
4599-00-000 TOTAL GENERAL EXPENSES	12,210.24	13,096.73	886.49	6.77	74,644.14	78,580.38	3,936.24	5.01	157,160.76
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	0.00	225.00	225.00	100.00	0.00	1,350.00	1,350.00	100.00	2,700.00
4855-00-000 Interest Expense-Mortgage	0.00	19,000.00	19,000.00	100.00	0.00	114,000.00	114,000.00	100.00	228,000.00
4855-01-000 Interest - Third Mortgage	0.00	464.28	464.28	100.00	6,637.44	2,785.68	-3,851.76	-138.27	5,571.36
4858-00-000 Regions Bank Loan Interest	30,373.27	0.00	-30,373.27	N/A	183,957.53	0.00	-183,957.53	N/A	0.00
4899-00-000 TOTAL FINANCING EXPENSES	30,373.27	19,689.28	-10,683.99	-54.26	190,594.97	118,135.68	-72,459.29	-61.34	236,271.36
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	31,003.74	31,003.74	0.00	0.00	186,022.44	186,022.44	0.00	0.00	372,044.88
5100-50-000 Amortization Expense	2,665.70	2,665.70	0.00	0.00	15,994.20	15,994.20	0.00	0.00	31,988.40
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	202,016.64	134,966.64	-67,050.00	-49.68	269,933.28
8000-00-000 TOTAL EXPENSES	150,857.10	130,582.52	-20,274.58	-960.81	857,940.10	736,722.65	-121,217.45	-245.10	1,473,445.30
9000-00-000 NET INCOME	5,026.70	18,591.48	27,334.38	846.05	64,785.33	158,321.35	150,698.88	235.62	316,642.70
Net Income After Depreciation	38,696.14				266,801.97				

The Manor at West Bartow (62)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	93,453.79
1111-15-000	Cash-Payroll	-20,330.60
1111-45-000	West Bartow Regions Operating	2,043.44
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	75,766.63
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,100.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-12-000	Restricted Investment	154,665.84
1112-99-000	Total Restricted Cash	165,785.46
1118-00-000	Clearing	-227,404.37
1119-00-000	TOTAL CASH	14,147.72
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	8,841.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,529.00
1122-99-000	TOTAL: AR	6,312.35
1129-20-000	Due from LPHC	485,495.01
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	491,807.36
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	-1,205.02
1211-01-000	Prepaid Insurance	109,744.38
1211-02-000	Prepaid Software Licenses	6,363.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	115,402.91
1300-00-000	TOTAL CURRENT ASSETS	621,357.99
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	96,983.63
1400-08-100	Furn, Fixt, & Equip	1,253,206.42
1405-01-000	Accum Depreciation-Buildings	-5,485,426.80
1405-02-000	Accum Depreciation- Misc FF&E	-1,240,108.45
1405-03-000	Accum Depreciation-Infrastructure	-604,858.86
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42

1410-01-001	Amortization Loan Cost	316,488.86
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-220,613.94
1420-00-000	TOTAL FIXED ASSETS (NET)	7,247,832.56
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	7,959,429.56
1999-00-000	TOTAL ASSETS	8,580,787.55
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-47,513.80
2114-00-000	Tenant Security Deposits	9,700.00
2114-02-000	Security Deposit Clearing Account	1,571.00
2114-03-000	Security Deposit-Pet	1,450.00
2119-92-000	Accrued Property Taxes	1,487.16
2131-01-000	Accrued Interest NLP Loan	16,551.64
2131-02-000	Accrued Interest - Pacific Life Loan	53,419.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	13,411.24
2146-00-000	Due to LPHC General	59,500.00
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	2,019.01
2260-00-000	Accrued Compensated Absences-Curren	1,555.80
2299-00-000	TOTAL CURRENT LIABILITIES	204,610.36
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,889.35
2310-01-000	Due to Affiliates	10,600.00
2310-40-000	Note Payable	6,079,759.84
2310-40-001	Short Term - Note Payable	58,625.39
2399-00-000	TOTAL NONCURRENT LIABILITIES	6,151,874.58
2499-00-000	TOTAL LIABILITIES	6,356,484.94
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,163,544.00
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	6,664,360.56

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-4,440,057.95
2809-99-000	TOTAL RETAINED EARNINGS:	-4,440,057.95
2899-00-000	TOTAL EQUITY	2,224,302.61
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,580,787.55

Youthbuild (.ybuild)
Budget Comparison

Period = Jun 2026

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	77,423.17	41,667.00	35,756.17	85.81	414,617.22	250,002.00	164,615.22	65.85	500,004.00
3499-00-000	TOTAL GRANT INCOME	77,423.17	41,667.00	35,756.17	85.81	414,617.22	250,002.00	164,615.22	65.85	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	136.49	0.00	136.49	N/A	0.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	167.24	0.00	167.24	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	303.73	0.00	303.73	N/A	0.00
3999-00-000	TOTAL INCOME	77,423.17	41,667.00	35,756.17	85.81	414,920.95	250,002.00	164,918.95	65.97	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	27,873.86	15,288.49	-12,585.37	-82.32	105,692.31	91,730.94	-13,961.37	-15.22	183,461.88
4110-00-001	401K-401A Admin	1,458.08	1,299.52	-158.56	-12.20	7,842.90	7,797.12	-45.78	-0.59	15,594.24
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,138.91	1,133.00	-1,005.91	-88.78	8,110.27	6,798.00	-1,312.27	-19.30	13,596.00
4110-00-004	Workers Comp Admin	506.17	566.00	59.83	10.57	1,943.63	3,396.00	1,452.37	42.77	6,792.00
4110-00-006	Legal Shield - Administrative	73.80	36.90	-36.90	-100.00	221.40	221.40	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	500.65	142.00	-358.65	-252.57	1,992.11	852.00	-1,140.11	-133.82	1,704.00
4110-07-000	Health/Life Insurance	3,379.84	4,460.96	1,081.12	24.24	17,996.84	26,765.76	8,768.92	32.76	53,531.52
4110-99-000	Total Administrative Salaries	35,931.31	22,926.87	-13,004.44	-56.72	143,799.46	137,561.22	-6,238.24	-4.53	275,122.44
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	1,440.79	0.00	-1,440.79	N/A	1,440.79	0.00	-1,440.79	N/A	0.00
4130-99-000	Total Legal Expense	1,440.79	0.00	-1,440.79	N/A	1,440.79	0.00	-1,440.79	N/A	0.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	12,459.21	1,000.00	-11,459.21	-1,145.92	25,929.48	6,000.00	-19,929.48	-332.16	12,000.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	846.00	846.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	828.00	828.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	12,459.21	1,279.00	-11,180.21	-874.14	25,929.48	7,674.00	-18,255.48	-237.89	15,348.00
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
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00
4190-04-000	Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	0.00	13,728.00	13,728.00	100.00	27,456.00
4190-06-000	Computer Equipment	649.99	0.00	-649.99	N/A	1,105.72	0.00	-1,105.72	N/A	0.00
4190-07-000	Telephone	0.00	250.00	250.00	100.00	1,899.95	1,500.00	-399.95	-26.66	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	105.43	180.00	74.57	41.43	360.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	143.94	0.00	-143.94	N/A	0.00
4190-10-000	Copiers - Lease & Service	0.00	289.00	289.00	100.00	895.34	1,734.00	838.66	48.37	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	4,954.02	9,084.00	4,129.98	45.46	18,168.00
4190-19-000	IT Contract Fees	189.24	150.00	-39.24	-26.16	1,408.16	900.00	-508.16	-56.46	1,800.00
4190-22-000	Other Misc Admin Expenses	19.57	0.00	-19.57	N/A	1,634.71	0.00	-1,634.71	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	87.89	0.00	-87.89	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,708.46	4,521.00	2,812.54	62.21	14,193.09	27,126.00	12,932.91	47.68	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,539.77	28,726.87	-22,812.90	-79.41	185,362.82	172,361.22	-13,001.60	-7.54	344,722.44
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	9,240.00	6,605.00	-2,635.00	-39.89	56,422.63	39,630.00	-16,792.63	-42.37	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	771.55	528.00	-243.55	-46.13	4,711.94	3,168.00	-1,543.94	-48.74	6,336.00

Youthbuild (.ybuild)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4210-00-004	Workers Comp - Tenant Svc	246.63	264.00	17.37	6.58	1,045.70	1,584.00	538.30	33.98	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	158.04	66.00	-92.04	-139.45	911.31	396.00	-515.31	-130.13	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	19,482.00	19,482.00	100.00	38,964.00
4230-00-000	Resident Services Exp	-374.02	0.00	374.02	N/A	-374.02	0.00	374.02	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	10,042.20	10,710.00	667.80	6.24	62,717.56	64,260.00	1,542.44	2.40	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,650.00	1,650.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,650.00	1,650.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	677.40	300.00	-377.40	-125.80	3,636.08	1,800.00	-1,836.08	-102.00	3,600.00
4419-00-000	Total General Maint Expense	677.40	300.00	-377.40	-125.80	3,636.08	1,800.00	-1,836.08	-102.00	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	961.70	0.00	-961.70	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	0.00	0.00	N/A	64.47	0.00	-64.47	N/A	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	N/A	1,026.17	0.00	-1,026.17	N/A	0.00
4430-00-000	Contract Costs									
4430-27-000	Contract - Lease	63.41	0.00	-63.41	N/A	317.05	0.00	-317.05	N/A	0.00
4439-00-000	Total Contract Costs	63.41	0.00	-63.41	N/A	317.05	0.00	-317.05	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	740.81	300.00	-440.81	-146.94	4,979.30	1,800.00	-3,179.30	-176.63	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	1,255.00	1,255.00	100.00	4,363.70	7,530.00	3,166.30	42.05	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	854.95	2,400.00	1,545.05	64.38	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	1,655.00	1,655.00	100.00	5,218.65	9,930.00	4,711.35	47.45	19,860.00
8000-00-000	TOTAL EXPENSES	62,322.78	41,666.87	-20,655.91	-49.57	258,278.33	250,001.22	-8,277.11	-3.31	500,002.44
9000-00-000	NET INCOME	15,100.39	0.13	15,100.26	11,615,584.62	156,642.62	0.78	156,641.84	20,082,287.18	1.56

Youthbuild (.ybuild)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	172,819.10
1111-15-000	Cash-Payroll	-34,756.38
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	139,062.72
1119-00-000	TOTAL CASH	139,062.72
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1135-03-000	A/R-Other Government	77,423.17
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	77,143.10
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,781.85
1300-00-000	TOTAL CURRENT ASSETS	220,987.67
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	122,378.86
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	106,860.11
1499-00-000	TOTAL NONCURRENT ASSETS	106,860.11
1999-00-000	TOTAL ASSETS	327,847.78
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	13,841.55
2146-00-000	Due to LPHC General	3,500.00
2149-33-000	Due to Magnolia Pointe Sales	447,679.86
2149-96-000	Due to Central Office Cost Center	52,738.42
2260-00-000	Accrued Compensated Absences-Curren	6,678.41
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	528,410.69
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	12,402.76
2399-00-000	TOTAL NONCURRENT LIABILITIES	12,402.76
2499-00-000	TOTAL LIABILITIES	540,813.45
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-226,237.67
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	-212,965.67
2899-00-000	TOTAL EQUITY	-212,965.67
2999-00-000	TOTAL LIABILITIES AND EQUITY	327,847.78

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jun 2026

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	13,746.00	13,550.00	196.00	1.45	80,681.00	81,300.00	-619.00	-0.76	162,600.00
3119-00-000	Total Rental Income	13,746.00	13,550.00	196.00	1.45	80,681.00	81,300.00	-619.00	-0.76	162,600.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	2,100.00	-2,100.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	300.00	-300.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	320.00	2,550.00	-2,230.00	-87.45	5,100.00
3199-00-000	TOTAL TENANT INCOME	13,746.00	13,975.00	-229.00	-1.64	81,001.00	83,850.00	-2,849.00	-3.40	167,700.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	28,483.00	12,865.00	15,618.00	121.40	174,282.00	77,190.00	97,092.00	125.78	154,380.00
3499-00-000	TOTAL GRANT INCOME	28,483.00	12,865.00	15,618.00	121.40	174,282.00	77,190.00	97,092.00	125.78	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	210.57	10.00	200.57	2,005.70	1,449.64	60.00	1,389.64	2,316.07	120.00
3699-00-000	TOTAL OTHER INCOME	210.57	10.00	200.57	2,005.70	1,449.64	60.00	1,389.64	2,316.07	120.00
3999-00-000	TOTAL INCOME	42,439.57	26,850.00	15,589.57	58.06	256,732.64	161,100.00	95,632.64	59.36	322,200.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,337.35	2,323.41	-2,013.94	-86.68	16,388.95	13,940.46	-2,448.49	-17.56	27,880.92
4110-00-001	401K-401A Admin	189.86	197.49	7.63	3.86	1,034.92	1,184.94	150.02	12.66	2,369.88
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	330.96	185.87	-145.09	-78.06	1,255.02	1,115.22	-139.80	-12.54	2,230.44
4110-00-004	Workers Comp Admin	78.85	92.94	14.09	15.16	314.17	557.64	243.47	43.66	1,115.28
4110-00-007	Payroll Prep Fees	77.89	23.23	-54.66	-235.30	303.16	139.38	-163.78	-117.51	278.76
4110-07-000	Health/Life Insurance	928.64	886.13	-42.51	-4.80	3,808.57	5,316.78	1,508.21	28.37	10,633.56
4110-99-000	Total Administrative Salaries	5,943.55	3,709.07	-2,234.48	-60.24	23,104.79	22,254.42	-850.37	-3.82	44,508.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/L	0.00	10.00	10.00	100.00	0.00	60.00	60.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	529.00	900.00	371.00	41.22	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	529.00	1,020.00	491.00	48.14	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	313.78	0.00	-313.78	N/A	1,267.96	0.00	-1,267.96	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	2,160.00	2,160.00	100.00	4,320.00
4171-00-000	Auditing Fees	1,872.92	2,025.28	152.36	7.52	11,389.88	12,151.68	761.80	6.27	24,303.36
4173-00-000	Management Fee	3,906.64	3,567.84	-338.80	-9.50	23,439.84	21,407.04	-2,032.80	-9.50	42,814.08
4173-01-000	Bookkeeping Fee	352.50	0.00	-352.50	N/A	2,115.00	0.00	-2,115.00	N/A	0.00
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	2,820.00	2,880.00	60.00	2.08	5,760.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,915.84	6,683.12	-232.72	-3.48	41,032.68	40,098.72	-933.96	-2.33	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	150.00	150.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-07-000	Telephone	320.63	137.39	-183.24	-133.37	1,926.03	824.34	-1,101.69	-133.65	1,648.68

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	25.00	25.00	100.00	405.43	150.00	-255.43	-170.29	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,569.90	1,569.90	0.00	0.00	3,139.80
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	1,182.72	1,332.62	149.90	11.25	7,096.32	7,995.72	899.40	11.25	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	19.57	25.00	5.43	21.72	905.24	150.00	-755.24	-503.49	300.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	300.00	-200.00	-66.67	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,784.57	1,906.66	122.09	6.40	13,854.42	11,439.96	-2,414.46	-21.11	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,643.96	12,468.85	-2,175.11	-17.44	78,520.89	74,813.10	-3,707.79	-4.96	149,626.20
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	72.87	0.00	-72.87	N/A	106.54	0.00	-106.54	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	72.87	0.00	-72.87	N/A	106.54	0.00	-106.54	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	1,163.00	1,163.00	100.00	8,719.45	6,978.00	-1,741.45	-24.96	13,956.00
4320-00-000	Electricity	0.00	300.00	300.00	100.00	1,353.97	1,800.00	446.03	24.78	3,600.00
4340-00-000	Garbage/Trash Removal	0.00	545.68	545.68	100.00	3,173.30	3,274.08	100.78	3.08	6,548.16
4390-00-000	Sewer	0.00	560.28	560.28	100.00	3,266.87	3,361.68	94.81	2.82	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	0.00	2,568.96	2,568.96	100.00	16,513.59	15,413.76	-1,099.83	-7.14	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,797.61	2,886.23	-1,911.38	-66.22	20,172.95	17,317.38	-2,855.57	-16.49	34,634.76
4410-06-000	401K-401A Maintenance	303.88	115.45	-188.43	-163.21	1,454.05	692.70	-761.35	-109.91	1,385.40
4410-07-000	Payroll Taxes Maintenance	365.68	230.90	-134.78	-58.37	1,528.05	1,385.40	-142.65	-10.30	2,770.80
4410-08-000	Health/Life Insurance Maint.	936.78	1,152.11	215.33	18.69	4,832.89	6,912.66	2,079.77	30.09	13,825.32
4410-09-000	Workers Comp Maintenance	95.45	115.45	20.00	17.32	405.19	692.70	287.51	41.51	1,385.40
4410-10-000	Payroll Prep Fees Maint.	85.33	28.86	-56.47	-195.67	381.41	173.16	-208.25	-120.26	346.32
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	578.67	250.00	-328.67	-131.47	2,074.39	1,500.00	-574.39	-38.29	3,000.00
4419-00-000	Total General Maint Expense	7,163.40	4,779.00	-2,384.40	-49.89	30,848.93	28,674.00	-2,174.93	-7.58	57,348.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	1,048.04	600.00	-448.04	-74.67	1,200.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	722.19	300.00	-422.19	-140.73	600.00
4420-03-200	Window Treatments	0.00	0.00	0.00	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	324.75	300.00	-24.75	-8.25	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	664.13	300.00	-364.13	-121.38	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	458.45	150.00	-308.45	-205.63	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	868.48	150.00	-718.48	-478.99	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	64.10	0.00	-64.10	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	50.00	50.00	100.00	13.44	300.00	286.56	95.52	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	671.73	300.00	-371.73	-123.91	600.00
4420-13-000	Materials- Emergency Roof	0.00	0.00	0.00	N/A	-1,000.00	0.00	1,000.00	N/A	0.00
4429-00-000	Total Materials	0.00	525.00	525.00	100.00	3,883.44	3,150.00	-733.44	-23.28	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	736.00	150.00	-586.00	-390.67	300.00
4430-07-000	Contract-Exterminating/Pest Control	145.00	165.00	20.00	12.12	725.00	990.00	265.00	26.77	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,550.00	125.00	-1,425.00	-1,140.00	3,775.00	750.00	-3,025.00	-403.33	1,500.00
4430-18-000	Contract-Alarm Monitoring	224.89	185.00	-39.89	-21.56	1,124.45	1,110.00	-14.45	-1.30	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	5,000.00	6,600.00	1,600.00	24.24	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	1,200.00	1,680.00	480.00	28.57	3,360.00
4439-00-000	Total Contract Costs	2,919.89	2,280.00	-639.89	-28.07	12,560.45	13,680.00	1,119.55	8.18	27,360.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jun 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,083.29	7,584.00	-2,499.29	-32.95	47,292.82	45,504.00	-1,788.82	-3.93	91,008.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	4,079.09	4,000.00	-79.09	-1.98	20,395.45	24,000.00	3,604.55	15.02	48,000.00
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	4,079.09	4,050.00	-29.09	-0.72	20,395.45	24,300.00	3,904.55	16.07	48,600.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	55.00	0.00	-55.00	N/A	394.00	0.00	-394.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	55.00	0.00	-55.00	N/A	394.00	0.00	-394.00	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	46,888.14	46,888.14	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	46,888.14	5,488.14	-41,400.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	36,748.90	41,386.50	4,637.60	11.21	220,749.75	248,319.00	27,569.25	11.10	496,638.00
9000-00-000	NET INCOME	5,690.67	-14,536.50	20,227.17	139.15	35,982.89	-87,219.00	123,201.89	141.26	-174,438.00
	Net Income After Depreciation	13,505.36				82,871.03				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Jun 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	139,006.26
1111-15-000	Cash-Payroll	43,473.43
1111-99-000	Total Unrestricted Cash	182,479.69
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,700.00
1112-04-000	Cash Restricted-Reserve for Replace	88,415.84
1112-99-000	Total Restricted Cash	103,115.84
1119-00-000	TOTAL CASH	285,595.53
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	11,242.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	3,364.00
1122-99-000	TOTAL: AR	14,606.00
1135-01-000	A/R-HUD	129,444.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	170,632.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	54,855.43
1211-02-000	Prepaid Software Licenses	5,672.83
1299-00-000	TOTAL OTHER CURRENT ASSETS	60,528.26
1300-00-000	TOTAL CURRENT ASSETS	516,755.79
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	296,687.00
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-705,051.14
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,342,977.69
1499-00-000	TOTAL NONCURRENT ASSETS	3,342,977.69
1999-00-000	TOTAL ASSETS	3,859,733.48
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	2,407.28
2114-00-000	Tenant Security Deposits	14,113.00
2114-02-000	Security Deposit Clearing Account	287.00
2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	13,912.55
2138-00-001	Accrued audit fees - LHA	17,852.36
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	27,218.00
2260-00-000	Accrued Compensated Absences-Currel	976.91
2299-00-000	TOTAL CURRENT LIABILITIES	83,882.02
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,814.26
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,814.26
2499-00-000	TOTAL LIABILITIES	85,696.28
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,774,037.20
2809-99-000	TOTAL RETAINED EARNINGS:	3,774,037.20
2899-00-000	TOTAL EQUITY	3,774,037.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,859,733.48

END OF REPORT