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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

April 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, April 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 March 23, 2026

Commissioners present during last meeting were Samples, Gibson, Konen, James, Chancey and Welch

3. Old Business

4. New Business

- Employee of the Month
- FSS Graduation
- First Time Homebuyer Presentation

5. Committee Reports

- Sustainability Plan Review Committee

6. Secretary's Report

- Housing and Finance

7. Resolutions

Resolution No. 26-1569 - The Board of Commissioners is requested to approve this resolution in order to comply with U.S. Department of Housing and Urban Development (HUD) requirements governing amendments to the Lakeland Housing Authority's Annual and Five-Year PHA Plans.

Resolution No. 26-1570 - The Board of Commissioners is requested to authorize its Executive Director to submit Section 18 Disposition applications to the U. S. Department of Housing and Urban Development for the Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, and Colton/Bonnet (John Wright Homes and Cecil Gober Villas) properties.

8. Legal Report

9. Other Business

10. Public Comment

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, March 23, 2026
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson
Legal Counsel: Riccardo Gilmore

The meeting was called to order at 5:59 p.m. by Chairman Samples.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

● Motion to accept the agenda.
Motion by Commissioner Gibson, seconded by Commissioner Konen.

Vote:
David Samples – Aye Michael Konen – Aye
Annie Gibson – Aye Charles Welch – Aye Curtisha James – Aye

ACCEPTANCE OF THE MINUTES

● Motion to accept the minutes of the meeting of Board of Commissioners held on February 23, 2026.
Motion by Commissioner Konen, seconded by Commissioner James.

Vote:
David Samples – Aye Michael Konen – Aye Curtisha James – Aye
Annie Gibson – Aye Charles Welch – Aye

OLD BUSINESS

None.

NEW BUSINESS

Employee of the Month

Patrick Roberts, Human Resources Director, introduced Mr. Eduardo Velezquez, Maintenance Supervisor, to present the February 2026 Employees of the Month. Nelson Cruz and Ernesto Valdez are co-Employees of the Month. Both are valued workers with experience as a plumber and electrician. They are very helpful on all the properties, especially during the inspections. Both are also very supportive of assisting the other maintenance workers with training.

COMMITTEE REPORTS

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on March 11, 2026. She stated the Board attended a very informative workshop. Mr. Stevenson gave updates on all the properties. Mr. Pizarro gave updates on the RAD program. Ms. Ortiz gave a thorough update on the Finance Report.

SECRETARY REPORT

Mr. Stevenson stated the Twin Lakes Estates Phase III is moving toward the closing.

The Developer Partner for the Combee Road project has completed the application for the predevelopment loan. Staff are currently reviewing the information.

The 10th Street development is moving along. Mr. Stevenson stated they now have an MDA with the Developer Partner. The MDA will be discussed during the presentation of Resolution 26-1568 in tonight's meeting.

HOUSING AND OPERATION

Mr. Pizarro gave updates on the Housing Choice Voucher program. They are currently serving about 1,528 families, which is 300 more families than three years ago.

The Public Housing units on the properties are continuing to be fully occupied.

The repairs to the four burned housing units at Cecil Gober Villas should be completed by the end of this month. Mr. Pizarro anticipates the units will be occupied sometime in April.

The FSS program has 199 participants enrolled. The escrow balance for all families enrolled is \$320,000 and continues to grow monthly.

The ROSS program has 142 participants.

The Moving to Work program is still working with the participating families. The tenants are still reporting their rent, which will help to increase their credit score.

FINANCE AND ADMINISTRATION

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

RESOLUTION

Resolution No. 26-1568 - The Board of Commissioners is requested to retroactively authorize the Executive Director to enter into a Master Development Agreement with the Paces Preservation Partners, LLC to become the Developer Partner for the development of the 10th Street Development.

- Motion to approved Resolution 26-1568.

Motion by Commissioner Gibson, seconded by Commissioner James.

Vote:

David Samples – Aye

Michael Konen – Aye

Curtisha James – Aye

Annie Gibson – Aye

Charles Welch – Aye

LEGAL REPORT

Mr. Gilmore gave an update on a procedure that could have affected housing authorities during COVID-19 is now correcting itself. The required time period for Notification of Non-Payment of Rent increased. The notice requirement went from 14 days to 30 days. The cumulative effect is good for residents.

OTHER BUSINESS

Mr. Stevenson the approval letter from the U.S. Department of Labor (DOL) for the budget revisions for the YouthBuild Lakeland program was included in the Board packet. This approval allows LHA to purchase the vehicles for the program.

PUBLIC FORUM

Guy LaLonde stated on October 28, 2025, he submitted a request for a third-party forensic audit and independent investigation of the housing authority. He also voiced other concerns and requested a copy of the audio recording of tonight's meeting.

Hiram Turner read comments in support of a letter he received. He also voiced other concerns.

The meeting adjourned at 6:29 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ April 2026

Secretary's Report
April 2026
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner prepared a response to the City of Lakeland Request for Proposal (RFP) for the Local Government Contribution (LGC) designation. City staff recommended approval at the November 2025 meeting of the City of Lakeland City staff. City staff recommended that the award be funded by the CRA since project is located within a CRA district. The CRA Board recommended approval at their February 2026 meeting. Their recommendation was sent to City Council for final approval. The award received final approval by City Council at their April 6, 2026, meeting. The designation was necessary in order to submit an application for low-income housing tax credits. The Florida Housing Finance Corporation held another application process for development projects in November. The Developer Partner submitted an application for a 4% bond and SAIL funding for Phase III. Our application has been awarded funding. At this time, we are anticipating an October/November 2026 financial closing.

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

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. The application is being reviewed by Florida Housing Finance Corporation. LHA has been responding to questions from Florida Housing Finance Corporation staff regarding the application. The consultant will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

Carrington Place Apartments, formerly known as Dakota Park Apartments

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

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

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

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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.



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

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

Highlands County

Wille Downs Apartments

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

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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 last month's Board meeting.

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

Move To Work

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

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

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

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

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of additional affordable housing rental units

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

Family Self-Sufficiency

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

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

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

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

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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 seven homebuyers purchase their first home in the past few months. The homebuyer to most recently close on her new home completed the process on March 30, 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.

Community and Other Activities

I submitted a resolution request to SERC-NAHRO for former LHA Commissioner Rev. Richard Richardson. The request is for a memorial resolution to honor Rev. Richardson. If approved, the resolution will be announced at the June 2026 Annual Conference.

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.

The 2025 LHA Annual Report has been published. Copies were mailed to the City of Lakeland City Council, Polk County Board of County Commissioners, City of Bartow City Council, and the City of Mulberry City Council. Copies have also been provided for community partners and leaders in Polk, Hillsborough and Orange Counties and other locations. The report is also available for download from the LHA website.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

April 2026

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
 - Total number of visitors for the month of March 2026: 653

News

LHA was able to re-submit the subsidy request calculation, we are expecting the new subsidy calculations to be processed and approved after April 30, 2026, which is the deadline for submission.

In-Depth Analysis of the FY 2027 President's Budget Proposal-Insufficient Rental Assistance Increases Paired with Devasting Cuts to Community Development Programs

April 9, 2026 — On April 3, the Trump Administration released its proposed [FY 2027 HUD budget](#). Although the president's budget is a political document and does not have the force of law, it does begin the appropriations process. The President's FY27 budget proposal includes insufficient increases to rental assistance programs and devastating cuts to community development programs. It would cut \$10.7 billion from the FY 2026 HUD budget, representing a 12.7% reduction. Unlike FY 2026, the Administration is not proposing to block granting federal rental assistance to the states.

The budget proposes increases to the Housing Choice Voucher program and the Public Housing program, however NAHRO estimates predict these increases would not be enough to cover all existing HAP contracts and would fall short of meeting the full cost of daily operations and annual capital needs for public housing. The budget includes devastating cuts to Community Development programs, including the elimination of CDBG, HOME, and any funding for homeless assistance other than Emergency Solutions Grants. The budget also proposes eliminating self-sufficiency programs.

The budget includes a variety of policy proposals, including work requirements and term limits for federal rental assistance programs, a prohibition on issuing vouchers to assist new families in most instances, and re-benchmarking PHA Faircloth units, among others.

Public Housing

Public Housing Fund

Like the FY 2026 Appropriations Act, the President's 2027 budget combines all federal grants necessary for PHAs to operate, maintain, and make capital improvements to public housing into the Public Housing Fund. The President's budget proposes \$8.622 billion for the Public Housing Fund, which is \$303 million or 3.6% more than the 2026 enacted budget.

Public Housing Operating Fund

The President's budget would provide \$5.377 billion for Public Housing Operating Fund formula grants. This is a \$690 million increase over FY 2026 enacted.

Operating Fund Shortfall Funding: The President's budget proposes no funding for PHAs that experience, or are at risk of, financial shortfalls as determined by HUD. In the 2026 Appropriations Act, Congress allocated \$337 million for Operating Fund Shortfall – NAHRO estimates that there is nearly \$600 million in unmet need nationally.

NAHRO has advocated for increased shortfall amounts to ensure shortfalls do not grow over time.

Public Housing Capital Fund

The President's budget proposes \$3.200 billion for the Capital Fund, level with FY 2022-2026 enacted but less than the projected accrual of needs across the inventory per year, estimated in recent years to be at least \$4 billion annually. According to a new report, [The 10-Year Roadmap](#), on which NAHRO leadership served as a member of the Steering Committee, the total Capital Fund backlog is estimated at \$169 billion.

Emergency Capital Needs: The President's budget would provide \$30 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially-declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. The budget also proposes \$10 million of this amount to be made available for safety and security measures. These amounts are level with emergency capital needs and safety and security grants in FY 2024-26 enacted.

The budget would also provide \$15 million for the cost of administrative and judicial receivership, level with FY 2023-2026 funding.

Self Sufficiency Programs

Despite prioritizing work requirements and term limits for assisted housing residents, the budget proposes eliminating the Family Self-Sufficiency (FSS), Jobs Plus Initiative, and Resident Opportunities and Self-Sufficiency (ROSS) programs. NAHRO will continue advocating for adequate funding for these programs.

Physical Inspections

This budget proposes maintaining a separate account outside of the Public Housing Fund to support assessments. The budget proposes changing the title for this account to "Assisted Housing Inspections and Risk Assessments" from "Operational Performance Evaluation and Risk Assessments." This budget proposes \$25 million for "inspection and assessment programs, including travel, training, and analytics." This amount is a \$50 million decrease from previous funding levels.

Choice Neighborhoods Initiative

The President's budget would eliminate funding for the Choice Neighborhoods Initiative.

Term Limits and Work Requirements

The budget proposes language that would require PHAs to implement work requirements for all federal rental assistance programs, applicable to residents aged 18 – 62, with exceptions for disabled individuals; veterans undergoing mental health, treatment, substance abuse, rehabilitation, or recovery programs; students; and certain individuals that are not subject to work requirements under SNAP and Medicaid. The proposed budget also includes language that would place a 60-month (5 year) time limit on receiving housing assistance for similar households.

Publication of Notices of Funding Opportunity (NOFOs)

Rather than require that NOFOs be published in the Federal Register, this budget proposes allowing HUD to publish them "at the appropriate government website or through other electronic media".

Improving PHA Performance

HUD may require a PHA to sign a recovery agreement if it was rated as substandard on its latest Public Housing Assessment System (PHAS) assessment, scored at 70 or below on its latest Section Eight Management Assessment Program assessment, received two out of three years of HCV shortfall funding, or has "ongoing compliance deficiencies" that impact HCV performance.

Exemption from Asset Management

The President's budget includes the provision that exempts PHAs that own and operate 400 or fewer public housing units from asset management requirements unless the agency is "seeking a discontinuance of a reduction of subsidy under the operating fund formula".

Central Office Costs

The bill prohibits asset management requirements that prohibit use of central office costs included in the U.S. Housing Act for capital funding.

Full Flexibility

The president's budget proposes to grant full flexibility between operating and capital fund formula grants for all agencies.

Correction of Allocation Errors

The budget requests the authority to correct formula errors for any HUD formula program on a prospective basis by offsetting amounts from any previously overpaid grantee award in the current fiscal year and distributing them to grantees that received less formula funding than they would have as a result of the error in the prior fiscal year.

Moving to Work

The President's budget would not expand the Moving to Work (MTW) program. It would, however, allow MTW Expansion agencies to use pre-MTW designation HCV and public housing funds fungibly.

Rental Assistance Demonstration

The President's budget would make certain changes to the Rental Assistance Demonstration (RAD). It would remove the limit on the number of units that may reposition from public housing to Section 8.

Prohibition on New Public Housing Construction

The budget proposes limiting PHAs to only be able to use capital funds to develop new public housing in the case of Section 35 Mixed Finance transactions, wherein no more than half of the number of demolished units can be built.

Re-benchmarking Faircloth Limits

The budget proposes to re-bench PHAs' Faircloth units based on unit counts as of October 1, 2027, rather than the current October 1, 1999 baseline. This would significantly limit use of the Restore Rebuild program.

PHA Employee Compensation

The President's budget includes language that would prohibit PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule for 2025. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the 2015 omnibus extended the restrictions to all future appropriations acts.

Section 8

Key Housing Choice Voucher Program takeaways from the FY 2027 President's proposed budget include the following:

Housing agencies would be barred from issuing new vouchers (including new project-based voucher commitments), except for HUD-VASH vouchers, Family Unification Program (FUP) vouchers, Foster Youth to Independence (FYI) vouchers, and new Rental Assistance Demonstration (RAD) project-based vouchers;

No new funding for Emergency Housing Vouchers (EHVs), removal of language allowing Tenant Protection Voucher (TPV) funding to be used for EHV households, removal of language allowing housing agencies to exceed annual contributions contract caps to accommodate EHV families, and removal of HUD's EHV waiver authority; Removal of protections for Moving to Work (MTW) agencies from excessive offsets and the ability for an MTW agency to appeal an offset;

Reduction of TPV eligibility to units occupied in the previous 12 months (as opposed to 24 months) and a reduction in TPV funding from \$601 million to \$300 million;

Reduction of HAP set-aside uses (and reduction of the HAP set-aside funding from \$400 to \$200 million);

Addition of the ability for HUD to repurpose previously used funds and current TPV funding for HAP renewals;

Addition of mandatory work requirements and time limits; and

Addition of the authority for HUD to force housing agencies that have experienced shortfalls in 2 of the 3 past years or "have ongoing compliance deficiencies" in the HCV program into "recovery agreements."

Please note that none of the bullet points above will be implemented unless Congress passes this budget as it is currently written. Additional details may be found below.

Tenant-Based Rental Assistance (TBRA) – Discretionary Spending

HCV HAP Renewals

The FY 2027 President's proposed budget would allocate \$35.565 billion for HAP renewals. This is a proposed increase of \$608 million more than the FY 2026 enacted amount. Like the FY 2026 enacted budget, this account includes funding for the Mainstream voucher account. At this time, NAHRO believes that this would result in a 94% proration though this is subject to change. HUD states that this amount will fully fund all vouchers.

HAP Renewal Formula

The President's proposed budget proposes HAP renewal funding based on validated calendar year (CY) 2026 voucher management system (VMS) or a successor system leasing and cost data adjusted by an inflation factor set by HUD and by making any adjustments for costs associated with the first-time renewal of vouchers.

ACC Caps

The President's proposed budget leaves in language limiting HAP renewal funding to fund a total number of units at or under the Annual Contributions Contract (ACC) unit caps, except for MTW agencies, which would be governed by their contracts or by the MTW demonstration.

The President's proposed budget does not include language (currently in the enacted FY 2026 budget) that would allow PHAs to exceed their ACC caps on a temporary basis to facilitate transitioning emergency housing vouchers to the regular program.

Proration Authority

The President's budget states that HUD has the authority to prorate each PHA's renewal allocation. Housing agencies in the MTW demonstration program will be funded in accordance with the MTW demonstration or their MTW agreement, if any, and will be subject to the same pro rata adjustments.

No Notification Provisions

The President's budget does not include language stating that HUD must notify PHAs of their annual budgets by the later of March 1, 2027, or 60 days after enactment, though HUD may extend this notification period after the Congressional appropriations committees are notified at least 10 business days in advance. This language is usually included in any budget bill passed by Congress.

Offset Authority

The President's budget authorizes HUD to offset PHAs' calendar year (CY) 2027 allocations based on the excess amounts of PHAs' net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS or a successor system data in calendar year 2026 that is verifiable and complete).

The President's proposed budget does not include language currently in the FY 2026 enacted budget that would prohibit an offset if it would put an agency into a shortfall position.

MTW Offset Authority

The President's budget specifies that the housing agencies in the Moving to Work (MTW) Demonstration shall be subject to a statutory offset as determined by HUD.

The President's proposed budget leaves the scope of a potential offset up to HUD to determine. It does not include language limiting the scope of offsets for MTW agencies (currently they are limited to amounts beyond 4 months of operating expenses). It also removes language allowing at least 60 days for MTW agencies to file an appeal for offsets that impact too much funding (i.e., they offset amounts committed to capital improvements, developments or other repositioning activities).

Use of Offset Funds

The President's budget states that any offset shall be used to prevent the terminations of rental assistance for families as the result of insufficient funding, as determined by HUD, and to avoid or reduce proration of renewal funding allocations.

Use of Unobligated Balances

The President's proposed budget adds language allowing the Department to utilize unobligated balances, including recaptures and carryover, remaining from tenant-based rental assistance amounts made available under prior Acts despite the purpose for which they were made to prevent the termination of rental assistance for families as a result of insufficient funding and to avoid or reduce the proration for renewal funding.

No Voucher Issuance

The President's proposed budget would not allow housing agencies, including MTW housing agencies, to issue new vouchers or “. . . otherwise assist new families . . .” by entering into project-based voucher (PBV) commitments. A housing agency may issue vouchers for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program and the Family Unification Program (including the Melania Trump Foster Youth to Independence Initiative). Housing agencies may also continue to lease units already under contract in a PBV development and may execute new Rental Assistance Demonstration (RAD) PBV contracts.

HUD-VASH Waiver Authority

The President's budget would allow HUD (in consultation with Veterans Affairs) to waive or specify alternative requirements for any provision of any statute or regulation that HUD administers in connection with HAP renewal funding for HUD-VASH vouchers (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) if HUD finds that the waivers or alternative requirements are necessary for the effective delivery and administration of HUD-VASH vouchers.

Designation of Certain Funding as an Emergency Requirement

The President's budget would allow amounts that are being repurposed and were designated for HAP renewal funding under an emergency requirements designation to not lose their emergency requirement designation.

No EHV Waiver Authority

The President's proposed budget does not include any provisions that would grant HUD the authority to "waive or specify alternative requirements" for provisions related to PHA plans or HCV requirements related to "the administration of waiting lists, local preferences, portability, and public housing agency plan and public hearing requirements" to expedite the transition EHV families to the regular HCV program. This authority was in the FY 2026 enacted budget.

HAP Set-Aside Funds

The President's budget proposes to obligate \$200 million for HAP set-aside funding. This would be a \$200 million reduction from the FY 2026 enacted level. The set-aside funds would be used (A) for adjustments for costs associated with HUD-VASH; and (B) for public housing agencies that, despite taking reasonable cost savings measures, as determined by HUD, would otherwise be required to terminate rental assistance for families as a result of insufficient funding.

The President's proposed budget would remove the following categories from being funded through set-aside funds: (1) for PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (2) for vouchers that were not in use during the previous 12-month period in order to be available to meet project-based voucher commitments or an adjustment for a funding obligation not yet expended for a MTW-eligible activity to develop affordable housing; (3) for adjustments in allocations for PHAs in high-cost areas that are not MTW agencies; (4) for withheld payments in the previous year that were subsequently made related to the correction of inspection deficiencies; (5) for PHAs that have experienced increased costs or loss of units in Presidentially-declared emergency areas; and (6) for costs associated with mainstream vouchers. The Department would allocate these funds based on need.

Tenant Protection Vouchers

The President's proposed budget allocates \$300 million for new Tenant Protection Vouchers (TPVs). This amount would be a \$301 million reduction from the FY 2026 enacted amount. The President's proposed budget would allow TPVs to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) witness relocation; (4) enhanced vouchers; (5) Choice Neighborhoods vouchers; (6) mandatory and voluntary conversion of public housing; and (7) tenant protection assistance including replacement and relocation assistance or project-based assistance for elderly residents of certain properties formerly assisted under section 202.

Authority to Re-purpose for HAP Renewal

The President's proposed budget would allow HUD to repurpose TPV funds to utilize them to prevent the termination of "rental assistance for families" as the result of insufficient funding and to avoid or reduce the proration of renewal funding allocations.

The President's proposed budget states that when a public housing development is submitted for demolition or disposition, HUD may provide rental assistance when the units pose an imminent health and safety risk.

Additionally, TPVs may also be used to assist families under a project-based rental assistance contract, where the owner has received a notice of default, and the units pose an imminent health and safety risk to residents. The President's proposed budget also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30% of household income for certain reasons like the maturity of certain loans or the expiration of certain contracts or affordability restrictions. Vouchers issued under previous rationale may be enhanced vouchers or regular vouchers.

The President's proposed budget states that these TPVs sunset ". . . when the initial family the received any such voucher no longer receives such voucher, and the authority for any [PHA] to issue any such voucher shall cease to exist." The President's proposed budget does allow for TPVs to serve as replacement vouchers when defined by HUD. The Department may only provide replacement vouchers for units that were occupied within the previous 12 months that are no longer available as assisted housing. In FY 2026, TPVs could provide replacement vouchers for units that were occupied in the prior 24 months.

The President's proposed budget removes language currently in the FY 2026 enacted budget that allows TPV funding to be used for emergency housing voucher families.

Administrative Fees

The President's proposed budget would allocate \$2.951 billion for administrative fees (\$2.921 billion for ongoing administrative fees and \$30 million for additional administrative fees). This would be \$115 million more than the FY 2026 enacted amount. At this time, NAHRO believes that this would result in a proration of 80% though this is subject to change. HUD states that this will result in a 90% proration.

The President's proposed budget continues to instruct HUD to use the current administrative fee formula. It also gives HUD the ability to prorate the administrative fee and utilize unobligated balances to increase the proration, except for unobligated special purpose voucher funding. MTW agencies must be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they will also be subject to any administrative fee proration. The administrative fee may only be used for "activities related to the provision of tenant-based rental assistance including related development activities."

The President's proposed budget states that the \$30 million in additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, include fees associated with tenant protection rental assistance, HUD-VASH, and other special purpose incremental vouchers. The President's proposed budget removes language allowing these additional administrative fees to be used for disaster-related vouchers.

Mainstream Vouchers

Like FY 2026 enacted budget, the President's proposed budget has combined this account with the HAP renewals and administrative fee accounts.

HUD-VASH

The President's proposed budget does not request any funding for new HUD-VASH vouchers. This is a reduction of \$15 million from the FY 2026 enacted amount.

Family Unification Program (FUP) and Foster Youth to Independence (FYI)

The President's proposed budget includes \$30 million in funding for new FUP/FYI vouchers. This is the same amount as the FY 2026 enacted amount. The President's proposed budget does require that either the FUP or FYI program receive a certain amount.

The Department will separately track all special purpose vouchers.

Other Housing Choice Voucher Policy Provisions

Student Rule

This President's proposed budget would keep the updated language in the FY 2026 enacted budget. For the purposes of calculating student financial aid in the Housing Choice Voucher program, the calculation is now the same as Public Housing. The language retains the provision that states eligibility restrictions on certain students receiving Section 8 funding.

Work Requirements and Term Limits

The President's proposed budget includes a policy provision which would require housing agencies to institute work requirements and term limits for certain program participants. These requirements would replace the community service requirements currently required for Public Housing residents but would apply to additional programs too. Work requirements would apply to each individual in a unit that received rental assistance under the United States Housing Act of 1937 (e.g., the Housing Choice Voucher program and Public Housing Program). Each individual would have to work at least 20 hours a week. Certain individuals would be exempt. Exempt individuals include the following people:

- Minors under 18 years old;
- People 62 years old or older;
- A person with disabilities who is unable to work or someone who is the primary caretaker for that individual;
- A person who is exempted from a state program funded by part A of title IV of the Social Security Act;
- A person in a family receiving assistance who is subject to and is not exempt from the work requirements (and has not been found by the State of other administering entity to be in noncompliance) under one of the following programs:
 - part A of title IV of the Social Security Act;
 - the Supplemental Nutrition Assistance Program (SNAP); or
 - Medicaid under title XIX of the Social Security Act;
- An enrolled student in an institution of higher education;

- A veteran participating in any mental health, substance abuse, rehabilitation, or recovery program prescribed or recommended by a Department of Veterans Affairs medical professional or case manager.

For two-parent households with no applicable exemption for either parent (with a child under age 6), both parents combined must perform not fewer than on average 40 hours of work activities per week.

The President's proposed budget would also require housing agencies and owners to institute term limits. Housing agencies and owners would not be able to provide rental assistance to adults who received 60 or more months total housing assistance under the U.S. Housing Act of 1937 unless an individual receives an exemption. Months of rental assistance will be counted in a manner consistent with section 408 of the Social Security Act.

The President's proposed budget would allow HUD to issue regulations to implement these work requirements and term limits. The statutory text, if the President's budget were to be passed, would become effective when regulations were issued or a notice implementing the requirements of the section was published.

PHA Performance Metrics

The President's proposed budget includes a policy provision that would require housing agencies to enter into a "recovery agreement," if the agency did the following:

- Received a Public Housing Assessment System (PHAS) designation of substandard on its most recent PHAS assessment;
- Received a Section 8 Management Assessment Program (SEMAP) score of 70% and below or received two out of three years of shortfall funding; or
- Have ongoing compliance deficiencies that materially impede effective housing choice voucher (HCV) performance.

Housing agencies that fail to execute the agreement or meet its requirements would be referred to HUD for "progressive remedial action" including a determination of "substantial default" after determining the agency's attempts to comply.

Melania Trump Foster Youth to Independence Program

The President's proposed budget would permanently rename the Foster Youth to Independence Program, the "Melania Trump Foster Youth to Independence Program." The FY 2026 enacted bill renamed the program, but only for FY 2026, while this proposal would make the renaming permanent.

Mainstream and FUP/FYI Waiver Authority

The President's proposed budget gives HUD the authority to waive or issue alternative requirements upon a finding that it is necessary for the effective delivery and administration for new or renewal Mainstream or FUP/FYI vouchers. The waivers or alternative requirements must relate to provisions related to the administration of waiting lists, local preferences, and the initial term and extensions of tenant-based vouchers. The waiver authority does not extend to tenant rights and protections, rent setting, fair housing, non-discrimination, labor standards and the environment. The President's budget proposal would remove waiver authority related to the timing of referral of youth leaving foster care that is currently enacted in the FY 2026 enacted budget.

Rental Assistance Demonstration

The President's budget would remove the Rental Assistance Demonstration unit cap.

FY 2026 Enacted Budget HCV-related Policy Provisions Removed

The President's proposed budget would remove certain policy provisions that are currently in effect in the enacted FY 2026 budget. The President's proposed budget does not include a requirement that HUD follow its own regulations with respect to rulemaking and provide at least 60 days for the submission of written comments in rulemaking. The President's proposed budget also does not include the policy provision allowing forgone rent increases from the Jobs-Plus initiative to be factored into a PHA's eligibility for public housing funding, RAD-converted project-based rental assistance funding, or HCV funding.

Project-Based Rental Assistance

The president's budget would provide \$17.640 billion for Project-Based Rental Assistance (PBRA) Housing Assistance Payments. This amount includes \$17.240 billion made available on October 1, 2026, and an additional \$400 million previously appropriated. This amount is \$903 million less than FY 2026 enacted.

Performance-Based Contract Administrators

The president's budget would provide \$529 million for Performance-Based Contract Administrators (PBCAs) contracts. The budget also includes a concerning proposal to convert PBCA ACCs to cooperative agreements. NAHRO strongly opposes any move away from the Department's longstanding use of ACCs with housing providers and contract administrators.

Rent Adjustments

The budget includes a provision that would allow the Secretary to choose not to implement the requirement to perform rent adjustments in 2027 for Project-Based Rental Assistance properties and other properties regulated by the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA).

Community Development

Community Development Fund

The President's budget would eliminate the Community Development Fund. This would be a \$6.995 billion decrease from FY 2026 enacted. Programs within the Community Development Fund include the Community Development Block Grant (CDBG), Pathways to Removing Obstacles to Housing (PRO Housing) program, the Economic Development Initiative (earmarks) and the Recovery Housing Program (RHP). The administration states that their reason for cutting this funding is "Because State and local governments are better positioned to serve their communities' needs than the Federal Government," however this funding provides States and localities flexibility to make decisions. Without this funding many of the projects wouldn't exist.

The proposal would also include a general provision that would permanently cancel any unobligated funds from prior year's appropriations.

HOME Investment Partnerships Program (HOME)

The President's budget would eliminate funding for the HOME program. This would be a \$1.250 billion decrease from FY 2025 enacted.

The HOME program is a key contributor in boosting housing supply throughout the country, something that is severely lacking. The administration's justification for cutting this essential program is based on data that tries to show that the funds are going unspent. However, many of the dollars that are shown as unspent are actually uncompleted projects currently in development. Those dollars generally aren't spent until the project is complete. Without funding, development for future projects will be hard to come by.

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

The President's budget proposes no funding for the program. In FY 2026 enacted, no funding was appropriated for the program, however, funds have carried over.

The proposal would also include a general provision that would permanently cancel any unobligated funds from prior year's appropriations.

Self-Help and Assisted Homeownership Opportunity Program (SHOP)

The President's budget would provide \$16 million to the SHOP account, which is \$49 million less than FY 2026 enacted. The full amount would be for capacity building activities for community development and affordable housing through a grant provided to Habitat for Humanity. The request does not include funding for the Self-Help Homeownership Opportunity Program or for the Rural Capacity Building Program (RCB). To compensate for cutting funding for RCB, the president's budget proposes to continue to provide a set-aside of \$5 million for rural capacity building activities.

Homeless Assistance Grants

The President's budget would provide \$4.024 billion to fund Homeless Assistance through Emergency Solutions Grants only – the same proposal that was made for FY 2025. This would be \$393 million less for homelessness assistance than FY 2026 enacted. The budget does not request funding for the Continuum of Care, Permanent Supportive Housing, and Youth Homelessness Demonstration programs, nor the National Homeless Data Analysis Project.

The proposed budget also includes a general provision that would eliminate recapture authority for funds available until expended. Remaining balances would be used for the purposes of the Emergency Solutions Grants program with subsequent recaptures retaining their original period of availability.

Housing Opportunities for Persons with AIDS (HOPWA)

The President's budget would eliminate funding for the HOPWA program. This is a \$529 million decrease from FY 2026 enacted. The administration's justification is that individuals with HIV who are homeless or at risk of homelessness may be served under the Emergency Solutions Grant program.

Section 202 Housing for the Elderly

The President's budget requests \$959 million for the Section 202 program, a reduction of \$72 million compared to FY 2026 enacted.

Funding would be distributed three ways. A majority of the funds, \$832 million, would be provided for Section 202 Project Rental Assistance Contract (PRAC)/Senior Preservation Rental Assistance Contract (SPRAC) renewals and amendments; \$122 million would be for Service Coordinators/Congregate Services; and \$5 million for administrative and other related expenses.

The proposal also includes several provisions related to the Section 202 and Section 811 programs, which include (1) allowing the transfer of some or all project-based assistance, debt held or insured by HUD from one or more obsolete multifamily housing project(s) to another viable multifamily housing project; (2) management and disposition guidelines that govern the use of project-based subsidies; and (3) allowing HUD to suspend any requirement, including the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA), to provide annual rental adjustments in 2027.

Section 811 Housing for Persons with Disabilities

The President’s budget requests \$266 million for the Section 811 program, \$21 million less than FY 2026 enacted. The budget also proposes allowing HUD to suspend any requirement, including the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA), to provide annual rental adjustments in 2027.

National Housing Trust Fund (HTF)

The President’s budget estimates that \$267 million will be provided to the Housing Trust Fund from assessments from Fannie Mae and Freddie Mac.

Section 108 Community Development Loan Guarantee Program

The President’s budget does not request loan guarantee authority for the Community Development Loan Guarantee Program, eliminating \$300 million of loan guarantee authority compared to the 2026 enacted level.

**Current Participants Report
As of March 31, 2026**

Program type: **All Relevant Programs**
Level of Information: **Polk County vs State FL**
Effective Dates Included: **through March 31, 2026**

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	41%	58%	0%	0%	0%	0%	1%
FL: Polk County	30%	69%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	29%	71%
FL: Polk County	24%	76%

**New Admissions Report
As of March 31, 2026**

Program type: **All Relevant Programs**
Level of Information: **County within State FL**
Effective Dates Included: **March 31, 2026**

Race/Ethnicity

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

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaii/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL State	50	48	0	0	0	0	1	0	0

Polk County	31	67	0	0	0	0	2	0	0
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Distribution of New Admissions by Head of Household's Ethnicity (%)

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	28	72
Polk County	33	67

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
3/31/2026	98.30%	4/9/2026

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

The status of the HCV waitlist for Section 8 is as follows: March will be designated as the review period for waitlist updates. The waitlist will be open for applicants to provide updates and responses from February 17th through March 31st. Applicants who do not respond within this timeframe will be removed from the waitlist. Additionally, we will update preference points and other relevant information during this period.

Port Ins

LHA currently has 10 active port-ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

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

Lease-up & Movers

Issued Vouchers	Request for Tenancy Approvals	Movin's
Issued Vouchers -21	21	Port -Prop - 10 New admissions -0 Movin's – 28

Active Clients

LHA is servicing 1,604 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 935
83- PBV (Project Base Voucher -194

81-Mainstream-70
82-Vash-96

84-Tenant Protection-80
85-Foster Youth -19

86-EHV-51
87- Employees-3

88- Episcopal Catholic Apartments-80

EOP – End of Participation

LHA processed 16 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	0
• Left w/out notice	0
• No longer need S/8 Assistance and/or transfer to another program	16
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
Total	16

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
3/31/2026	97.32%	4/9/2026

General information and activities for the month

- The Housing Choice Voucher Department processed 136 annual certifications and 74 interim certifications.
- The Inspections Unit conducted a total of 67 inspections.
- A total of 5 hearings were conducted.



Reports from the Communities

1. Cecil Gober
2. John Wright Homes
3. Carrington Place (Formerly known as Dakota Apartments)
4. Renaissance/Washington Ridge
5. Villas at Lake Bonnet
6. Colton Meadow
7. The Manor at West Bartow
8. Twin Lakes Estates Senior Phase I

9. The Micro-Cottages at Williamstown

10. Eddie Woodard Apartments

11. Willie Downs Apartments- Sebring

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Willie Downs: Sebring	Williamstown
Occupancy	100%	100%	90%	99.5%	100%	100%	98%	100%	99%	98%	100%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	0	5	1	0	0	2	0	1	2	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Angela Johnson	Pamela Branagan	Patricia Blue	Gladys Delgado

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>174</u>	<u>61</u>	<u>35%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>19</u>	<u>13</u>	<u>68%</u>

Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$256,257</u>	<u>174</u>	<u>61</u>	<u>35%</u>
<u>FSS Public Housing</u>	<u>\$69,582</u>	<u>19</u>	<u>13</u>	<u>68%</u>

RECRUITMENT EFFORTS:

- FSS Waitlist is currently open and accepts applications.
- Homeownership Flyer sent out for month of April.
- Keiser University Flyers have been sent out to families.
- FSS COP and ITSP sign schedule dates sent out for families.

FSS PROGRAM SERVICES AND ACTIVITIES:

- Community Network Meeting held on 3/4

- FSS Office Hours held on 3/17
- Housing Mobility Network Meeting will be held on 3/18 to discuss program start up program. 3/18
- COP and ITSP Meeting held on 3/19/2026
- Homeownership Workshop held on 2/27/2026 (**Financial Literacy Course**) Ekeyah Wallace

HOMEOWNERSHIP:

- Jerany Arroyo – Closed on home using housing choice voucher homeownership. (pending move in)
- Victoria Diaz- Closed on home and move in has been processed.

GRADUATION PREPARATION

- FSS participants –**Myia Cox** is under review for FSS graduation. **Latoria Wilson** graduation application has been submitted for graduation. Once approved the escrow account credit worksheets must be approved by Finance and disbursements have been granted.

INTERIM DISBURSEMENTS

- Interim disbursements request has been made by **Joann Snelson** for a total of \$4,500 has been approved and she was able to pay off a few debts and proof of debt pay off has been provided to Ms. Samantha.

ESCROW TRANSFERS

No escrow transfers as of this month.

COMMUNITY NETWORKING

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

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network
- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- YFA – Supportive Housing
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families
- FSS PROGRAM COORDINATING COMMITTEE

Invites will be sent to potential COO partners.

UPCOMING SERVICES AND ACTIVITIES

- FSS COP Meeting – 4/20
- Homeownership Seminar/ Financial Literacy Workshop – 4/24

**LAKELAND HOUSING AUTHORITY
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY- ELDERLY GRANT
March 2026**

ROSS ELDERLY PROGRAM -PARTICIPATION STATUS

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

RECRUITMENT EFFORTS

LHA -- Public Housing Residents

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

MOVING TO WORK - UPDATES

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

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

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

- 1). Environmental -- *Clean and Sanitized Housekeeping, Safety*
- 2). Physical -- *Exercising, Healthy Diet, Moderation of Alcohol Use*
- 3). intellectual--*Games, Nutrition Education, Health Education*
- 4). Spiritual -- *Self-care, Chair Yoga*
- 5). Emotional -- *Mental Health, Dementia, Alzheimer's)*

- 6). Social -- *Healthy Relationships with Family and Friends, Support Network*
- 7). Financial -- *Rent Study and Credit Counseling*

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

GRANT COMPLIANCE - ROSS ELDERLY

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

COMMUNITY NETWORKING

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

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

GRANT PARTNERS' MEETINGS

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

UPCOMING PROGRAM SERVICES AND ACTIVITIES

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



Housing and Finance Monthly Summary Report

April 20, 2026

Lakeland Housing Authority
Authored by: Carlos R. Pizarro An



Lakeland Housing Authority

Affordable Housing Department – Monthly Board Summary

Reporting Period: March 31, 2026

Overall Agency Snapshot

The Lakeland Housing Authority continued strong operational performance across Public Housing, Housing Choice Voucher (HCV), Affordable Housing, and Self-Sufficiency programs. Occupancy remained high agency-wide, federal reporting requirements were met or exceeded, and all properties recorded positive financial performance year-to-date.

Financial Overview (YTD through March 31, 2026)

All eleven (11) properties and programs reported positive Net Operating Income (NOI) for both the month and year-to-date.

New subsidy calculation requests were submitted to HUD per their request, hope to get the subsidy readjusted before June 1, 2026.

Year-to-Date NOI Highlights:

- Central Office Cost Center (COCC): \$157,968
- Housing Choice Voucher (HCV): \$132,090 (includes \$37,806 administrative fees)
- Public Housing (AMP 1): \$11,428
- West Bartow: \$141,978
- Colton Meadow: \$105,829
- Renaissance/Washington Ridge: \$86,565
- Dakota Park/Carrington Place: \$300
- Villas at Lake Bonnet: \$70,738
- Williamstown: \$51,304
- YouthBuild: \$78,904

HUD Financial Reporting Compliance

The Authority has completed and submitted the required **unaudited HUD Financial Data Schedule (FDS)** to the U.S. Department of Housing and Urban Development in accordance with federal reporting requirements. **This filing ensures continued compliance with HUD financial transparency and monitoring standards.**

Policy & Legislative Update

The FY 2027 Proposed HUD Budget includes decreases on the HCV and Public Housing operating funds also proposes eliminations of several community development and self-sufficiency programs. All provisions remain subject to Congressional approval.

LAKELAND HOUSING AUTHORITY								
Grant Report								
Updated as of March 2026								
FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 620,278.16	\$ 350,031.84
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 589,790.06	\$ 332,340.94
CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
			CFP Total:	\$ 11,558,748.00	\$ 9,558,537.30	\$ 10,620,597.00	\$ 9,937,587.91	\$ 1,621,160.09
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 92,381.08	\$ 55,105.92
ROSS-Family Self Sufficiency 2025	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 229,860.00	\$ -
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ 65,585.49	\$ 186,213.51
			ROSS Total:	\$ 828,046.00	\$ 518,622.30	\$ 828,046.00	\$ 582,233.42	\$ 245,812.58
YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			YouthBuild Total:	\$ 2,858,376.00	\$ 2,722,538.40	\$ 1,881,395.28	\$ 1,881,395.28	\$ 976,980.72

Public Housing Program

Occupancy remained near or at 100% across communities. PIC reporting achieved 98.30%, exceeding HUD standards. Routine inspections were completed with minimal offline units related to modernization and insurance repairs.

Housing Choice Voucher (HCV) Program

The HCV program served 1,604 active families. PIC reporting achieved 97.32%. The department issued 21 vouchers, processed 10 port-ins, 1 port-out, and 16 voluntary program exits. Homeownership activity continues to progress.

Family Self-Sufficiency (FSS) Program

A total of 174 HCV families and 19 Public Housing families are enrolled. Escrow balances total \$256,257 (HCV) and \$69,582 (Public Housing). Two homeownership closings were completed this month.

ROSS Elderly Program

The ROSS Elderly Program engaged 142 seniors with 169 outreach contacts. Services focused on wellness, rent reporting, and financial stability. Grant compliance remains current.

Moving to Work Program

The Moving to Work Program continues to monitor the 50 participating families. Services focused on rent reporting, and financial stability.

Closing Summary

The Lakeland Housing Authority remains financially sound, operationally compliant, and mission-focused while navigating ongoing federal funding uncertainties.

Finance

Monthly Statement of Operations Narrative Summary Report

RE: For the current month and Year to Date ending March 31, 2026

Summary Report by Program and/or Property (Partnership)

- 1. Central Office Cost Center (COCC): COCC has a Net Operating Income (NOI) of \$157,968.38 year-to-date.**
- 2. Section 8 Housing Choice Voucher (HCV) Program: The HCV program has a NOI of \$132,090.18 (\$37,805.94 from Admin Fees) year-to-date.**
- 3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas): NOI is \$11,428.37 year-to-date. We were able to transfer funds from CFP to Operations to help with the expenses until HUD fixes the Subsidy Calculations, new Subsidy Calculations were submitted to HUD.**
- 4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$300.43 year-to-date.**
- 5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$86,565.00 year-to-date.**
- 6. Colton Meadow, LLLP: The NOI for Colton Meadow is \$105,829.28 year-to-date.**
- 7. Bonnet Shores, LLLP: Villas at Lake Bonnet have a NOI of \$70,737.89 year-to-date.**
- 8. West Bartow Partnership, LTD, LLLP: The property has a NOI of \$141,978.08 year-to-date.**
- 9. YouthBuild: YouthBuild has a NOI of \$78,903.82 year-to-date.**
- 10. Williamstown, LLLP (AMP 5): The property has a NOI of \$51,303.71 year-to-date. We were able to transfer funds from CFP to Operations to help with the expenses until HUD fixes the Subsidy Calculations, new Subsidy Calculations were submitted to HUD.**
- 11. West Lake 1, LTD (AMP 6): The property has a NOI of \$0, for the year-to-date.**

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

LAKELAND HOUSING AUTHORITY								
Grant Report								
Updated as of March 2026								
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CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
			CFP Total:	\$ 11,558,748.00	\$ 9,558,537.30	#####	\$ 9,937,587.91	\$ 1,621,160.09
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YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			YouthBuild Total:	\$ 2,858,376.00	\$ 2,722,538.40	\$ 1,881,395.28	\$ 1,881,395.28	\$ 976,980.72

**Central Cost Office
Budget Comparison**

Period = Mar 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	3,000.00	3,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	42.46	0.00	42.46	N/A	48.24	0.00	48.24	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,684.43	87.62	1.14	23,316.15	23,053.29	262.86	1.14	92,213.16
3620-00-600	Mgmt Fee Income - HCV	18,300.00	20,500.00	-2,200.00	-10.73	53,676.00	61,500.00	-7,824.00	-12.72	246,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	12,717.36	12,710.43	6.93	0.05	50,841.72
3620-01-000	Bookkeeping Fee Income	11,820.00	14,427.50	-2,607.50	-18.07	34,695.00	43,282.50	-8,587.50	-19.84	173,130.00
3620-02-000	Asset Management Fee Income	510.00	0.00	510.00	N/A	1,530.00	0.00	1,530.00	N/A	0.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	966.68	1,450.02	-483.34	-33.33	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	14,000.00	0.00	0.00	42,000.00	42,000.00	0.00	0.00	168,000.00
3690-00-000	Other Income	10,503.96	11,392.24	-888.28	-7.80	29,327.24	34,176.72	-4,849.48	-14.19	136,706.88
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	2,477.01	2,477.01	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,211.06	219.07	1.14	155,321.39	57,633.18	97,688.21	169.50	230,532.72
3699-00-000	TOTAL OTHER INCOME	87,926.73	92,761.05	-4,834.32	-5.21	356,075.07	278,283.15	77,791.92	27.95	1,113,132.60
3999-00-000	TOTAL INCOME	88,926.73	93,761.05	-4,834.32	-5.16	359,075.07	281,283.15	77,791.92	27.66	1,125,132.60
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	45,405.52	48,078.73	2,673.21	5.56	113,163.89	170,275.56	57,111.67	33.54	681,102.14
4110-00-001	401K-401A Admin	3,609.97	4,086.69	476.72	11.67	9,511.96	14,473.42	4,961.46	34.28	53,466.97
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,516.15	3,846.30	330.15	8.58	8,946.95	13,622.05	4,675.10	34.32	54,488.19
4110-00-004	Workers Comp Admin	1,263.61	1,923.15	659.54	34.29	1,311.56	5,769.45	4,457.89	77.27	23,077.80
4110-00-006	Legal Shield - Administrative	428.90	214.45	-214.45	-100.00	857.80	643.35	-214.45	-33.33	2,573.40
4110-00-007	Payroll Prep Fees	753.49	480.79	-272.70	-56.72	2,112.20	1,702.76	-409.44	-24.05	6,811.04
4110-07-000	Health/Life Insurance	9,002.98	12,802.26	3,799.28	29.68	20,276.82	38,406.78	18,129.96	47.21	153,627.12
4110-99-000	Total Administrative Salaries	63,980.62	71,432.37	7,451.75	10.43	156,181.18	244,893.37	88,712.19	36.22	975,146.66
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/L	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
4130-04-000	General Legal Expense	5.25	250.00	244.75	97.90	5.25	750.00	744.75	99.30	3,000.00
4130-99-000	Total Legal Expense	5.25	325.00	319.75	98.38	5.25	975.00	969.75	99.46	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	681.47	2,500.00	1,818.53	72.74	9,659.97	7,500.00	-2,159.97	-28.80	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	0.00	270.00	270.00	100.00	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	2,530.00	300.00	-2,230.00	-743.33	1,200.00
4189-00-000	Total Other Admin Expenses	681.47	2,690.00	2,008.53	74.67	12,189.97	8,070.00	-4,119.97	-51.05	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	750.00	750.00	100.00	600.00	2,250.00	1,650.00	73.33	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	270.00	270.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	0.00	350.00	350.00	100.00	1,702.99	1,050.00	-652.99	-62.19	4,200.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00
4190-07-000	Telephone	802.07	1,300.00	497.93	38.30	3,377.04	3,900.00	522.96	13.41	15,600.00
4190-08-000	Postage	0.00	160.00	160.00	100.00	474.84	480.00	5.16	1.08	1,920.00

**Central Cost Office
Budget Comparison**

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	1,797.48	160.00	-1,637.48	-1,023.42	1,931.43	480.00	-1,451.43	-302.38	1,920.00
4190-10-000 Copiers - Lease & Service	232.08	650.00	417.92	64.30	3,627.74	1,950.00	-1,677.74	-86.04	7,800.00
4190-13-000 Internet	811.58	850.00	38.42	4.52	2,557.43	2,550.00	-7.43	-0.29	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	166.19	200.00	33.81	16.90	498.57	600.00	101.43	16.90	2,400.00
4190-22-000 Other Misc Admin Expenses	314.52	1,500.00	1,185.48	79.03	3,891.94	4,500.00	608.06	13.51	18,000.00
4190-22-100 Other Misc Expenses	80.17	0.00	-80.17	N/A	240.52	0.00	-240.52	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	600.00	0.00	-600.00	N/A	4,280.00	0.00	-4,280.00	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	4,804.09	6,210.00	1,405.91	22.64	25,342.31	18,630.00	-6,712.31	-36.03	74,520.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	69,471.43	80,657.37	11,185.94	13.87	193,718.71	272,568.37	78,849.66	28.93	1,085,846.66
4300-00-000 UTILITIES									
4340-00-000 Garbage/Trash Removal	470.93	409.27	-61.66	-15.07	1,412.79	1,227.81	-184.98	-15.07	4,911.24
4399-00-000 TOTAL UTILITY EXPENSES	470.93	409.27	-61.66	-15.07	1,412.79	1,227.81	-184.98	-15.07	4,911.24
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	98.75	900.00	801.25	89.03	1,161.83	2,700.00	1,538.17	56.97	10,800.00
4419-00-000 Total General Maint Expense	98.75	900.00	801.25	89.03	1,161.83	2,700.00	1,538.17	56.97	10,800.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	540.00
4420-03-000 Supplies-Painting/Decorating	52.90	0.00	-52.90	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	75.00	75.00	100.00	300.00
4420-04-000 Electrical - Supplies/Fixtures	137.94	150.00	12.06	8.04	593.86	450.00	-143.86	-31.97	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	489.14	900.00	410.86	45.65	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	0.00	0.00	N/A	5.68	0.00	-5.68	N/A	0.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4420-12-000 Supplies- Painting	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4429-00-000 Total Materials	190.84	570.00	379.16	66.52	1,141.58	1,710.00	568.42	33.24	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	30.00	30.00	100.00	120.00
4430-07-000 Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	250.00	270.00	20.00	7.41	1,080.00
4430-15-000 Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
4430-18-000 Contract-Alarm Monitoring	78.88	55.00	-23.88	-43.42	157.76	165.00	7.24	4.39	660.00
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	128.88	165.00	36.12	21.89	1,057.76	495.00	-562.76	-113.69	1,980.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	418.47	1,635.00	1,216.53	74.41	3,361.17	4,905.00	1,543.83	31.47	19,620.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	714.07	750.00	35.93	4.79	2,142.21	2,250.00	107.79	4.79	9,000.00
4510-01-000 General Liability Insurance - Auto	0.00	825.00	825.00	100.00	0.00	2,475.00	2,475.00	100.00	9,900.00
4599-00-000 TOTAL GENERAL EXPENSES	714.07	1,575.00	860.93	54.66	2,142.21	4,725.00	2,582.79	54.66	18,900.00
4800-00-000 FINANCING EXPENSE									
4855-00-100 Interest Expense	157.27	60.00	-97.27	-162.12	471.81	180.00	-291.81	-162.12	720.00
4899-00-000 TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	471.81	180.00	-291.81	-162.12	720.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	550.00	550.00	100.00	0.00	1,650.00	1,650.00	100.00	6,600.00
5100-50-000 Amortization Expense	9,391.21	11,392.24	2,001.03	17.56	28,173.63	34,176.72	6,003.09	17.56	136,706.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	9,391.21	11,942.24	2,551.03	21.36	28,173.63	35,826.72	7,653.09	21.36	143,306.88
8000-00-000 TOTAL EXPENSES	80,623.38	96,278.88	15,655.50	16.26	229,280.32	319,432.90	90,152.58	28.22	1,273,304.78
9000-00-000 NET INCOME	8,303.35	-2,517.83	10,821.18	429.78	129,794.75	-38,149.75	167,944.50	440.22	-148,172.18

**Central Cost Office
Budget Comparison**

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Net Income After Depreciation	17,694.56				157,968.38				

Central Cost Office Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	280.65
1111-15-000	Cash-Payroll	-280,753.82
1111-99-000	Total Unrestricted Cash	-280,473.17
1119-00-000	TOTAL CASH	-280,473.17
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	609,918.14
1129-11-000	A/R - ROSS/HUD	6,245.44
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	-77,528.34
1129-50-000	A/R - Capital Fund Grants/HUD	41,313.47
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	1,475.90
1129-99-000	TOTAL: DUE FROM	581,207.03
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	525,725.76
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,215.39
1300-00-000	TOTAL CURRENT ASSETS	249,467.98
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	316,888.29
1420-00-000	TOTAL FIXED ASSETS (NET)	132,046.66
1430-09-000	Fees & Costs - Marketing	11,412.50
1499-00-000	TOTAL NONCURRENT ASSETS	143,459.16
1999-00-000	TOTAL ASSETS	392,927.14

2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,797.48
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	33,615.47
2117-11-000	401 Plan Payable	50,669.00
2117-12-000	457 Plan Payable	5,526.63
2117-13-000	Aflac Payable	-9,170.34
2117-17-000	Health Insurance Payable	163,676.21
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	110,693.41
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	<u>1,184,772.55</u>
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	<u>-116,113.53</u>
2499-00-000	TOTAL LIABILITIES	<u>1,068,659.02</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-675,731.88
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-675,731.88</u>
2899-00-000	TOTAL EQUITY	<u>-675,731.88</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>392,927.14</u>

**Housing Choice Voucher Section 8 (.sec8)
Budget Comparison**

Period = Mar 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	1,662,009.00	1,758,826.00	-96,817.00	-5.50	5,451,546.00	5,276,478.00	175,068.00	3.32	21,105,912.00
3410-02-000	Section 8 Admin. Fee Income	101,424.00	115,900.00	-14,476.00	-12.49	318,986.00	347,700.00	-28,714.00	-8.26	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	879.10	0.00	879.10	N/A	1,430.03	0.00	1,430.03	N/A	0.00
3410-06-000	Port In HAP Earned	28,536.00	0.00	28,536.00	N/A	44,849.00	0.00	44,849.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	0.00	56,796.00	-56,796.00	-100.00	113,592.00	170,388.00	-56,796.00	-33.33	681,552.00
3410-08-000	Section 8 EHV Admin Fee	5,200.00	4,500.00	700.00	15.56	14,037.00	13,500.00	537.00	3.98	54,000.00
3499-00-000	TOTAL GRANT INCOME	1,798,048.10	1,936,022.00	-137,973.90	-7.13	5,944,440.03	5,808,066.00	136,374.03	2.35	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	75.00	-75.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	290.14	25.00	265.14	1,060.56	290.14	75.00	215.14	286.85	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	1,650.00	-1,650.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	1,650.00	-1,650.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,385.00	1,800.00	585.00	32.50	7,200.00
3699-00-000	TOTAL OTHER INCOME	290.14	1,750.00	-1,459.86	-83.42	2,675.14	5,250.00	-2,574.86	-49.04	21,000.00
3999-00-000	TOTAL INCOME	1,798,338.24	1,937,772.00	-139,433.76	-7.20	5,947,115.17	5,813,316.00	133,799.17	2.30	23,253,264.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	30,425.64	33,973.00	3,547.36	10.44	78,160.78	113,854.80	35,694.02	31.35	467,419.47
4110-00-001	401K-401A Admin	2,376.83	2,717.71	340.88	12.54	6,427.03	9,507.67	3,080.64	32.40	35,491.61
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,326.59	2,717.84	391.25	14.40	6,111.98	9,108.38	2,996.40	32.90	37,393.55
4110-00-004	Workers Comp Admin	846.26	1,019.19	172.93	16.97	866.26	3,415.64	2,549.38	74.64	14,022.59
4110-00-006	Legal Shield - Administrative	718.20	359.10	-359.10	-100.00	1,436.40	1,077.30	-359.10	-33.33	4,309.20
4110-00-007	Payroll Prep Fees	504.26	339.73	-164.53	-48.43	1,453.85	1,138.55	-315.30	-27.69	4,674.20
4110-07-000	Health/Life Insurance	9,377.87	9,905.90	528.03	5.33	22,519.34	29,717.70	7,198.36	24.22	118,870.80
4110-99-000	Total Administrative Salaries	46,575.65	51,032.47	4,456.82	8.73	116,975.64	167,820.04	50,844.40	30.30	682,181.42
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/C	0.00	500.00	500.00	100.00	1,422.00	1,500.00	78.00	5.20	6,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	104.66	0.00	-104.66	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,400.00	1,400.00	100.00	10,118.65	4,200.00	-5,918.65	-140.92	16,800.00
4130-99-000	Total Legal Expense	0.00	1,900.00	1,900.00	100.00	11,645.31	5,700.00	-5,945.31	-104.30	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	198.85	4,000.00	3,801.15	95.03	7,034.79	12,000.00	4,965.21	41.38	48,000.00
4140-00-100	Travel/Mileage	2.41	0.00	-2.41	N/A	7.31	0.00	-7.31	N/A	0.00
4171-00-000	Auditing Fees	950.00	0.00	-950.00	N/A	1,900.00	0.00	-1,900.00	N/A	0.00
4172-00-000	Port Out Admin Fee Paid	2,146.44	1,400.00	-746.44	-53.32	7,769.08	4,200.00	-3,569.08	-84.98	16,800.00
4173-00-000	Management Fee	18,300.00	20,500.00	2,200.00	10.73	53,676.00	61,500.00	7,824.00	12.72	246,000.00
4173-01-000	Bookkeeping Fee	11,437.50	14,327.50	2,890.00	20.17	33,547.50	42,982.50	9,435.00	21.95	171,930.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	0.00	6,000.00	6,000.00	100.00	24,000.00
4189-00-000	Total Other Admin Expenses	33,035.20	42,227.50	9,192.30	21.77	103,934.68	126,682.50	22,747.82	17.96	506,730.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	2,491.44	0.00	-2,491.44	N/A	0.00
4190-04-000	Stationery & Office Supplies	0.00	500.00	500.00	100.00	1,573.08	1,500.00	-73.08	-4.87	6,000.00
4190-06-000	Computer Equipment	2,013.22	175.00	-1,838.22	-1,050.41	2,013.22	525.00	-1,488.22	-283.47	2,100.00

**Housing Choice Voucher Section 8 (.sec8)
Budget Comparison**

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	679.57	800.00	120.43	15.05	2,648.98	2,400.00	-248.98	-10.37	9,600.00
4190-08-000 Postage	0.00	1,400.00	1,400.00	100.00	3,724.57	4,200.00	475.43	11.32	16,800.00
4190-09-000 Computer Software License Fees/Exp	7,599.53	7,458.65	-140.88	-1.89	25,367.66	22,375.95	-2,991.71	-13.37	89,503.80
4190-10-000 Copiers - Lease & Service	1,024.21	1,200.00	175.79	14.65	4,820.94	3,600.00	-1,220.94	-33.92	14,400.00
4190-13-000 Internet	663.34	490.00	-173.34	-35.38	1,990.02	1,470.00	-520.02	-35.38	5,880.00
4190-19-000 IT Contract Fees	184.50	250.00	65.50	26.20	14,247.80	750.00	-13,497.80	-1,799.71	3,000.00
4190-22-000 Other Misc Admin Expenses	0.00	600.00	600.00	100.00	1,047.19	1,800.00	752.81	41.82	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	114.95	75.00	-39.95	-53.27	300.00
4191-00-000 Total Miscellaneous Admin Expenses	12,164.37	12,998.65	834.28	6.42	60,039.85	38,995.95	-21,043.90	-53.96	155,983.80
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	91,775.22	108,158.62	16,383.40	15.15	292,595.48	339,198.49	46,603.01	13.74	1,367,695.22
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	69.09	360.00	290.91	80.81	1,114.81	1,080.00	-34.81	-3.22	4,320.00
4419-00-000 Total General Maint Expense	69.09	420.00	350.91	83.55	1,114.81	1,260.00	145.19	11.52	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	900.00	900.00	100.00	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4420-10-200 Carpet and Flooring Supplies	66.64	0.00	-66.64	N/A	66.64	0.00	-66.64	N/A	0.00
4429-00-000 Total Materials	66.64	400.00	333.36	83.34	107.25	1,200.00	1,092.75	91.06	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	49.21	350.00	300.79	85.94	49.21	1,050.00	1,000.79	95.31	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	108.00	108.00	100.00	432.00
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
4430-27-000 Contract - Lease	853.45	1,690.36	836.91	49.51	2,552.08	5,071.08	2,519.00	49.67	20,284.32
4439-00-000 Total Contract Costs	902.66	2,226.36	1,323.70	59.46	2,601.29	6,679.08	4,077.79	61.05	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,038.39	3,046.36	2,007.97	65.91	3,823.35	9,139.08	5,315.73	58.16	36,556.32
GENERAL EXPENSES									
4500-00-000 Insurance -Property/Liability	833.07	750.00	-83.07	-11.08	2,499.21	2,250.00	-249.21	-11.08	9,000.00
4510-01-000 General Liability Insurance - Auto	134.73	180.00	45.27	25.15	404.19	540.00	135.81	25.15	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	967.80	930.00	-37.80	-4.06	2,903.40	2,790.00	-113.40	-4.06	11,160.00
HOUSING ASSISTANCE PAYMENTS									
4700-00-000 Housing Assistance Payments	1,713,530.00	1,708,272.00	-5,258.00	-0.31	5,157,763.00	5,124,816.00	-32,947.00	-0.64	20,499,264.00
4715-01-000 Tenant Utility Payments-S8	28,619.00	26,732.00	-1,887.00	-7.06	79,043.00	80,196.00	1,153.00	1.44	320,784.00
4715-02-000 Portable Out HAP Payments	80,338.00	71,138.00	-9,200.00	-12.93	218,722.46	213,414.00	-5,308.46	-2.49	853,656.00
4715-03-000 FSS Escrow Payments	24,385.99	12,678.97	-11,707.02	-92.33	61,686.91	38,036.91	-23,650.00	-62.18	152,147.64
4715-03-002 FSS Escrow Forfeitures/Adjustments	-1,512.61	0.00	1,512.61	N/A	-1,512.61	0.00	1,512.61	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,845,360.38	1,818,820.97	-26,539.41	-1.46	5,515,702.76	5,456,462.91	-59,239.85	-1.09	21,825,851.64
NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
8000-00-000 TOTAL EXPENSES	1,939,141.79	1,931,955.95	-7,185.84	-0.37	5,815,024.99	5,810,590.48	-4,434.51	-0.08	23,253,263.18
9000-00-000 NET INCOME	-140,803.55	5,816.05	-146,619.60	-2,520.95	132,090.18	2,725.52	129,364.66	4,746.42	0.82
Net Income for Adiminstrative Funds	14,011.83				37,805.94				

Housing Choice Voucher Section 8 (.sec8) Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	6,481.68
1111-15-000	Cash-Payroll	-100,799.13
1111-20-100	Cash Operating 2B	237,391.05
1111-86-000	EHV Admin Cash Account	715.89
1111-99-000	Total Unrestricted Cash	143,789.49
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	355,425.24
1112-02-100	Cash Restricted - FSS Escrow Forfeitures	152,306.21
1112-99-000	Total Restricted Cash	507,731.45
1119-00-000	TOTAL CASH	651,520.94
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	332,050.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenants/Vendors	-250,141.92
1122-99-000	TOTAL: AR	17,216.59
1123-01-000	Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-215,387.21
1129-86-000	Due from Section 8 Emergency Housing	-356,121.00
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	90,000.00
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	4,849.05
1135-03-001	AR Port in Fee Suspense	-575.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-280,392.42
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	808.32
1211-02-000	Prepaid Software Licenses	66,849.00
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	124,328.77
1300-00-000	TOTAL CURRENT ASSETS	495,457.29
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	498,329.28
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-398,587.20
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	-10,100.00
2145-00-000	Due to Federal Master	73,949.25
2148-00-000	Due to Section 8	-481,346.21
2149-01-000	Due to Magnolia Pointe	25,000.00
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Current	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	-711,519.14
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	11,567.22
2307-00-000	FSS Due to Tenant Long Term	407,733.36
2399-00-000	TOTAL NONCURRENT LIABILITIES	419,300.58
2499-00-000	TOTAL LIABILITIES	-292,218.56
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Assets	790,547.84
2809-99-000	TOTAL RETAINED EARNINGS:	790,547.84
2899-00-000	TOTAL EQUITY	790,547.84
2999-00-000	TOTAL LIABILITIES AND EQUITY	498,329.28

**John Wright and Cecil Gober - Amp1
Budget Comparison**

Period = Mar 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	18,890.00	16,322.00	2,568.00	15.73	47,571.00	48,966.00	-1,395.00	-2.85	195,864.00
3119-00-000 Total Rental Income	18,890.00	16,322.00	2,568.00	15.73	47,571.00	48,966.00	-1,395.00	-2.85	195,864.00
3120-00-000 Other Tenant Income									
3120-01-600 FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	450.00	-450.00	-100.00	1,800.00
3120-05-000 Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	450.00	-450.00	-100.00	1,800.00
3120-06-000 NSF Charges	0.00	25.00	-25.00	-100.00	0.00	75.00	-75.00	-100.00	300.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	300.00	-300.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	1,275.00	-1,275.00	-100.00	5,100.00
3199-00-000 TOTAL TENANT INCOME	18,890.00	16,747.00	2,143.00	12.80	47,571.00	50,241.00	-2,670.00	-5.31	200,964.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	84,377.49	30,015.00	-11,223.00	-37.39	121,961.29	90,045.00	-33,669.20	-37.39	360,180.00
3420-00-000 Capital Fund Grants	92,213.10	0.00	92,213.10	N/A	92,213.10	0.00	584,571.70	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	176,590.59	30,015.00	80,990.10	-37.39	214,174.39	90,045.00	550,902.50	-37.39	360,180.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	27,389.19	27,389.19	0.00	0.00	109,556.76
3699-00-000 TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	27,389.19	27,389.19	0.00	0.00	109,556.76
3999-00-000 TOTAL INCOME	204,610.32	55,891.73	83,133.10	-24.59	289,134.58	167,675.19	548,232.50	-42.70	670,700.76
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	21,327.34	5,503.57	-15,823.77	-287.52	33,291.91	20,168.39	-13,123.52	-65.07	80,673.56
4110-00-001 401K-401A Admin	1,812.85	467.80	-1,345.05	-287.53	2,829.86	1,714.31	-1,115.55	-65.07	6,235.42
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,613.95	440.29	-1,173.66	-266.57	2,541.58	1,613.48	-928.10	-57.52	6,453.92
4110-00-004 Workers Comp Admin	593.48	220.14	-373.34	-169.59	601.89	806.73	204.84	25.39	3,226.92
4110-00-006 Legal Shield - Administrative	113.70	56.85	-56.85	-100.00	227.40	170.55	-56.85	-33.33	682.20
4110-00-007 Payroll Prep Fees	353.87	55.04	-298.83	-542.93	592.89	201.69	-391.20	-193.96	806.76
4110-07-000 Health/Life Insurance	5,556.20	2,941.90	-2,614.30	-88.86	8,498.10	8,825.70	327.60	3.71	35,302.80
4110-99-000 Total Administrative Salaries	31,371.39	9,685.59	-21,685.80	-223.90	48,583.63	33,500.85	-15,082.78	-45.02	133,381.58
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	0.00	0.00	N/A	1,365.00	0.00	-1,365.00	N/A	0.00
4130-02-000 Criminal Background / Credit Checks/C	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4130-03-000 Tenant Screening	0.00	0.00	0.00	N/A	104.61	0.00	-104.61	N/A	0.00
4130-04-000 General Legal Expense	73.97	300.00	226.03	75.34	3,948.47	900.00	-3,048.47	-338.72	3,600.00
4130-99-000 Total Legal Expense	73.97	350.00	276.03	78.87	5,418.08	1,050.00	-4,368.08	-416.01	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	1,350.00	1,350.00	100.00	5,400.00
4150-00-000 Commissioner Travel	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4160-02-000 Administration (General)	483.34	0.00	-483.34	N/A	966.68	0.00	-966.68	N/A	0.00
4171-00-000 Auditing Fees	950.00	1,332.02	382.02	28.68	3,232.02	3,996.06	764.04	19.12	15,984.24
4173-00-000 Management Fee	12,011.17	4,275.00	-7,736.17	-180.96	36,033.51	12,825.00	-23,208.51	-180.96	51,300.00
4173-01-000 Bookkeeping Fee	382.50	427.50	45.00	10.53	1,147.50	1,282.50	135.00	10.53	5,130.00
4173-02-000 Asset Management Fee	510.00	570.00	60.00	10.53	1,530.00	1,710.00	180.00	10.53	6,840.00
4182-00-000 Consultants	877.80	300.00	-577.80	-192.60	2,805.80	900.00	-1,905.80	-211.76	3,600.00
4189-00-000 Total Other Admin Expenses	15,214.81	7,454.52	-7,760.29	-104.10	45,715.51	22,363.56	-23,351.95	-104.42	89,454.24
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	220.00	75.00	-145.00	-193.33	300.00

**John Wright and Cecil Gober - Amp1
Budget Comparison**

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-02-000	Printing/Publications & Subscriptions	0.00	30.00	30.00	100.00	27.16	90.00	62.84	69.82	360.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	69.27	600.00	530.73	88.46	2,400.00
4190-07-000	Telephone	1,014.04	750.00	-264.04	-35.21	3,470.10	2,250.00	-1,220.10	-54.23	9,000.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	474.84	225.00	-249.84	-111.04	900.00
4190-09-000	Computer Software License Fees/Exp	1,654.81	900.00	-754.81	-83.87	4,820.49	2,700.00	-2,120.49	-78.54	10,800.00
4190-10-000	Copiers - Lease & Service	883.00	460.00	-423.00	-91.96	1,275.02	1,380.00	104.98	7.61	5,520.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
4190-13-000	Internet	1,155.12	800.00	-355.12	-44.39	3,416.89	2,400.00	-1,016.89	-42.37	9,600.00
4190-19-000	IT Contract Fees	3,012.86	1,300.00	-1,712.86	-131.76	4,768.98	3,900.00	-868.98	-22.28	15,600.00
4190-20-100	Bank Fees - Unrestricted	0.00	200.00	200.00	100.00	350.00	600.00	250.00	41.67	2,400.00
4190-22-000	Other Misc Admin Expenses	882.75	300.00	-582.75	-194.25	1,655.99	900.00	-755.99	-84.00	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	-7,001.25	50.00	7,051.25	14,102.50	-7,001.25	150.00	7,151.25	4,767.50	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,601.33	5,240.00	3,638.67	14,121.06	13,547.49	15,720.00	2,172.51	4,489.27	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,261.50	22,730.11	-25,531.39	13,871.93	113,264.71	72,634.41	-40,630.30	3,923.82	289,915.82
TENANT SERVICES										
4200-00-000	Tenant Services Salaries	3,692.80	0.00	-3,692.80	N/A	29,706.20	0.00	-29,706.20	N/A	0.00
4210-00-001	401a - Tenant Svc	313.88	0.00	-313.88	N/A	2,524.99	0.00	-2,524.99	N/A	0.00
4210-00-002	Payroll Taxes - Tenant Svc	282.50	0.00	-282.50	N/A	2,349.72	0.00	-2,349.72	N/A	0.00
4210-00-004	Workers Comp - Tenant Svc	102.77	0.00	-102.77	N/A	130.80	0.00	-130.80	N/A	0.00
4210-00-007	Payroll Prep Fees Ten Svc	61.27	0.00	-61.27	N/A	575.08	0.00	-575.08	N/A	0.00
4210-07-000	Health Ins - Tenant Svc	86.36	0.00	-86.36	N/A	4,650.63	0.00	-4,650.63	N/A	0.00
4230-00-000	Resident Services Exp	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,539.58	0.00	-4,539.58	N/A	39,971.09	0.00	-39,971.09	N/A	0.00
UTILITIES										
4300-00-000	Water	1,069.76	1,500.00	430.24	28.68	4,369.61	4,500.00	130.39	2.90	18,000.00
4320-00-000	Electricity	1,923.93	1,800.00	-123.93	-6.88	5,927.17	5,400.00	-527.17	-9.76	21,600.00
4340-00-000	Garbage/Trash Removal	2,987.07	3,000.00	12.93	0.43	8,345.88	9,000.00	654.12	7.27	36,000.00
4390-00-000	Sewer	2,482.40	1,500.00	-982.40	-65.49	8,421.28	4,500.00	-3,921.28	-87.14	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,463.16	7,800.00	-663.16	-8.50	27,063.94	23,400.00	-3,663.94	-15.66	93,600.00
MAINTENANCE AND OPERATIONS										
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	11,804.27	3,615.64	-8,188.63	-226.48	28,203.02	13,306.92	-14,896.10	-111.94	53,227.68
4410-06-000	401K-401A Maintenance	663.36	307.33	-356.03	-115.85	1,611.00	1,131.09	-479.91	-42.43	4,106.16
4410-07-000	Payroll Taxes Maintenance	910.67	289.25	-621.42	-214.84	2,253.04	1,064.55	-1,188.49	-111.64	4,258.20
4410-08-000	Health/Life Insurance Maint.	2,200.38	560.00	-1,640.38	-292.92	5,134.21	1,680.00	-3,454.21	-205.61	6,720.00
4410-09-000	Workers Comp Maintenance	328.45	108.47	-219.98	-202.80	322.96	399.21	76.25	19.10	1,596.84
4410-10-000	Payroll Prep Fees Maint.	195.86	36.16	-159.70	-441.65	524.24	133.08	-391.16	-293.93	532.32
4410-11-000	Legal Shield - Maint	199.40	99.70	-99.70	-100.00	398.80	299.10	-99.70	-33.33	1,196.40
4411-00-000	Maintenance Uniforms	227.00	250.00	23.00	9.20	681.00	750.00	69.00	9.20	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	50.55	556.00	505.45	90.91	602.60	1,668.00	1,065.40	63.87	6,672.00
4419-00-000	Total General Maint Expense	16,579.94	5,822.55	-10,757.39	-184.75	39,730.87	20,431.95	-19,298.92	-94.45	81,309.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	210.00	210.00	100.00	840.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	176.84	75.00	-101.84	-135.79	300.00
4420-03-100	Hardware Doors/Windows/Locks	362.89	100.00	-262.89	-262.89	398.88	300.00	-98.88	-32.96	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	559.37	105.00	-454.37	-432.73	420.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	434.86	450.00	15.14	3.36	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	248.25	450.00	201.75	44.83	1,800.00
4420-07-000	Repairs - Materials & Supplies	375.94	100.00	-275.94	-275.94	495.74	300.00	-195.74	-65.25	1,200.00
4420-08-000	Supplies-Plumbing	1,089.32	150.00	-939.32	-626.21	2,926.63	450.00	-2,476.63	-550.36	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	73.38	75.00	1.62	2.16	300.00
4420-11-000	Supplies- HVAC	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4420-12-000	Supplies- Painting	144.45	150.00	5.55	3.70	658.51	450.00	-208.51	-46.34	1,800.00
4429-00-000	Total Materials	1,972.60	1,055.00	-917.60	-86.98	5,972.46	3,165.00	-2,807.46	-88.70	12,660.00

**John Wright and Cecil Gober - Amp1
Budget Comparison**

Period = Mar 2026
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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-00-000	Contract Costs									
4430-01-000	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4430-03-000	0.00	50.00	50.00	100.00	900.00	150.00	-750.00	-500.00	600.00	
4430-03-100	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4430-03-300	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4430-07-000	1,607.00	400.00	-1,207.00	-301.75	3,591.00	1,200.00	-2,391.00	-199.25	4,800.00	
4430-11-000	2,373.00	100.00	-2,273.00	-2,273.00	5,252.00	300.00	-4,952.00	-1,650.67	1,200.00	
4430-13-000	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00	
4430-14-000	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00	
4430-15-000	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00	
4430-24-000	0.00	4,500.00	4,500.00	100.00	8,300.00	13,500.00	5,200.00	38.52	54,000.00	
4430-24-200	0.00	800.00	800.00	100.00	0.00	2,400.00	2,400.00	100.00	9,600.00	
4430-24-300	0.00	700.00	700.00	100.00	0.00	2,100.00	2,100.00	100.00	8,400.00	
4430-27-000	898.52	1,110.69	212.17	19.10	2,758.97	3,332.07	573.10	17.20	13,328.28	
4430-28-000	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00	
4430-99-000	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00	
4439-00-000	<u>4,878.52</u>	<u>8,960.69</u>	<u>4,082.17</u>	<u>-1,355.65</u>	<u>20,801.97</u>	<u>26,882.07</u>	<u>6,080.10</u>	<u>-1,294.20</u>	<u>107,528.28</u>	
4499-00-000	TOTAL MAINTENANCE EXPENSES	23,431.06	15,838.24	-7,592.82	-1,627.38	66,505.30	50,479.02	-16,026.28	-1,477.35	201,497.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,470.96	4,481.36	-4,989.60	-111.34	28,412.88	13,444.08	-14,968.80	-111.34	53,776.32
4510-01-000	General Liability Insurance - Auto	202.09	202.09	0.00	0.00	606.27	606.27	0.00	0.00	2,425.08
4599-00-000	TOTAL GENERAL EXPENSES	<u>9,673.05</u>	<u>4,683.45</u>	<u>-4,989.60</u>	<u>-106.54</u>	<u>29,019.15</u>	<u>14,050.35</u>	<u>-14,968.80</u>	<u>-106.54</u>	<u>56,201.40</u>
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	500.00	500.00	100.00	108.00	1,500.00	1,392.00	92.80	6,000.00
4715-03-000	FSS Escrow Payments	887.01	1,106.00	218.99	19.80	1,774.02	3,318.00	1,543.98	46.53	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	<u>887.01</u>	<u>1,606.00</u>	<u>718.99</u>	<u>44.77</u>	<u>1,882.02</u>	<u>4,818.00</u>	<u>2,935.98</u>	<u>60.94</u>	<u>19,272.00</u>
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	5,538.94	7,782.12	2,243.18	28.82	16,616.77	23,346.36	6,729.59	28.82	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	<u>5,538.94</u>	<u>7,782.12</u>	<u>2,243.18</u>	<u>28.82</u>	<u>16,616.77</u>	<u>23,346.36</u>	<u>6,729.59</u>	<u>28.82</u>	<u>93,385.44</u>
8000-00-000	TOTAL EXPENSES	<u>100,794.30</u>	<u>60,439.92</u>	<u>-40,354.38</u>	<u>12,203.10</u>	<u>294,322.98</u>	<u>188,728.14</u>	<u>-105,594.84</u>	<u>2,414.03</u>	<u>753,872.54</u>
9000-00-000	NET INCOME	103,816.02	-4,548.19	123,487.48	-12,227.69	-5,188.40	-21,052.95	653,827.34	-2,456.73	-83,171.78
	Net Income After Depreciation	109,354.96				11,428.37				

John Wright and Cecil Gober - Amp1 Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	844,102.81
1111-15-000	Cash-Payroll	33,813.98
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	878,716.79
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	17,900.00
1112-02-000	Cash Restricted - FSS Escrow	36,881.94
1112-02-100	Cash Restricted - FSS Escrow Forfei	985.39
1112-99-000	Total Restricted Cash	55,767.33
1118-00-000	Clearing	300.00
1119-00-000	TOTAL CASH	934,784.12
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	6,579.11
1122-01-000	Allowance for Doubtful Accounts-Tenar	-729.33
1122-99-000	TOTAL: AR	5,849.78
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Williamstown	4,611.10
1129-10-000	Due from Public Housing General	-97,031.00
1129-11-000	A/R - ROSS/HUD	46,886.17
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	-1,509,844.94
1129-78-000	Due From FSS	62,441.61
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	-1,373,527.16
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	1,004,131.03
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,519,275.02
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	64,734.29
1211-02-000	Prepaid Software Licenses	9,664.75
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>153,745.04</u>
1300-00-000	TOTAL CURRENT ASSETS	2,607,804.18
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	-10,146,808.53
1405-02-000	Accum Depreciation- Misc FF&E	-847,115.28
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>-8,933,737.22</u>
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	<u>1,801,469.56</u>
1999-00-000	TOTAL ASSETS	<u>4,409,273.74</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,648.78
2114-00-000	Tenant Security Deposits	17,000.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	15,232.02
2145-00-000	Due to Federal Master	-119,353.83
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	226,992.36

2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	170,882.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,736.33
2260-00-000	Accrued Compensated Absences-Curren	6,702.51
2299-00-000	TOTAL CURRENT LIABILITIES	<u>517,564.93</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,447.53
2307-00-000	FSS Due to Tenant Long Term	36,881.94
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>352,329.47</u>
2499-00-000	TOTAL LIABILITIES	<u>869,894.40</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,128,673.66
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,539,379.34</u>
2899-00-000	TOTAL EQUITY	<u>3,539,379.34</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,409,273.74</u>

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

Period = Mar 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	8,946.00	15,663.00	-6,717.00	-42.88	27,696.68	46,989.00	-19,292.32	-41.06	187,956.00
3112-02-000 Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	0.00	4,704.00	-4,704.00	-100.00	18,816.00
3114-00-000 Less: Concessions	-150.00	0.00	-150.00	N/A	-150.00	0.00	-150.00	N/A	0.00
3119-00-000 Total Rental Income	8,796.00	17,231.00	-8,435.00	-48.95	27,546.68	51,693.00	-24,146.32	-46.71	206,772.00
3120-00-000 Other Tenant Income									
3120-03-000 Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	450.00	-450.00	-100.00	1,800.00
3120-04-000 Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	425.00	-425.00	-100.00	2,225.00
3120-05-000 Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	30.00	-30.00	-100.00	120.00
3120-06-000 NSF Charges	0.00	50.00	-50.00	-100.00	0.00	125.00	-125.00	-100.00	575.00
3120-09-000 Misc.Tenant Income	3,500.00	0.00	3,500.00	N/A	3,500.00	0.00	3,500.00	N/A	0.00
3120-11-000 Forfeited Security Deposits	300.00	100.00	200.00	200.00	300.00	500.00	-200.00	-40.00	1,400.00
3129-00-000 Total Other Tenant Income	3,800.00	510.00	3,290.00	645.10	3,800.00	1,530.00	2,270.00	148.37	6,120.00
3199-00-000 TOTAL TENANT INCOME	12,596.00	17,741.00	-5,145.00	-29.00	31,346.68	53,223.00	-21,876.32	-41.10	212,892.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	9,374.00	10,758.50	-1,384.50	-12.87	28,123.40	31,853.50	-3,730.10	-11.71	128,680.00
3499-00-000 TOTAL GRANT INCOME	9,374.00	10,758.50	-1,384.50	-12.87	28,123.40	31,853.50	-3,730.10	-11.71	128,680.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	14.73	15.00	-0.27	-1.80	40.51	45.00	-4.49	-9.98	180.00
3650-00-000 Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	120.00	-120.00	-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	14.73	55.00	-40.27	-73.22	5,866.92	165.00	5,701.92	3,455.71	660.00
3999-00-000 TOTAL INCOME	21,984.73	28,554.50	-6,569.77	-23.01	65,337.00	85,241.50	-19,904.50	-23.35	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	5,393.10	5,393.10	100.00	21,572.40
4110-00-001 401K-401A Admin	0.00	152.80	152.80	100.00	0.00	458.40	458.40	100.00	1,833.60
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	431.46	431.46	100.00	1,725.84
4110-00-004 Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	215.73	215.73	100.00	862.92
4110-00-007 Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	53.94	53.94	100.00	215.76
4110-07-000 Health/Life Insurance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4110-99-000 Total Administrative Salaries	0.00	2,234.21	2,234.21	600.00	0.00	6,702.63	6,702.63	600.00	26,810.52
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	100.00	100.00	100.00	791.50	300.00	-491.50	-163.83	1,200.00
4130-02-000 Criminal Background / Credit Checks/E	23.00	25.00	2.00	8.00	23.00	75.00	52.00	69.33	300.00
4130-03-000 Tenant Screening	0.00	100.00	100.00	100.00	104.66	300.00	195.34	65.11	1,200.00
4130-04-000 General Legal Expense	0.00	100.00	100.00	100.00	2,048.50	300.00	-1,748.50	-582.83	1,200.00
4130-99-000 Total Legal Expense	23.00	325.00	302.00	308.00	2,967.66	975.00	-1,992.66	-612.22	3,900.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	119.65	25.00	-94.65	-378.60	149.70	75.00	-74.70	-99.60	300.00
4140-00-100 Travel/Mileage	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
4171-00-000 Auditing Fees	950.00	1,841.56	891.56	48.41	2,818.64	5,524.68	2,706.04	48.98	22,098.72
4173-00-000 Management Fee	2,079.28	1,986.60	-92.68	-4.67	6,237.84	5,959.80	-278.04	-4.67	23,839.20
4173-01-000 Bookkeeping Fee	292.50	0.00	-292.50	N/A	877.50	0.00	-877.50	N/A	0.00
4173-02-000 Asset Management Fee	200.00	500.00	300.00	60.00	600.00	1,500.00	900.00	60.00	6,000.00
4182-00-000 Consultants	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00

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

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4189-00-000	Total Other Admin Expenses	3,641.43	4,438.16	796.73	17.95	10,683.68	13,314.48	2,630.80	19.76	53,257.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	38.33	270.00	231.67	85.80	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	224.85	150.00	-74.85	-49.90	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	647.25	647.25	0.00	0.00	2,589.00
4190-13-000	Internet	104.28	94.27	-10.01	-10.62	312.83	282.81	-30.02	-10.61	1,131.24
4190-19-000	IT Contract Fees	355.80	177.90	-177.90	-100.00	533.70	533.70	0.00	0.00	2,134.80
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	314.46	300.00	-14.46	-4.82	1,200.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,118.40	648.00	-470.40	-72.59	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	1,930.00	150.00	-1,780.00	-1,186.67	1,930.00	450.00	-1,480.00	-328.89	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	2,605.83	1,293.92	-1,311.91	-101.39	5,119.82	3,881.76	-1,238.06	-31.89	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,270.26	8,291.29	2,021.03	24.38	18,771.16	24,873.87	6,102.71	24.53	99,495.48
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	272.50	100.00	-172.50	-172.50	499.72	300.00	-199.72	-66.57	1,200.00
4320-00-000	Electricity	1,242.06	800.00	-442.06	-55.26	2,592.60	2,400.00	-192.60	-8.02	9,600.00
4340-00-000	Garbage/Trash Removal	2,645.58	1,100.00	-1,545.58	-140.51	5,744.84	3,300.00	-2,444.84	-74.09	13,200.00
4390-00-000	Sewer	480.14	262.00	-218.14	-83.26	896.92	786.00	-110.92	-14.11	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	4,640.28	2,262.00	-2,378.28	-105.14	9,734.08	6,786.00	-2,948.08	-43.44	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	8,737.68	8,737.68	100.00	34,950.72
4410-06-000	401K-401A Maintenance	0.00	247.57	247.57	100.00	0.00	742.71	742.71	100.00	2,970.84
4410-07-000	Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	0.00	699.00	699.00	100.00	2,796.00
4410-08-000	Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	0.00	329.94	329.94	100.00	1,319.76
4410-09-000	Workers Comp Maintenance	0.00	116.50	116.50	100.00	0.00	349.50	349.50	100.00	1,398.00
4410-10-000	Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	0.00	87.39	87.39	100.00	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	0.00	25.00	0.00	100.00	0.00	75.00	0.00	100.00	300.00
4419-00-000	Total General Maint Expense	0.00	3,673.74	3,648.74	700.00	0.00	11,021.22	10,946.22	700.00	44,084.88
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	404.75	390.00	-14.75	-3.78	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	181.01	150.00	-31.01	-20.67	287.44	450.00	162.56	36.12	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	427.26	50.00	-377.26	-754.52	427.26	150.00	-277.26	-184.84	600.00
4420-06-000	Supplies-Janitorial/Cleaning	392.16	25.00	-367.16	-1,468.64	640.41	75.00	-565.41	-753.88	300.00
4420-07-000	Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	184.67	750.00	565.33	75.38	3,000.00
4420-08-000	Supplies-Plumbing	420.72	150.00	-270.72	-180.48	491.96	450.00	-41.96	-9.32	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4420-10-100	Countertops/Cabinets	187.70	0.00	-187.70	N/A	187.70	0.00	-187.70	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	195.89	120.00	-75.89	-63.24	480.00
4429-00-000	Total Materials	1,608.85	1,195.00	-413.85	-1,524.31	2,820.08	3,585.00	764.92	-303.56	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00

**Dakota Park Partnership (.partdak)
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4430-03-100 Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	443.00	500.00	57.00	11.40	1,149.00	1,500.00	351.00	23.40	6,000.00
4430-11-000 Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	3,600.00
4430-14-000 Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4430-18-000 Contract-Alarm Monitoring	1,006.29	452.55	-553.74	-122.36	1,502.19	1,357.65	-144.54	-10.65	5,430.60
4430-23-000 Contract-Consultants	0.00	0.00	0.00	0	10,500.00	0.00	-10,500.00	0	0.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	4,000.00	3,000.00	-1,000.00	-33.33	12,000.00
4430-24-200 Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
4430-24-300 Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	3,600.00
4430-28-000 Unit Inspections	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	3,600.00
4430-99-000 Other Contracted Services	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4439-00-000 Total Contract Costs	2,449.29	3,812.55	1,363.26	989.04	17,151.19	11,437.65	-5,713.54	1,079.42	45,750.60
4499-00-000 TOTAL MAINTENANCE EXPENSES	4,058.14	8,681.29	4,598.15	164.73	19,971.27	26,043.87	5,997.60	1,475.86	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	17,517.93	17,517.93	100.00	70,071.72
4510-01-000 General Liability Insurance - Auto	593.31	262.50	-330.81	-126.02	1,779.93	787.50	-992.43	-126.02	3,150.00
4525-00-000 Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	3,241.20	2,900.28	-340.92	-11.75	11,601.12
4570-00-000 Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	255.00	255.00	100.00	1,020.00
4599-00-000 TOTAL GENERAL EXPENSES	1,673.71	7,153.57	5,479.86	76.60	5,021.13	21,460.71	16,439.58	76.60	85,842.84
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-002 Tenant Utility Payments - PH	299.00	648.00	349.00	53.86	1,161.00	1,944.00	783.00	40.28	7,776.00
4715-03-000 FSS Escrow Payments	65.00	625.00	560.00	89.60	195.00	1,875.00	1,680.00	89.60	7,500.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	364.00	1,273.00	909.00	71.41	1,356.00	3,819.00	2,463.00	64.49	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	10,182.93	0.00	-10,182.93	N/A	0.00
4899-00-000 TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	10,182.93	0.00	-10,182.93	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	6,341.22	6,341.22	0.00	0.00	25,364.88
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	2,113.74	2,113.74	0.00	0.00	6,341.22	6,341.22	0.00	0.00	25,364.88
8000-00-000 TOTAL EXPENSES	22,514.44	29,799.89	7,260.45	331.98	71,377.79	89,399.67	17,946.88	1,698.04	357,598.68
9000-00-000 NET INCOME	-529.71	-1,245.39	-13,830.22	-354.99	-6,040.79	-4,158.17	-37,851.38	-1,721.39	-15,366.68
Net Income After Depreciation	1,584.03				300.43				

Dakota Park Partnership (.partdak) Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	16,316.33
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	16,916.33
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,050.00
1112-02-000	Cash Restricted - FSS Escrow	14,932.59
1112-04-000	Cash Restricted-Reserve for Replace	20,128.25
1112-99-000	Total Restricted Cash	46,110.84
1119-00-000	TOTAL CASH	63,027.17
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	11,418.59
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,966.91
1122-99-000	TOTAL: AR	8,451.68
1129-20-000	Due from LPHC	75,251.87
1138-13-000	Dakota Park-Operating Subsidy Receive	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	97,030.55
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	4,268.55
1211-02-000	Prepaid Software Licenses	5,163.18
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	18,071.73
1300-00-000	TOTAL CURRENT ASSETS	178,129.45
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	-332,830.23
1405-02-000	Accum Depreciation- Misc FF&E	-10,161.45
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>634,617.85</u>
1499-00-000	TOTAL NONCURRENT ASSETS	634,617.85
1999-00-000	TOTAL ASSETS	<u>812,747.30</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	2,368.59
2114-00-000	Tenant Security Deposits	11,050.00
2114-02-000	Security Deposit Clearing Account	1,051.71
2119-92-000	Accrued Property Taxes	1,756.29
2119-94-000	Accrued Interest - HOPE VI	973,690.04
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	2,061.84
2145-00-000	Due to Federal Master	4,431.31
2145-02-000	Due to (14) Renaissance Family Public	-50,234.64
2145-05-000	Due to (17) Renaissance Family Non-A	64,234.64
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	15,091.00
2250-00-000	Contract Retentions	19,974.37
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,420,385.86</u>
2300-00-000	NONCURRENT LIABILITIES	
2307-00-000	FSS Due to Tenant Long Term	14,932.59
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,105,717.73</u>
2499-00-000	TOTAL LIABILITIES	<u>2,526,103.59</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>-734,742.42</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-734,742.42
2899-00-000	TOTAL EQUITY	<u>-1,713,356.29</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>812,747.30</u>

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

Period = Mar 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	71,908.58	71,149.00	759.58	1.07	218,588.58	213,447.00	5,141.58	2.41	1,636,427.00
3112-02-000	Gain to Lease Sec8	21,054.00	22,575.00	-1,521.00	-6.74	63,599.00	67,725.00	-4,126.00	-6.09	519,225.00
3119-00-000	Total Rental Income	92,962.58	93,724.00	-761.42	-0.81	282,187.58	281,172.00	1,015.58	0.36	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	150.00	-150.00	-100.00	1,150.00
3120-01-100	Laundry Room Income	828.10	365.00	463.10	126.88	828.10	1,095.00	-266.90	-24.37	8,395.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	35.00	900.00	-865.00	-96.11	6,900.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	1,150.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	1,150.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	10.00	30.00	-20.00	-66.67	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
3120-10-000	Application Fees	240.00	160.00	80.00	50.00	480.00	480.00	0.00	0.00	3,680.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	450.00	-450.00	-100.00	3,450.00
3129-00-000	Total Other Tenant Income	1,068.10	1,135.00	-66.90	-5.89	1,413.32	3,405.00	-1,991.68	-58.49	26,105.00
3199-00-000	TOTAL TENANT INCOME	94,030.68	94,859.00	-828.32	-0.87	283,600.90	284,577.00	-976.10	-0.34	2,181,757.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	174,931.00	36,247.54	-21,567.54	-59.50	204,291.00	108,742.62	-64,702.62	-59.50	833,693.42
3499-00-000	TOTAL GRANT INCOME	174,931.00	36,247.54	-21,567.54	-59.50	204,291.00	108,742.62	-64,702.62	-59.50	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	10,794.06	-10,794.06	-100.00	82,754.46
3610-01-000	Interest Income - Unrestricted	804.17	50.00	754.17	1,508.34	3,220.86	150.00	3,070.86	2,047.24	1,150.00
3699-00-000	TOTAL OTHER INCOME	804.17	3,648.02	-2,843.85	-77.96	3,220.86	10,944.06	-7,723.20	-70.57	83,904.46
3999-00-000	TOTAL INCOME	269,765.85	134,754.56	-25,239.71	-138.33	491,112.76	404,263.68	-73,401.92	-130.41	3,099,354.88
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	11,671.88	10,134.71	-1,537.17	-15.17	26,988.49	30,404.13	3,415.64	11.23	273,611.25
4110-00-001	401K-401A Admin	821.37	861.45	40.08	4.65	2,041.65	2,584.35	542.70	21.00	21,289.18
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	890.17	810.78	-79.39	-9.79	2,171.37	2,432.34	260.97	10.73	21,888.92
4110-00-004	Workers Comp Admin	325.11	405.39	80.28	19.80	334.22	1,216.17	881.95	72.52	10,944.46
4110-00-006	Legal Shield - Administrative	153.60	153.96	0.36	0.23	307.20	461.88	154.68	33.49	3,541.08
4110-00-007	Payroll Prep Fees	194.13	101.35	-92.78	-91.54	505.41	304.05	-201.36	-66.23	2,736.13
4110-07-000	Health/Life Insurance	2,423.98	3,231.98	808.00	25.00	5,655.96	9,695.94	4,039.98	41.67	74,335.54
4110-99-000	Total Administrative Salaries	16,480.24	15,699.62	-780.62	-4.97	38,004.30	47,098.86	9,094.56	19.31	408,346.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	525.00	100.00	65.00	1,575.00	1,510.00	95.87	12,075.00
4130-02-000	Criminal Background / Credit Checks/L	749.00	100.00	-649.00	-649.00	749.00	300.00	-449.00	-149.67	2,300.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	104.66	0.00	-104.66	N/A	0.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	921.00	1,350.00	429.00	31.78	10,350.00
4130-99-000	Total Legal Expense	749.00	1,075.00	326.00	30.33	1,839.66	3,225.00	1,385.34	42.96	24,725.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	119.65	100.00	-19.65	-19.65	716.21	300.00	-416.21	-138.74	2,300.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	575.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	4,410.00	4,410.00	100.00	33,810.00
4171-00-000	Auditing Fees	1,872.92	3,403.24	1,530.32	44.97	7,149.08	10,209.72	3,060.64	29.98	78,274.52
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	39,655.77	33,893.16	-5,762.61	-17.00	259,847.56

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

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	4,320.00	0.00	-4,320.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	3,210.00	3,240.00	30.00	0.93	24,840.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	1,725.00
4189-00-000	Total Other Admin Expenses	17,721.16	17,450.96	-270.20	-1.55	55,051.06	52,352.88	-2,698.18	-5.15	401,372.08
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	460.00
4190-02-000	Printing/Publications & Subscriptions	201.66	130.00	-71.66	-55.12	301.49	390.00	88.51	22.69	2,990.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	575.00
4190-04-000	Stationery & Office Supplies	121.98	450.00	328.02	72.89	1,179.75	1,350.00	170.25	12.61	10,350.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	6,900.00
4190-07-000	Telephone	1,545.16	1,253.00	-292.16	-23.32	5,373.37	3,759.00	-1,614.37	-42.95	28,819.00
4190-08-000	Postage	0.00	225.00	225.00	100.00	774.84	675.00	-99.84	-14.79	5,175.00
4190-09-000	Computer Software License Fees/Exp	1,147.77	1,051.81	-95.96	-9.12	3,299.37	3,155.43	-143.94	-4.56	24,191.63
4190-10-000	Copiers - Lease & Service	364.74	409.00	44.26	10.82	1,184.47	1,227.00	42.53	3.47	9,407.00
4190-13-000	Internet	727.85	649.75	-78.10	-12.02	2,102.62	1,949.25	-153.37	-7.87	14,944.25
4190-19-000	IT Contract Fees	2,531.78	825.00	-1,706.78	-206.88	2,895.78	2,475.00	-420.78	-17.00	18,975.00
4190-22-000	Other Misc Admin Expenses	626.91	920.00	293.09	31.86	1,695.36	2,760.00	1,064.64	38.57	21,160.00
4190-22-100	Other Misc Expenses	0.00	0.00	0.00	N/A	188.73	0.00	-188.73	N/A	0.00
4190-23-000	Compliance Fees	0.00	863.40	863.40	100.00	939.14	2,590.20	1,651.06	63.74	19,858.20
4190-24-000	Govt Licenses-Fees-Permits	1,138.75	250.00	-888.75	-355.50	1,138.75	750.00	-388.75	-51.83	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	8,406.60	7,371.96	-1,034.64	-14.03	21,715.67	22,115.88	400.21	1.81	169,555.08
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,357.00	41,597.54	-1,759.46	-4.23	116,610.69	124,792.62	8,181.93	6.56	1,003,998.72
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	33.70	600.00	566.30	94.38	4,600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	33.70	600.00	566.30	94.38	4,600.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,374.45	1,600.00	225.55	14.10	4,228.26	4,800.00	571.74	11.91	36,800.00
4320-00-000	Electricity	3,467.79	4,200.00	732.21	17.43	10,962.25	12,600.00	1,637.75	13.00	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	2,331.69	1,850.00	-481.69	-26.04	5,496.75	5,550.00	53.25	0.96	42,550.00
4390-00-000	Sewer	4,479.76	4,200.00	-279.76	-6.66	12,351.62	12,600.00	248.38	1.97	96,600.00
4399-00-000	TOTAL UTILITY EXPENSES	11,653.69	11,850.00	196.31	1.66	33,082.53	35,550.00	2,467.47	6.94	272,550.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	21,398.82	17,017.95	-4,380.87	-25.74	43,603.60	51,053.85	7,450.25	14.59	421,358.99
4410-06-000	401K-401A Maintenance	1,549.66	1,446.53	-103.13	-7.13	3,290.17	4,339.59	1,049.42	24.18	35,088.30
4410-07-000	Payroll Taxes Maintenance	1,634.92	1,361.44	-273.48	-20.09	3,192.68	4,084.32	891.64	21.83	33,708.76
4410-08-000	Health/Life Insurance Maint.	4,702.63	6,213.95	1,511.32	24.32	10,934.69	18,641.85	7,707.16	41.34	142,920.85
4410-09-000	Workers Comp Maintenance	595.62	680.72	85.10	12.50	538.53	2,042.16	1,503.63	73.63	16,854.38
4410-10-000	Payroll Prep Fees Maint.	355.33	170.18	-185.15	-108.80	853.81	510.54	-343.27	-67.24	4,213.59
4410-11-000	Legal Shield - Maint	275.30	137.65	-137.65	-100.00	550.60	412.95	-137.65	-33.33	3,165.95
4411-00-000	Maintenance Uniforms	288.76	300.00	11.24	3.75	866.28	900.00	33.72	3.75	6,900.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	691.90	970.00	278.10	28.67	2,640.77	2,910.00	269.23	23.98	22,310.00
4419-00-000	Total General Maint Expense	31,492.94	28,298.42	-2,766.00	-148.34	66,471.13	84,895.26	18,852.65	102.73	686,520.82
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	1,383.28	1,350.00	-33.28	-2.47	10,350.00
4420-02-000	Supplies-Appliance Parts	474.57	950.00	475.43	50.05	2,691.03	2,850.00	158.97	5.58	21,850.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	870.00	870.00	100.00	6,670.00
4420-03-100	Hardware Doors/Windows/Locks	25.37	350.00	324.63	92.75	1,003.10	1,050.00	46.90	4.47	8,050.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	1,262.31	600.00	-662.31	-110.38	4,600.00
4420-04-000	Electrical - Supplies/Fixtures	1,339.43	750.00	-589.43	-78.59	2,892.57	2,250.00	-642.57	-28.56	17,250.00
4420-05-000	Supplies-Exterminating	15.95	0.00	-15.95	N/A	15.95	0.00	-15.95	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	264.10	280.00	15.90	5.68	1,746.85	840.00	-906.85	-107.96	6,440.00

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

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-07-000	Repairs - Materials & Supplies	17.63	350.00	332.37	94.96	987.93	1,050.00	62.07	5.91	8,050.00
4420-08-000	Supplies-Plumbing	40.00	780.00	740.00	94.87	3,434.56	2,340.00	-1,094.56	-46.78	17,940.00
4420-09-000	Supplies- Tools Equipmt	51.30	50.00	-1.30	-2.60	130.39	150.00	19.61	13.07	1,150.00
4420-09-100	Security Equipment,Locks,Alarms	1,122.80	0.00	-1,122.80	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	600.00	-72.92	-12.15	4,600.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	9,200.00
4420-10-200	Carpet and Flooring Supplies	792.44	0.00	-792.44	N/A	1,807.00	0.00	-1,807.00	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	375.00	375.00	100.00	1,046.88	1,125.00	78.12	6.94	8,625.00
4420-12-000	Supplies- Painting	3,195.50	330.00	-2,865.50	-868.33	4,924.83	990.00	-3,934.83	-397.46	7,590.00
4429-00-000	Total Materials	7,339.09	5,755.00	-1,584.09	-27.53	25,122.40	17,265.00	-7,857.40	-45.51	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	1,350.00	1,350.00	100.00	10,350.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	6,900.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	752.00	1,050.00	298.00	28.38	8,050.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	2,300.00
4430-05-200	Painting Contract - Cycle Paint	905.00	0.00	-905.00	N/A	905.00	0.00	-905.00	N/A	0.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	2,300.00
4430-07-000	Contract-Exterminating/Pest Control	1,920.00	987.00	-933.00	-94.53	3,388.00	2,961.00	-427.00	-14.42	22,701.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	3,450.00
4430-13-000	Contract-HVAC - Repairs & Maint	6,325.00	1,000.00	-5,325.00	-532.50	11,125.00	3,000.00	-8,125.00	-270.83	23,000.00
4430-13-400	Repairs/Maint - A/C Units	1,400.00	0.00	-1,400.00	N/A	1,400.00	0.00	-1,400.00	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	0.00	2,400.00	2,400.00	100.00	18,400.00
4430-18-000	Contract-Alarm Monitoring	1,413.09	1,707.00	293.91	17.22	1,413.09	5,121.00	3,707.91	72.41	39,261.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	12,000.00	15,000.00	3,000.00	20.00	115,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	3,300.00	3,300.00	100.00	25,300.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	23,000.00
4430-27-000	Contract - Lease	1,905.00	1,110.69	-794.71	-71.55	7,971.78	3,332.07	-4,639.71	-139.24	25,545.87
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	2,550.00	2,550.00	100.00	19,550.00
4439-00-000	Total Contract Costs	17,868.49	15,004.69	-2,863.80	338.64	38,954.87	45,014.07	6,059.20	596.30	345,107.87
4499-00-000	TOTAL MAINTENANCE EXPENSES	56,700.52	49,058.11	-7,213.89	162.77	130,548.40	147,174.33	17,054.45	653.52	1,163,993.69
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	39,089.19	27,766.02	-11,323.17	-40.78	82,299.06	83,298.06	999.00	1.20	638,618.46
4510-01-000	General Liability Insurance - Auto	269.45	810.00	540.55	66.73	808.35	2,430.00	1,621.65	66.73	18,630.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	1,050.00	1,050.00	100.00	8,050.00
4599-00-000	TOTAL GENERAL EXPENSES	39,358.64	28,926.02	-10,432.62	-36.07	83,107.41	86,778.06	3,670.65	4.23	665,298.46
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	2,492.00	1,539.00	-953.00	-61.92	9,343.00	4,617.00	-4,726.00	-102.36	35,397.00
4715-03-000	FSS Escrow Payments	991.99	3,304.00	2,312.01	69.98	6,080.98	9,912.00	3,831.02	38.65	75,992.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,483.99	4,843.00	1,359.01	28.06	15,423.98	14,529.00	-894.98	-6.16	111,389.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	25,367.11	20,639.37	-4,727.74	-22.91	74,889.70	61,918.11	-12,971.59	-20.95	474,705.51
4857-00-000	Debt Service Contra Account	-16,786.76	-16,314.22	472.54	2.90	-49,148.65	-48,942.66	205.99	0.42	-375,227.06
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	25,741.05	12,975.45	-12,765.60	-98.38	99,478.45
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	172,959.66	201,366.00	28,406.34	14.11	1,543,806.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	743.97	743.97	0.00	0.00	5,703.77
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	66,314.99	9,468.78	14.11	173,703.63	202,110.00	28,406.34	14.11	1,549,509.77
8000-00-000	TOTAL EXPENSES	221,035.40	157,119.81	-63,487.07	-100.98	578,251.39	471,359.43	-106,463.44	406.30	3,696,668.09
9000-00-000	NET INCOME	48,730.45	-22,365.25	38,247.36	-37.35	-87,138.63	-67,095.75	33,061.52	-536.71	-597,313.21
	Net Income After Depreciation	106,631.66				86,565.00				

Renaissance Partnership (.partren) Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	52,940.65
1111-15-000	Cash-Payroll	-44,143.33
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	9,797.32
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	59,901.99
1112-02-000	Cash Restricted - FSS Escrow	96,520.58
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	75,822.96
1112-06-000	Cash Restricted - Reserve/Escrow	552,444.89
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,541.21
1112-09-000	Restricted Cash - AA Reserve	49,895.75
1112-99-000	Total Restricted Cash	938,939.97
1119-00-000	TOTAL CASH	948,737.29
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	44,805.25
1122-01-000	Allowance for Doubtful Accounts-Tenar	-20,034.00
1122-99-000	TOTAL: AR	24,771.25
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	14,000.00
1129-56-000	Due from Colton Meadow	230,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	310,105.56
1135-01-000	A/R-HUD	160,251.00
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	558,658.17
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	31,189.08
1211-02-000	Prepaid Software Licenses	6,744.64
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	65,951.72
1300-00-000	TOTAL CURRENT ASSETS	1,573,347.18
1400-00-000	NONCURRENT ASSETS	

1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,105,584.03
1400-06-200	Building Improvements	504,645.82
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	658,917.68
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1400-15-000	Construction In Progress	95,500.35
1405-01-000	Accum Depreciation-Buildings	-11,869,375.95
1405-02-000	Accum Depreciation- Misc FF&E	-768,928.43
1405-03-000	Accum Depreciation-Infrastructure	-2,679,602.28
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	91,968.00
1410-01-001	Amortization Loan Cost	-6,131.00
1410-02-000	Compliance Fees	100.00
1410-03-000	Monitoring Fees	131,658.00
1411-01-000	AA Compliance Fees	-80.64
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-31,459.73
1420-00-000	TOTAL FIXED ASSETS (NET)	9,656,039.19
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	9,660,502.19
1999-00-000	TOTAL ASSETS	11,233,849.37
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	273,257.83
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	-22,140.06
2138-00-001	Accrued audit fees - LHA	13,912.24
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	69,844.51
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Curren	6,941.44
2299-00-000	TOTAL CURRENT LIABILITIES	530,955.28
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	12,891.24
2307-00-000	FSS Due to Tenant Long Term	96,520.58
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,829,802.71
2310-40-001	Short Term - Note Payable	9,885.72
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,330,300.57</u>
2499-00-000	TOTAL LIABILITIES	<u>2,861,255.85</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	<u>-6,983,252.89</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-6,983,252.89</u>
2899-00-000	TOTAL EQUITY	<u>8,372,593.52</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>11,233,849.37</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Mar 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	54,084.00	51,414.00	2,670.00	5.19	158,486.00	154,242.00	4,244.00	2.75	616,968.00
3112-02-000	Gain to Lease Sec8	33,858.00	28,476.00	5,382.00	18.90	92,040.00	85,428.00	6,612.00	7.74	341,712.00
3119-00-000	Total Rental Income	87,942.00	79,890.00	8,052.00	10.08	250,526.00	239,670.00	10,856.00	4.53	958,680.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	195.00	-195.00	-100.00	780.00
3120-04-000	Late and Admin Charges	30.00	50.00	-20.00	-40.00	60.00	150.00	-90.00	-60.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	75.00	-75.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	75.00	-75.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	600.00
3120-10-000	Application Fees	30.00	50.00	-20.00	-40.00	120.00	150.00	-30.00	-20.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	300.00	-300.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	60.00	365.00	-305.00	-83.56	180.00	1,095.00	-915.00	-83.56	4,380.00
3199-00-000	TOTAL TENANT INCOME	88,002.00	80,255.00	7,747.00	9.65	250,706.00	240,765.00	9,941.00	4.13	963,060.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,353.32	2,532.00	-178.68	-7.06	7,041.17	7,596.00	-554.83	-7.30	30,384.00
3610-01-000	Interest Income - Unrestricted	42.50	35.00	7.50	21.43	133.79	105.00	28.79	27.42	420.00
3699-00-000	TOTAL OTHER INCOME	2,395.82	2,567.00	-171.18	-6.67	7,174.96	7,701.00	-526.04	-6.83	30,804.00
3999-00-000	TOTAL INCOME	90,397.82	82,822.00	7,575.82	9.15	257,880.96	248,466.00	9,414.96	3.79	993,864.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,716.70	4,132.58	-584.12	-14.13	10,959.08	15,399.18	4,440.10	28.83	61,596.72
4110-00-001	401K-401A Admin	336.04	351.27	15.23	4.34	835.62	1,308.93	473.31	36.16	4,725.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	372.29	330.61	-41.68	-12.61	887.19	1,231.94	344.75	27.98	4,927.76
4110-00-004	Workers Comp Admin	131.37	165.30	33.93	20.53	135.12	615.96	480.84	78.06	2,463.84
4110-00-006	Legal Shield - Administrative	73.80	36.90	-36.90	-100.00	147.60	110.70	-36.90	-33.33	442.80
4110-00-007	Payroll Prep Fees	78.43	41.33	-37.10	-89.77	205.19	154.00	-51.19	-33.24	616.00
4110-07-000	Health/Life Insurance	1,390.68	1,853.11	462.43	24.95	3,243.79	5,559.33	2,315.54	41.65	22,237.32
4110-99-000	Total Administrative Salaries	7,099.31	6,911.10	-188.21	-2.72	16,413.59	24,380.04	7,966.45	32.68	97,009.92
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/C	161.00	50.00	-111.00	-222.00	161.00	150.00	-11.00	-7.33	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4130-99-000	Total Legal Expense	161.00	150.00	-11.00	-7.33	161.00	450.00	289.00	64.22	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	119.65	150.00	30.35	20.23	149.71	450.00	300.29	66.73	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	1,687.50	1,687.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	2,768.76	2,768.76	0.00	0.00	11,075.04
4173-00-000	Management Fee	6,573.42	5,592.30	-981.12	-17.54	16,773.47	16,776.90	3.43	0.02	67,107.60
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	750.00	-2,250.00	-300.00	3,000.00
4189-00-000	Total Other Admin Expenses	8,178.49	7,502.72	-675.77	-9.01	24,379.44	22,508.16	-1,871.28	-8.31	90,032.64
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	149.27	150.00	0.73	0.49	600.00
4190-02-000	Printing/Publications & Subscriptions	92.52	50.00	-42.52	-85.04	687.78	150.00	-537.78	-358.52	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	675.00	675.00	100.00	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Mar 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	375.00	375.00	100.00	1,500.00
4190-07-000 Telephone	125.44	125.00	-0.44	-0.35	355.32	375.00	19.68	5.25	1,500.00
4190-08-000 Postage	0.00	25.00	25.00	100.00	474.84	75.00	-399.84	-533.12	300.00
4190-09-000 Computer Software License Fees/Exp	452.53	404.55	-47.98	-11.86	1,285.62	1,213.65	-71.97	-5.93	4,854.60
4190-10-000 Copiers - Lease & Service	87.46	80.00	-7.46	-9.32	237.93	240.00	2.07	0.86	960.00
4190-13-000 Internet	248.08	209.33	-38.75	-18.51	737.60	627.99	-109.61	-17.45	2,511.96
4190-19-000 IT Contract Fees	1,461.44	800.00	-661.44	-82.68	1,822.56	2,400.00	577.44	24.06	9,600.00
4190-22-000 Other Misc Admin Expenses	0.00	220.00	220.00	100.00	251.93	660.00	408.07	61.83	2,640.00
4190-23-000 Compliance Fees	0.00	361.25	361.25	100.00	770.50	1,083.75	313.25	28.90	4,335.00
4190-24-000 Govt Licenses-Fees-Permits	700.00	200.00	-500.00	-250.00	700.00	600.00	-100.00	-16.67	2,400.00
4191-00-000 Total Miscellaneous Admin Expenses	3,167.47	3,075.13	-92.34	-3.00	7,473.35	9,225.39	1,752.04	18.99	36,901.56
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	18,606.27	17,638.95	-967.32	-5.48	48,427.38	56,563.59	8,136.21	14.38	225,744.12
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	336.55	400.00	63.45	15.86	1,230.56	1,200.00	-30.56	-2.55	4,800.00
4340-00-000 Garbage/Trash Removal	1,835.80	3,250.00	1,414.20	43.51	11,512.91	10,573.00	-939.91	-8.89	39,823.00
4390-01-100 Water/Sewer Combined	2,694.84	4,600.00	1,905.16	41.42	13,710.39	13,800.00	89.61	0.65	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	4,867.19	8,250.00	3,382.81	41.00	26,453.86	25,573.00	-880.86	-3.44	99,823.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	6,158.48	4,569.86	-1,588.62	-34.76	11,674.68	15,994.51	4,319.83	27.01	63,978.04
4410-06-000 401K-401A Maintenance	421.16	388.44	-32.72	-8.42	834.22	1,359.54	525.32	38.64	5,049.72
4410-07-000 Payroll Taxes Maintenance	465.44	365.59	-99.85	-27.31	919.70	1,279.56	359.86	28.12	5,118.24
4410-08-000 Health/Life Insurance Maint.	1,336.00	1,806.52	470.52	26.05	3,114.08	5,419.56	2,305.48	42.54	21,678.24
4410-09-000 Workers Comp Maintenance	171.44	182.79	11.35	6.21	147.83	639.77	491.94	76.89	2,559.08
4410-10-000 Payroll Prep Fees Maint.	102.29	45.70	-56.59	-123.83	233.63	159.95	-73.68	-46.06	639.80
4410-11-000 Legal Shield - Maint	73.80	36.90	-36.90	-100.00	147.60	110.70	-36.90	-33.33	442.80
4411-00-000 Maintenance Uniforms	0.00	50.00	50.00	100.00	0.00	165.00	165.00	100.00	660.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	39.09	200.00	160.91	80.46	257.37	600.00	342.63	57.10	2,400.00
4419-00-000 Total General Maint Expense	8,767.70	7,645.80	-1,121.90	-14.67	17,329.11	25,728.59	8,399.48	32.65	102,525.92
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
4420-02-000 Supplies-Appliance Parts	773.66	675.00	-98.66	-14.62	839.86	2,025.00	1,185.14	58.53	8,100.00
4420-03-000 Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	478.82	900.00	421.18	46.80	3,600.00
4420-03-100 Hardware Doors/Windows/Locks	152.94	100.00	-52.94	-52.94	187.28	300.00	112.72	37.57	1,200.00
4420-03-200 Window Treatments	364.25	50.00	-314.25	-628.50	819.92	150.00	-669.92	-446.61	600.00
4420-04-000 Electrical - Supplies/Fixtures	9.96	650.00	640.04	98.47	1,000.49	1,950.00	949.51	48.69	7,800.00
4420-05-000 Supplies-Exterminating	65.14	0.00	-65.14	N/A	75.81	0.00	-75.81	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	349.44	200.00	-149.44	-74.72	691.68	600.00	-91.68	-15.28	2,400.00
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	106.91	75.00	-31.91	-42.55	300.00
4420-08-000 Supplies-Plumbing	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00
4420-09-000 Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	34.20	300.00	265.80	88.60	1,200.00
4420-09-100 Security Equipment,Locks,Alarms	758.88	0.00	-758.88	N/A	758.88	0.00	-758.88	N/A	0.00
4420-10-000 Maint - Miscellaneous Supplies	500.00	125.00	-375.00	-300.00	500.00	375.00	-125.00	-33.33	1,500.00
4420-11-000 Supplies- HVAC	181.86	700.00	518.14	74.02	207.40	2,100.00	1,892.60	90.12	8,400.00
4420-12-000 Supplies- Painting	0.00	400.00	400.00	100.00	2,116.94	1,200.00	-916.94	-76.41	4,800.00
4429-00-000 Total Materials	3,156.13	3,975.00	818.87	20.60	7,818.19	11,925.00	4,106.81	34.44	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	150.00	150.00	100.00	600.00
4430-02-000 Contract-Appliance	294.00	0.00	-294.00	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	150.00	150.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	229.52	548.50	318.98	58.16	878.56	1,645.50	766.94	46.61	6,582.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Mar 2026
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	915.00	900.00	-15.00	-1.67	915.00	2,700.00	1,785.00	66.11	10,800.00
4430-18-000	Contract-Alarm Monitoring	889.71	570.82	-318.89	-55.87	1,511.92	1,712.46	200.54	11.71	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	6,249.99	8,100.00	1,850.01	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
4430-27-000	Contract - Lease	1,352.42	379.43	-972.99	-256.43	2,451.57	1,138.29	-1,313.28	-115.37	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	1,260.00	1,260.00	100.00	5,040.00
4430-99-000	Other Contracted Services	550.00	0.00	-550.00	N/A	550.00	0.00	-550.00	N/A	0.00
4439-00-000	Total Contract Costs	6,313.98	7,318.75	1,004.77	13.73	12,851.04	21,956.25	9,105.21	41.47	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	18,237.81	18,939.55	701.74	3.71	37,998.34	59,609.84	21,611.50	36.25	238,050.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,605.35	9,582.04	-23.31	-0.24	28,816.05	28,746.12	-69.93	-0.24	114,984.48
4510-01-000	General Liability Insurance - Auto	800.13	628.75	-171.38	-27.26	2,400.39	1,886.25	-514.14	-27.26	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	12,134.43	10,570.56	-1,563.87	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,450.29	13,809.31	-640.98	-4.64	43,350.87	41,427.93	-1,922.94	-4.64	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	1,937.93	1,937.94	0.01	0.00	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	9,548.13	9,548.13	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	163.79	171.98	8.19	4.76	491.37	515.94	24.57	4.76	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	18,935.19	18,935.19	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,658.23	10,312.40	654.17	6.34	30,912.62	30,937.20	24.58	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	118,829.61	126,900.18	8,070.57	6.36	507,600.72
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	4,627.56	4,627.56	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	30,342.58	-10,809.81	-35.63	123,457.17	91,027.74	-32,429.43	-35.63	364,110.96
8000-00-000	TOTAL EXPENSES	106,972.18	99,317.79	-7,654.39	105.30	310,600.24	305,214.30	-5,385.94	107.00	1,217,489.52
9000-00-000	NET INCOME	-16,574.36	-16,495.79	15,230.21	-96.15	-52,719.28	-56,748.30	14,800.90	-103.21	-223,625.52
	Net Income After Depreciation	24,578.03				70,737.89				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	91,612.76
1111-15-000	Cash-Payroll	9,187.85
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	101,400.61
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,015.00
1112-03-000	Cash Restricted-Operating Reserve	493,246.49
1112-04-000	Cash Restricted-Reserve for Replac	292,710.55
1112-05-000	Cash-Tax & Insurance Escrow	188,380.14
1112-99-000	Total Restricted Cash	1,005,352.18
1119-00-000	TOTAL CASH	1,106,752.79
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	8,076.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-3,126.00
1122-99-000	TOTAL: AR	4,950.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	4,950.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	3,232.46
1211-01-000	Prepaid Insurance	5,422.45
1211-02-000	Prepaid Software Licenses	8,386.31
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	24,041.22
1300-00-000	TOTAL CURRENT ASSETS	1,135,744.36
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	-6,422,047.42
1405-02-000	Accum Depreciation- Misc FF&E	-465,456.36
1405-03-000	Accum Depreciation-Infrastructure	-694,819.86

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	31,602.38
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-250,700.38
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,373,389.15</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,373,389.15
1999-00-000	TOTAL ASSETS	<u>6,509,133.51</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	625.46
2114-00-000	Tenant Security Deposits	28,475.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	64,716.96
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	82,713.22
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	1,004,131.03
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	10,336.23
2240-00-000	Tenant Prepaid Rents	5,107.00
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	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,170,115.96
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>4,914.46</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	16,283.46
2499-00-000	TOTAL LIABILITIES	<u>6,186,399.42</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	<u>-40,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-6,387,623.65</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-6,387,623.65
2899-00-000	TOTAL EQUITY	<u>322,734.09</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,509,133.51</u>

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

Period = Mar 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	25,207.00	25,445.00	-238.00	-0.94	75,117.00	76,335.00	-1,218.00	-1.60	305,340.00
3112-02-000 Gain to Lease Sec8	127,113.00	122,034.00	5,079.00	4.16	379,372.00	366,102.00	13,270.00	3.62	1,464,408.00
3119-00-000 Total Rental Income	152,320.00	147,479.00	4,841.00	3.28	454,489.00	442,437.00	12,052.00	2.72	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	525.00	-358.00	-68.19	2,100.00
3120-03-000 Damages & Cleaning	0.00	30.00	-30.00	-100.00	210.00	90.00	120.00	133.33	360.00
3120-04-000 Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	30.00	-30.00	-100.00	120.00
3120-06-000 NSF Charges	0.00	10.00	-10.00	-100.00	0.00	30.00	-30.00	-100.00	120.00
3120-06-100 Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-3,000.00	-3,000.00	0.00	0.00	-12,000.00
3120-09-000 Misc.Tenant Income	0.00	25.00	-25.00	-100.00	50.00	75.00	-25.00	-33.33	300.00
3120-10-000 Application Fees	0.00	100.00	-100.00	-100.00	0.00	300.00	-300.00	-100.00	1,200.00
3120-11-000 Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	600.00
3129-00-000 Total Other Tenant Income	-1,000.00	-600.00	-400.00	-66.67	-2,573.00	-1,800.00	-773.00	-42.94	-7,200.00
3199-00-000 TOTAL TENANT INCOME	151,320.00	146,879.00	4,441.00	3.02	451,916.00	440,637.00	11,279.00	2.56	1,762,548.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	185.00	-185.00	-100.00	115.33	555.00	-439.67	-79.22	2,220.00
3610-01-000 Interest Income - Unrestricted	89.28	110.00	-20.72	-18.84	255.02	330.00	-74.98	-22.72	1,320.00
3699-00-000 TOTAL OTHER INCOME	89.28	295.00	-205.72	-69.74	370.35	885.00	-514.65	-58.15	3,540.00
3999-00-000 TOTAL INCOME	151,409.28	147,174.00	4,235.28	2.88	452,286.35	441,522.00	10,764.35	2.44	1,766,088.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	11,677.47	8,641.12	-3,036.35	-35.14	28,908.77	31,281.21	2,372.44	7.58	125,124.84
4110-00-001 401K-401A Admin	992.57	734.50	-258.07	-35.14	2,457.23	2,658.91	201.68	7.59	9,724.82
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	886.66	691.29	-195.37	-28.26	2,236.04	2,502.50	266.46	10.65	10,010.00
4110-00-004 Workers Comp Admin	325.00	259.23	-65.77	-25.37	333.68	1,078.42	744.74	69.06	4,313.68
4110-00-006 Legal Shield - Administrative	175.60	87.80	-87.80	-100.00	351.20	263.40	-87.80	-33.33	1,053.60
4110-00-007 Payroll Prep Fees	193.82	86.41	-107.41	-124.30	510.23	312.81	-197.42	-63.11	1,251.24
4110-07-000 Health/Life Insurance	3,335.92	2,955.89	-380.03	-12.86	7,774.93	8,867.67	1,092.74	12.32	35,470.68
4110-99-000 Total Administrative Salaries	17,587.04	13,456.24	-4,130.80	-30.70	42,572.08	46,964.92	4,392.84	9.35	186,948.86
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	294.00	294.00	100.00	1,176.00
4130-02-000 Criminal Background / Credit Checks/E	655.00	0.00	-655.00	N/A	655.00	0.00	-655.00	N/A	0.00
4130-03-000 Tenant Screening	0.00	110.00	110.00	100.00	0.00	330.00	330.00	100.00	1,320.00
4130-04-000 General Legal Expense	0.00	400.00	400.00	100.00	3,114.00	1,200.00	-1,914.00	-159.50	4,800.00
4130-99-000 Total Legal Expense	655.00	608.00	-47.00	-7.73	3,769.00	1,824.00	-1,945.00	-106.63	7,296.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	119.65	370.00	250.35	67.66	149.70	1,110.00	960.30	86.51	4,440.00
4140-00-100 Travel/Mileage	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4171-00-000 Auditing Fees	922.92	922.22	-0.70	-0.08	2,768.76	2,766.66	-2.10	-0.08	11,066.64
4173-00-000 Management Fee	9,870.96	8,848.74	-1,022.22	-11.55	27,264.90	26,546.22	-718.68	-2.71	106,184.88
4189-00-000 Total Other Admin Expenses	10,913.53	10,165.96	-747.57	-7.35	30,183.36	30,497.88	314.52	1.03	121,991.52
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	1,144.85	306.00	-838.85	-274.13	1,224.00

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

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-02-000	Printing/Publications & Subscriptions	117.89	25.00	-92.89	-371.56	117.89	75.00	-42.89	-57.19	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	825.00	825.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	395.78	100.00	-295.78	-295.78	941.09	300.00	-641.09	-213.70	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4190-07-000	Telephone	1,033.60	1,100.00	66.40	6.04	3,132.24	3,300.00	167.76	5.08	13,200.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	324.84	225.00	-99.84	-44.37	900.00
4190-09-000	Computer Software License Fees/Exp	635.36	539.40	-95.96	-17.79	1,762.14	1,618.20	-143.94	-8.90	6,472.80
4190-10-000	Copiers - Lease & Service	434.36	170.00	-264.36	-155.51	610.58	510.00	-100.58	-19.72	2,040.00
4190-13-000	Internet	522.70	126.46	-396.24	-313.33	1,538.10	379.38	-1,158.72	-305.42	1,517.52
4190-19-000	IT Contract Fees	678.32	800.00	121.68	15.21	2,034.96	2,400.00	365.04	15.21	9,600.00
4190-20-000	Bank Fees - Restricted	0.00	250.00	250.00	100.00	59.00	750.00	691.00	92.13	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	289.09	300.00	10.91	3.64	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	711.25	100.00	-611.25	-611.25	711.25	300.00	-411.25	-137.08	1,200.00
4190-30-000	Equipment Service Contracts	255.00	1,400.00	1,145.00	81.79	2,153.93	4,200.00	2,046.07	48.72	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	5,059.26	5,212.86	153.60	2.95	15,644.96	15,638.58	-6.38	-0.04	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,214.83	29,443.06	-4,771.77	-16.21	92,169.40	94,925.38	2,755.98	2.90	378,790.70
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	92.43	90.00	-2.43	-2.70	276.29	270.00	-6.29	-2.33	1,080.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	92.43	90.00	-2.43	-2.70	276.29	270.00	-6.29	-2.33	1,080.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,247.08	1,680.00	-567.08	-33.75	6,542.81	5,040.00	-1,502.81	-29.82	20,160.00
4320-00-000	Electricity	2,138.76	2,192.00	53.24	2.43	6,024.28	6,576.00	551.72	8.39	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	1,062.89	825.00	-237.89	-28.84	1,863.31	2,475.00	611.69	24.71	9,900.00
4340-00-000	Garbage/Trash Removal	1,901.97	1,501.88	-400.09	-26.64	5,598.94	4,505.64	-1,093.30	-24.27	18,022.56
4390-00-000	Sewer	2,679.23	2,900.00	220.77	7.61	8,018.63	8,700.00	681.37	7.83	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,029.93	9,098.88	-931.05	-10.23	28,094.60	27,296.64	-797.96	-2.92	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	8,809.56	8,953.15	143.59	1.60	21,105.64	30,749.33	9,643.69	31.36	122,997.32
4410-06-000	401K-401A Maintenance	559.88	761.02	201.14	26.43	1,333.21	2,613.70	1,280.49	48.99	9,793.52
4410-07-000	Payroll Taxes Maintenance	667.33	716.25	48.92	6.83	1,645.88	2,459.94	814.06	33.09	9,839.76
4410-08-000	Health/Life Insurance Maint.	2,198.74	1,659.96	-538.78	-32.46	5,123.54	6,244.72	1,121.18	17.95	24,978.88
4410-09-000	Workers Comp Maintenance	245.18	268.59	23.41	8.72	233.40	1,050.90	817.50	77.79	4,203.60
4410-10-000	Payroll Prep Fees Maint.	146.26	89.53	-56.73	-63.36	402.59	307.49	-95.10	-30.93	1,229.96
4410-11-000	Legal Shield - Maint	87.80	45.00	-42.80	-95.11	175.60	133.90	-41.70	-31.14	535.60
4411-00-000	Maintenance Uniforms	119.34	160.00	40.66	25.41	397.80	480.00	82.20	17.12	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	103.39	602.00	498.61	82.83	907.02	1,806.00	898.98	49.78	7,224.00
4419-00-000	Total General Maint Expense	12,937.48	13,255.50	318.02	2.40	31,324.68	45,845.98	14,521.30	31.67	182,722.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	19.56	135.00	115.44	85.51	540.00
4420-02-000	Supplies-Appliance Parts	459.96	260.00	-199.96	-76.91	599.08	780.00	180.92	23.19	3,120.00
4420-03-000	Supplies-Painting/Decorating	-123.48	0.00	123.48	N/A	214.22	0.00	-214.22	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	79.95	200.00	120.05	60.02	514.61	600.00	85.39	14.23	2,400.00
4420-03-200	Window Treatments	0.00	150.00	150.00	100.00	483.12	450.00	-33.12	-7.36	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	14.40	800.00	785.60	98.20	2,246.84	2,400.00	153.16	6.38	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	500.00	500.00	100.00	572.61	1,500.00	927.39	61.83	6,000.00
4420-08-000	Supplies-Plumbing	57.35	200.00	142.65	71.32	386.79	600.00	213.21	35.53	2,400.00
4420-11-000	Supplies- HVAC	603.99	250.00	-353.99	-141.60	603.99	750.00	146.01	19.47	3,000.00
4420-12-000	Supplies- Painting	95.49	200.00	104.51	52.26	435.86	600.00	164.14	27.36	2,400.00
4429-00-000	Total Materials	1,187.66	2,605.00	1,417.34	54.41	6,076.68	7,815.00	1,738.32	22.24	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	300.00	300.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	3,022.00	1,200.00	-1,822.00	-151.83	4,800.00

The Manor at West Bartow (62)
Budget Comparison

Period = Mar 2026
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	0.00	3,375.00	3,375.00	100.00	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	2,443.09	1,635.00	-808.09	-49.42	6,540.00
4430-18-000	Contract-Alarm Monitoring	595.14	700.00	104.86	14.98	5,788.29	2,100.00	-3,688.29	-175.63	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,142.00	2,500.00	1,358.00	54.32	3,277.00	7,500.00	4,223.00	56.31	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00
4430-27-000	Contract - Lease	187.52	0.00	-187.52	N/A	388.15	0.00	-388.15	N/A	0.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	1,749.99	1,749.99	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4439-00-000	Total Contract Costs	2,901.12	8,920.00	6,018.88	67.48	14,918.53	26,760.00	11,841.47	44.25	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	17,026.26	24,780.50	7,754.24	31.29	52,319.89	80,420.98	28,101.09	34.94	321,022.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	11,241.93	12,293.36	1,051.43	8.55	33,725.79	36,880.08	3,154.29	8.55	147,520.32
4510-01-000	General Liability Insurance - Auto	800.13	658.75	-141.38	-21.46	2,400.39	1,976.25	-424.14	-21.46	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	1,334.16	358.86	-975.30	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	12,486.78	13,096.73	609.95	4.66	37,460.34	39,290.19	1,829.85	4.66	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	0.00	675.00	675.00	100.00	2,700.00
4855-00-000	Interest Expense-Mortgage	31,669.89	32,000.00	32,000.00	100.00	95,009.67	96,000.00	96,000.00	100.00	384,000.00
4855-01-000	Interest - Third Mortgage	1,659.36	464.28	-1,195.08	-257.40	4,978.08	1,392.84	-3,585.24	-257.40	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	33,329.25	32,689.28	31,029.92	-57.40	99,987.75	98,067.84	93,089.76	-57.40	392,271.36
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	93,011.22	93,011.22	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	7,997.10	7,997.10	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	101,008.32	67,483.32	-33,525.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	140,848.92	131,692.89	22,513.86	-100.27	411,316.59	407,754.35	91,447.43	-69.83	1,629,445.30
9000-00-000	NET INCOME	10,560.36	15,481.11	-18,278.58	103.15	40,969.76	33,767.65	-80,683.08	72.27	136,642.70
	Net Income After Depreciation	44,229.80				141,978.08				

The Manor at West Bartow (62) Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance	
1110-00-000	Unrestricted Cash		
1111-10-000	Cash Operating 1	173,347.00	
1111-15-000	Cash-Payroll	-50,739.94	
1111-90-000	Petty Cash	600.00	
1111-99-000	Total Unrestricted Cash	123,207.16	
1112-00-000	Restricted Cash		
1112-01-000	Cash Restricted-Security Deposits	10,900.00	
1112-03-000	Cash Restricted-Operating Reserve	19.62	
1112-04-000	Cash Restricted-Reserve for Replac	147,610.28	
1112-05-000	Cash-Tax & Insurance Escrow	128,340.88	
1112-12-000	Restricted Investment	158,605.59	
1112-99-000	Total Restricted Cash	445,476.37	
1118-00-000	Clearing	100.00	
1119-00-000	TOTAL CASH	568,783.53	
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE		
1122-00-000	A/R-Tenants/Vendors	1,220.00	
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,529.00	
1122-99-000	TOTAL: AR	-1,309.00	
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-1,309.00	
1160-00-000	OTHER CURRENT ASSETS		
1170-01-000	Eviction Deposit Acct.	500.00	
1211-00-000	Prepaid Expenses and Other Assets	602.36	
1211-01-000	Prepaid Insurance	22,087.10	
1211-02-000	Prepaid Software Licenses	7,981.75	
1299-00-000	TOTAL OTHER CURRENT ASSETS	31,171.21	
1300-00-000	TOTAL CURRENT ASSETS	598,645.74	732932.03
1400-00-000	NONCURRENT ASSETS		
1400-01-000	FIXED ASSETS		
1400-05-000	Land	432,717.00	
1400-06-000	Buildings	12,796,743.00	
1400-06-200	Building Improvements	53,499.32	
1400-08-100	Furn, Fixt, & Equip	1,212,730.94	
1405-01-000	Accum Depreciation-Buildings	-5,404,048.38	
1405-02-000	Accum Depreciation- Misc FF&E	-1,237,370.62	
1405-03-000	Accum Depreciation-Infrastructure	-595,963.89	
1410-00-000	Intangible Assets		
1410-01-000	Loan Costs	335,121.42	

1410-01-001	Amortization Loan Cost	311,834.39
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-217,271.31
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>7,264,881.09</u>
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	<u>7,976,478.09</u>
1999-00-000	TOTAL ASSETS	<u>8,575,123.83</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-18,139.82
2114-00-000	Tenant Security Deposits	9,600.00
2114-02-000	Security Deposit Clearing Account	175.00
2114-03-000	Security Deposit-Pet	1,350.00
2119-92-000	Accrued Property Taxes	153.00
2131-01-000	Accrued Interest NLP Loan	14,892.28
2131-02-000	Accrued Interest - Pacific Life Loan	16,077.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	10,642.48
2149-27-000	Due to West Lake Mgmt.	25,000.00
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	1,521.01
2260-00-000	Accrued Compensated Absences-Curren	1,555.80
2297-00-000	Mortgage Note Payable	2,343,839.21
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	246,752.38
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>4,534,498.65</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,889.35
2310-01-000	Due to Affiliates	10,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>13,489.35</u>
2499-00-000	TOTAL LIABILITIES	<u>4,547,988.00</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	<u>-30,000.00</u>

2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>6,938,214.56</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,911,078.73</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-2,911,078.73
2899-00-000	TOTAL EQUITY	<u>4,027,135.83</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,575,123.83</u>

**Youthbuild (.ybuild)
Budget Comparison**

Period = Mar 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	60,089.76	41,667.00	18,422.76	44.21	183,467.33	125,001.00	58,466.33	46.77	500,004.00
3499-00-000	60,089.76	41,667.00	18,422.76	44.21	183,467.33	125,001.00	58,466.33	46.77	500,004.00
3600-00-000	OTHER INCOME								
3610-01-000	0.00	0.00	0.00	N/A	90.36	0.00	90.36	N/A	0.00
3699-00-000	0.00	0.00	0.00	N/A	90.36	0.00	90.36	N/A	0.00
3999-00-000	60,089.76	41,667.00	18,422.76	44.21	183,557.69	125,001.00	58,556.69	46.84	500,004.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE								
4100-99-000	Administrative Salaries								
4110-00-000	17,153.86	15,288.49	-1,865.37	-12.20	40,810.73	45,865.47	5,054.74	11.02	183,461.88
4110-00-001	1,458.08	1,299.52	-158.56	-12.20	3,468.66	3,898.56	429.90	11.03	15,594.24
4110-00-002	1,306.26	1,133.00	-173.26	-15.29	3,127.09	3,399.00	271.91	8.00	13,596.00
4110-00-004	477.35	566.00	88.65	15.66	436.17	1,698.00	1,261.83	74.31	6,792.00
4110-00-006	73.80	36.90	-36.90	-100.00	147.60	110.70	-36.90	-33.33	442.80
4110-00-007	284.62	142.00	-142.62	-100.44	800.50	426.00	-374.50	-87.91	1,704.00
4110-07-000	3,332.70	4,460.96	1,128.26	25.29	7,781.68	13,382.88	5,601.20	41.85	53,531.52
4110-99-000	24,086.67	22,926.87	-1,159.80	-5.06	56,572.43	68,780.61	12,208.18	17.75	275,122.44
4139-00-000	Other Admin Expenses								
4140-00-000	828.37	1,000.00	171.63	17.16	7,481.68	3,000.00	-4,481.68	-149.39	12,000.00
4140-00-100	0.00	141.00	141.00	100.00	0.00	423.00	423.00	100.00	1,692.00
4170-00-000	0.00	138.00	138.00	100.00	0.00	414.00	414.00	100.00	1,656.00
4189-00-000	828.37	1,279.00	450.63	35.23	7,481.68	3,837.00	-3,644.68	-94.99	15,348.00
4190-00-000	Miscellaneous Admin Expenses								
4190-04-000	0.00	2,288.00	2,288.00	100.00	0.00	6,864.00	6,864.00	100.00	27,456.00
4190-07-000	267.54	250.00	-17.54	-7.02	787.81	750.00	-37.81	-5.04	3,000.00
4190-08-000	0.00	30.00	30.00	100.00	55.43	90.00	34.57	38.41	360.00
4190-09-000	47.98	0.00	-47.98	N/A	71.97	0.00	-71.97	N/A	0.00
4190-10-000	0.00	289.00	289.00	100.00	495.97	867.00	371.03	42.79	3,468.00
4190-11-000	825.67	1,514.00	688.33	45.46	2,477.01	4,542.00	2,064.99	45.46	18,168.00
4190-19-000	165.24	150.00	-15.24	-10.16	873.44	450.00	-423.44	-94.10	1,800.00
4190-22-000	0.00	0.00	0.00	N/A	566.93	0.00	-566.93	N/A	0.00
4191-00-000	1,306.43	4,521.00	3,214.57	71.10	5,328.56	13,563.00	8,234.44	60.71	54,252.00
4199-00-000	26,221.47	28,726.87	2,505.40	8.72	69,382.67	86,180.61	16,797.94	19.49	344,722.44
4200-00-000	TENANT SERVICES								
4210-00-000	Tenant Services Salaries								
4210-00-002	9,405.13	6,605.00	-2,800.13	-42.39	27,382.63	19,815.00	-7,567.63	-38.19	79,260.00
4210-00-004	785.38	528.00	-257.38	-48.75	2,286.62	1,584.00	-702.62	-44.36	6,336.00
4210-00-007	261.64	264.00	2.36	0.89	261.64	792.00	530.36	66.96	3,168.00
4220-01-000	155.91	66.00	-89.91	-136.23	389.70	198.00	-191.70	-96.82	792.00
4229-00-000	0.00	3,247.00	3,247.00	100.00	0.00	9,741.00	9,741.00	100.00	38,964.00
4299-00-000	10,608.06	10,710.00	101.94	0.95	30,320.59	32,130.00	1,809.41	5.63	128,520.00
4300-00-000	UTILITIES								
4320-00-000	0.00	275.00	275.00	100.00	0.00	825.00	825.00	100.00	3,300.00
4399-00-000	0.00	275.00	275.00	100.00	0.00	825.00	825.00	100.00	3,300.00

**Youthbuild (.ybuild)
Budget Comparison**

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	129.09	300.00	170.91	56.97	865.43	900.00	34.57	3.84	3,600.00
4419-00-000	Total General Maint Expense	129.09	300.00	170.91	56.97	865.43	900.00	34.57	3.84	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	762.70	0.00	-762.70	N/A	0.00
4420-11-000	Supplies- HVAC	64.47	0.00	-64.47	N/A	64.47	0.00	-64.47	N/A	0.00
4429-00-000	Total Materials	64.47	0.00	-64.47	N/A	827.17	0.00	-827.17	N/A	0.00
4430-00-000	Contract Costs									
4430-27-000	Contract - Lease	63.41	0.00	-63.41	N/A	126.82	0.00	-126.82	N/A	0.00
4439-00-000	Total Contract Costs	63.41	0.00	-63.41	N/A	126.82	0.00	-126.82	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	256.97	300.00	43.03	14.34	1,819.42	900.00	-919.42	-102.16	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	872.74	1,255.00	382.26	30.46	2,618.22	3,765.00	1,146.78	30.46	15,060.00
4510-01-000	General Liability Insurance - Auto	170.99	400.00	229.01	57.25	512.97	1,200.00	687.03	57.25	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	1,043.73	1,655.00	611.27	36.93	3,131.19	4,965.00	1,833.81	36.93	19,860.00
8000-00-000	TOTAL EXPENSES	38,130.23	41,666.87	3,536.64	8.49	104,653.87	125,000.61	20,346.74	16.28	500,002.44
9000-00-000	NET INCOME	21,959.53	0.13	21,959.40	16,891,846.15	78,903.82	0.39	78,903.43	20,231,648.72	1.56

Youthbuild (.ybuild) Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	152,962.80
1111-15-000	Cash-Payroll	-91,298.61
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	62,664.19
1119-00-000	TOTAL CASH	62,664.19
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,781.85
1300-00-000	TOTAL CURRENT ASSETS	67,165.97
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	81,378.86
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	65,860.11
1499-00-000	TOTAL NONCURRENT ASSETS	65,860.11
1999-00-000	TOTAL ASSETS	133,026.08
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	315.52
2146-00-000	Due to LPHC General	3,500.00
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	50,261.41
2260-00-000	Accrued Compensated Absences-Curren	6,678.41
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	411,327.79
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,402.76

2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>12,402.76</u>
2499-00-000	TOTAL LIABILITIES	<u>423,730.55</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-303,976.47
2809-03-000	Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-290,704.47
2899-00-000	TOTAL EQUITY	<u>-290,704.47</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>133,026.08</u>

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

Period = Mar 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	13,210.00	13,550.00	-340.00	-2.51	39,752.00	40,650.00	-898.00	-2.21	162,600.00
3119-00-000 Total Rental Income	13,210.00	13,550.00	-340.00	-2.51	39,752.00	40,650.00	-898.00	-2.21	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	1,050.00	-1,050.00	-100.00	4,200.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	75.00	-75.00	-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
3129-00-000 Total Other Tenant Income	0.00	425.00	-425.00	-100.00	20.00	1,275.00	-1,255.00	-98.43	5,100.00
3199-00-000 TOTAL TENANT INCOME	13,210.00	13,975.00	-765.00	-5.47	39,772.00	41,925.00	-2,153.00	-5.14	167,700.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	72,478.00	12,865.00	59,613.00	463.37	87,988.00	38,595.00	49,393.00	127.98	154,380.00
3499-00-000 TOTAL GRANT INCOME	72,478.00	12,865.00	59,613.00	463.37	87,988.00	38,595.00	49,393.00	127.98	154,380.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	170.36	10.00	160.36	1,603.60	835.00	30.00	805.00	2,683.33	120.00
3699-00-000 TOTAL OTHER INCOME	170.36	10.00	160.36	1,603.60	835.00	30.00	805.00	2,683.33	120.00
3999-00-000 TOTAL INCOME	85,858.36	26,850.00	59,008.36	219.77	128,595.00	80,550.00	48,045.00	59.65	322,200.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	2,692.33	2,323.41	-368.92	-15.88	6,204.94	6,970.23	765.29	10.98	27,880.92
4110-00-001 401K-401A Admin	187.87	197.49	9.62	4.87	466.84	592.47	125.63	21.20	2,369.88
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	205.81	185.87	-19.94	-10.73	475.33	557.61	82.28	14.76	2,230.44
4110-00-004 Workers Comp Admin	74.99	92.94	17.95	19.31	77.06	278.82	201.76	72.36	1,115.28
4110-00-007 Payroll Prep Fees	44.79	23.23	-21.56	-92.81	116.23	69.69	-46.54	-66.78	278.76
4110-07-000 Health/Life Insurance	664.60	886.13	221.53	25.00	1,550.73	2,658.39	1,107.66	41.67	10,633.56
4110-99-000 Total Administrative Salaries	3,870.39	3,709.07	-161.32	-4.35	8,891.13	11,127.21	2,236.08	20.10	44,508.84
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
4130-02-000 Criminal Background / Credit Checks/L	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	29.00	450.00	421.00	93.56	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	29.00	510.00	481.00	94.31	2,040.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	119.69	0.00	-119.69	N/A	149.74	0.00	-149.74	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	1,080.00	1,080.00	100.00	4,320.00
4171-00-000 Auditing Fees	1,872.92	2,025.28	152.36	7.52	5,771.12	6,075.84	304.72	5.02	24,303.36
4173-00-000 Management Fee	3,906.64	3,567.84	-338.80	-9.50	11,719.92	10,703.52	-1,016.40	-9.50	42,814.08
4173-01-000 Bookkeeping Fee	352.50	0.00	-352.50	N/A	1,057.50	0.00	-1,057.50	N/A	0.00
4173-02-000 Asset Management Fee	470.00	480.00	10.00	2.08	1,410.00	1,440.00	30.00	2.08	5,760.00
4182-00-000 Consultants	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
4189-00-000 Total Other Admin Expenses	6,721.75	6,683.12	-38.63	-0.58	20,108.28	20,049.36	-58.92	-0.29	80,197.44
4190-00-000 Miscellaneous Admin Expenses									
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
4190-07-000 Telephone	321.38	137.39	-183.99	-133.92	964.14	412.17	-551.97	-133.92	1,648.68
4190-08-000 Postage	0.00	25.00	25.00	100.00	355.43	75.00	-280.43	-373.91	300.00
4190-09-000 Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	784.95	784.95	0.00	0.00	3,139.80

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

Period = Mar 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-13-000 Internet	1,182.72	1,332.62	149.90	11.25	3,548.16	3,997.86	449.70	11.25	15,991.44	
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00	
4190-22-000 Other Misc Admin Expenses	0.00	25.00	25.00	100.00	32.49	75.00	42.51	56.68	300.00	
4190-24-000 Govt Licenses-Fees-Permits	500.00	50.00	-450.00	-900.00	500.00	150.00	-350.00	-233.33	600.00	
4191-00-000 Total Miscellaneous Admin Expenses	2,265.75	1,906.66	-359.09	-18.83	6,185.17	5,719.98	-465.19	-8.13	22,879.92	
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	12,857.89	12,468.85	-389.04	-3.12	35,213.58	37,406.55	2,192.97	5.86	149,626.20	
4200-00-000 TENANT SERVICES										
4230-00-000 Resident Services Exp	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00	
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00	
4300-00-000 UTILITIES										
4310-00-000 Water	402.50	1,163.00	760.50	65.39	7,911.09	3,489.00	-4,422.09	-126.74	13,956.00	
4320-00-000 Electricity	219.59	300.00	80.41	26.80	836.67	900.00	63.33	7.04	3,600.00	
4340-00-000 Garbage/Trash Removal	639.58	545.68	-93.90	-17.21	1,902.58	1,637.04	-265.54	-16.22	6,548.16	
4390-00-000 Sewer	662.79	560.28	-102.51	-18.30	1,937.31	1,680.84	-256.47	-15.26	6,723.36	
4399-00-000 TOTAL UTILITY EXPENSES	1,924.46	2,568.96	644.50	25.09	12,587.65	7,706.88	-4,880.77	-63.33	30,827.52	
4400-00-000 MAINTENANCE AND OPERATIONS										
4400-99-000 General Maint Expense										
4410-00-000 Maintenance Salaries	3,889.56	2,886.23	-1,003.33	-34.76	7,373.47	8,658.69	1,285.22	14.84	34,634.76	
4410-06-000 401K-401A Maintenance	265.99	115.45	-150.54	-130.39	526.88	346.35	-180.53	-52.12	1,385.40	
4410-07-000 Payroll Taxes Maintenance	293.96	230.90	-63.06	-27.31	558.24	692.70	134.46	19.41	2,770.80	
4410-08-000 Health/Life Insurance Maint.	866.09	1,152.11	286.02	24.83	2,022.54	3,456.33	1,433.79	41.48	13,825.32	
4410-09-000 Workers Comp Maintenance	108.30	115.45	7.15	6.19	93.41	346.35	252.94	73.03	1,385.40	
4410-10-000 Payroll Prep Fees Maint.	64.60	28.86	-35.74	-123.84	147.55	86.58	-60.97	-70.42	346.32	
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	103.38	250.00	146.62	58.65	455.61	750.00	294.39	39.25	3,000.00	
4419-00-000 Total General Maint Expense	5,591.88	4,779.00	-812.88	-17.01	11,177.70	14,337.00	3,159.30	22.04	57,348.00	
4420-00-000 Materials										
4420-01-000 Supplies-Grounds	15.34	100.00	84.66	84.66	15.34	300.00	284.66	94.89	1,200.00	
4420-02-000 Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4420-03-100 Hardware Doors/Windows/Locks	375.89	50.00	-325.89	-651.78	375.89	150.00	-225.89	-150.59	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	314.07	50.00	-264.07	-528.14	314.07	150.00	-164.07	-109.38	600.00	
4420-06-000 Supplies-Janitorial/Cleaning	141.02	50.00	-91.02	-182.04	447.01	150.00	-297.01	-198.01	600.00	
4420-07-000 Repairs - Materials & Supplies	94.14	25.00	-69.14	-276.56	180.51	75.00	-105.51	-140.68	300.00	
4420-08-000 Supplies-Plumbing	844.92	25.00	-819.92	-3,279.68	868.48	75.00	-793.48	-1,057.97	300.00	
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00	
4420-10-000 Maint - Miscellaneous Supplies	64.10	0.00	-64.10	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	0.00	150.00	150.00	100.00	600.00	
4420-12-000 Supplies- Painting	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
4420-13-000 Materials- Emergency Roof	-1,000.00	0.00	1,000.00	N/A	-1,000.00	0.00	1,000.00	N/A	0.00	
4429-00-000 Total Materials	849.48	525.00	-324.48	-61.81	1,313.53	1,575.00	261.47	16.60	6,300.00	
4430-00-000 Contract Costs										
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00	
4430-07-000 Contract-Exterminating/Pest Control	290.00	165.00	-125.00	-75.76	290.00	495.00	205.00	41.41	1,980.00	
4430-13-000 Contract-HVAC - Repairs & Maint	1,000.00	125.00	-875.00	-700.00	1,000.00	375.00	-625.00	-166.67	1,500.00	
4430-18-000 Contract-Alarm Monitoring	224.89	185.00	-39.89	-21.56	224.89	555.00	330.11	59.48	2,220.00	
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	3,000.00	3,300.00	300.00	9.09	13,200.00	
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00	
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	840.00	840.00	100.00	3,360.00	
4439-00-000 Total Contract Costs	2,514.89	2,280.00	-234.89	-10.30	4,514.89	6,840.00	2,325.11	33.99	27,360.00	
4499-00-000 TOTAL MAINTENANCE EXPENSES	8,956.25	7,584.00	-1,372.25	-18.09	17,006.12	22,752.00	5,745.88	25.25	91,008.00	
4500-00-000 GENERAL EXPENSES										
4510-00-000 Insurance -Property/Liability	4,079.09	4,000.00	-79.09	-1.98	12,237.27	12,000.00	-237.27	-1.98	48,000.00	

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Period = Mar 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	4,079.09	4,050.00	-29.09	-0.72	12,237.27	12,150.00	-87.27	-0.72	48,600.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	213.00	0.00	-213.00	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	213.00	0.00	-213.00	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	23,444.07	23,444.07	0.00	0.00	93,776.28
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	23,444.07	2,744.07	-20,700.00	-754.35	10,976.28
8000-00-000 TOTAL EXPENSES	35,703.38	27,586.50	-8,116.88	-751.19	100,735.36	82,759.50	-17,975.86	-787.29	331,038.00
9000-00-000 NET INCOME	50,154.98	-736.50	67,125.24	970.96	27,859.64	-2,209.50	66,020.86	846.94	-8,838.00
Net Income After Depreciation	57,969.67				51,303.71				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Mar 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	126,602.04
1111-15-000	Cash-Payroll	75,739.54
1111-99-000	Total Unrestricted Cash	202,341.58
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,400.00
1112-04-000	Cash Restricted-Reserve for Replac	85,171.49
1112-99-000	Total Restricted Cash	99,571.49
1119-00-000	TOTAL CASH	301,913.07
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,860.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	3,364.00
1122-99-000	TOTAL: AR	11,224.00
1135-01-000	A/R-HUD	64,722.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	102,528.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	63,013.61
1211-02-000	Prepaid Software Licenses	6,457.78
1299-00-000	TOTAL OTHER CURRENT ASSETS	69,471.39
1300-00-000	TOTAL CURRENT ASSETS	473,912.46
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	-681,607.07
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,366,421.76
1499-00-000	TOTAL NONCURRENT ASSETS	3,366,421.76
1999-00-000	TOTAL ASSETS	3,840,334.22
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,551.60
2114-00-000	Tenant Security Deposits	14,400.00
2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	11,143.79
2138-00-001	Accrued audit fees - LHA	15,002.36
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	27,586.00
2260-00-000	Accrued Compensated Absences-Curren	976.91
2299-00-000	TOTAL CURRENT LIABILITIES	<u>79,775.58</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,814.26
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,814.26</u>
2499-00-000	TOTAL LIABILITIES	<u>81,589.84</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,758,744.38
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,758,744.38</u>
2899-00-000	TOTAL EQUITY	<u>3,758,744.38</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,840,334.22</u>

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of March 2026

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 620,278.16	\$ 350,031.84
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 589,790.06	\$ 332,340.94
CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
			CFP Total:	\$ 11,558,748.00	\$ 9,558,537.30	\$ 10,620,597.00	\$ 9,937,587.91	\$ 1,621,160.09
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 92,381.08	\$ 55,105.92
ROSS-Family Self Sufficiency 2025	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 229,860.00	\$ -
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ 65,585.49	\$ 186,213.51
			ROSS Total:	\$ 828,046.00	\$ 518,622.30	\$ 828,046.00	\$ 582,233.42	\$ 245,812.58
YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			YouthBuild Total:	\$ 2,858,376.00	\$ 2,722,538.40	\$ 1,881,395.28	\$ 1,881,395.28	\$ 976,980.72

RESOLUTIONS

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

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

Re: Resolution# 26-1569

The Board of Commissioners is requested to approve the above-referenced resolution in order to comply with U.S. Department of Housing and Urban Development (HUD) requirements governing amendments to the Lakeland Housing Authority's Annual and Five-Year PHA Plans.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
 - B. Project: Significant Amendment to the 2026 PHA Annual and 2029 Five-Year Plan to include LHA's public housing repositioning plan.
 - C. Originator: Erik Rashad
-

3. Cost Estimate:

Nominal cost of submittal to the U.S. Department of Housing and Urban Development.

Narrative:

The Housing Authority of the City of Lakeland (LHA) is requesting approval from its Board of Commissioners to adopt a Significant Amendment to the Annual PHA Plan and Five-Year PHA Plan to document LHA's public housing repositioning plan utilizing RAD/Section 18 Small PHA Blend transactions. The Significant Amendment is necessary to satisfy HUD's PHA Plan requirements for public housing disposition activities and to formally describe LHA's planned conversion of its remaining public housing portfolio to long-term Section 8 Project-Based Voucher (PBV) assistance, including the planned closeout of LHA's Section 9 ACC program.

Under this repositioning strategy, LHA intends to structure each converting project so that approximately ninety percent (90%) of units are removed from the public housing program under Section 18 with replacement assistance provided through Tenant Protection Vouchers (TPVs), and approximately ten percent (10%) of units are converted under RAD to Section 8 PBV assistance.

RESOLUTION NO. 26-1569

APPROVING A SIGNIFICANT AMENDMENT TO THE 2026 ANNUAL PHA PLAN (MTW) AND THE 2025–2029 FIVE-YEAR PHA PLAN TO DOCUMENT THE AUTHORITY’S PUBLIC HOUSING REPOSITIONING PLAN UTILIZING RAD/SECTION 18 SMALL PHA BLENDS, INCLUDING SECTION 18 DISPOSITIONS, THE USE OF TENANT PROTECTION VOUCHERS (TPVs), THE CONVERSION TO PROJECT-BASED VOUCHERS (PBV), AND THE PLANNED CLOSEOUT OF THE SECTION 9 ACC, AND AUTHORIZING SUBMISSION OF THE AMENDMENT TO HUD

WHEREAS, the Housing Authority of the City of Lakeland (“LHA”) administers the Public Housing and Housing Choice Voucher programs and is required to maintain HUD-approved PHA Plans; and

WHEREAS, LHA has prepared a Significant Amendment dated February 20, 2026 to the 2026 Annual PHA Plan (MTW) and the 2025–2029 Five-Year PHA Plan to document LHA’s public housing repositioning plan utilizing RAD/Section 18 Small PHA Blend transactions, including proposed Section 18 dispositions, the use of Tenant Protection Vouchers (TPVs), conversion of units to Project-Based Vouchers (PBV), and the planned closeout of LHA’s Section 9 ACC program; and

WHEREAS, the Significant Amendment describes the proposed actions for the following developments, among others: Dakota Park; Twin Lakes Estates Phase I; Twin Lakes Estates Phase II; Cottages at Williamstown; Renaissance at Washington Ridge; Colton/Bonnet (John Wright Homes and Cecil Gober Villas); and Twin Lakes Estates Phase III (Faircloth-to-RAD new construction); and

WHEREAS, LHA has completed the required public notice and public hearing process for the Significant Amendment; and

WHEREAS, the Board of Commissioners has reviewed the Significant Amendment and finds it to be in the best interests of LHA and consistent with applicable HUD requirements; and

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that”

1. The Significant Amendment dated February 20, 2026, to the 2026 Annual PHA Plan (MTW) and the 2025–2029 Five-Year PHA Plan, documenting LHA’s public housing repositioning plan utilizing RAD/Section 18 Small PHA Blends, including Section 18 dispositions, TPV assistance, RAD PBV conversions, and the planned closeout of the Section 9 ACC, is hereby approved.
2. The Executive Director is hereby authorized and directed to submit the Significant Amendment and any required certifications or supporting documentation to the U.S. Department of Housing and Urban Development (HUD).

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has approved and adopted this Resolution **No. 26-1569, Dated April 9, 2026**

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

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

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

Re: Resolution# 26-1570

The Board of Commissioners is requested to authorize its Executive Director to submit Section 18 Disposition applications to the U. S. Department of Housing and Urban Development for Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, and Colton/Bonnet (John Wright Homes and Cecil Gober Villas)

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
 - B. Project: Disposition applications for Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, and Colton/Bonnet (John Wright Homes and Cecil Gober Villas)
 - C. Originator: Erik Rashad
-

3. Cost Estimate:

No fee – Application to remove public housing inventory under RAD/Section 18 Blend.

Narrative:

The Housing Authority of the City of Lakeland (LHA) is requesting approval from the Board of Commissioners to authorize the submission of Section 18 disposition applications to HUD in connection with RAD/Section 18 Blend transactions for the following developments: Twin Lakes Estates Phase I; Twin Lakes Estates Phase II; Micro-Cottages at Williamstown; Renaissance at Washington Ridge; and Colton/Bonnet (John Wright Homes and Cecil Gober Villas).

This authorization is required under HUD's RAD/Section 18 Blend process and will allow LHA to pursue a financing structure that provides higher Section 8 rents through TPVs, increases net operating income, and strengthens the feasibility and long-term preservation of these properties.

RESOLUTION NO. 26-1570

AUTHORIZING THE SUBMISSION OF SECTION 18 DISPOSITION APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH RAD/SECTION 18 BLEND TRANSACTIONS FOR CERTAIN LHA DEVELOPMENTS

WHEREAS, the Housing Authority of the City of Lakeland (“LHA”) administers public housing and Housing Choice Voucher programs and is authorized to reposition its public housing portfolio in accordance with applicable law and U.S. Department of Housing and Urban Development (“HUD”) requirements; and

WHEREAS, HUD permits Public Housing Agencies to combine the Rental Assistance Demonstration (“RAD”) and Section 18 of the United States Housing Act of 1937 in a single transaction (a “RAD/Section 18 Blend”), whereby a portion of units may be disposed of from the public housing program under Section 18 with replacement assistance provided through Tenant Protection Vouchers (“TPVs”), and the remaining units may be converted under RAD to long-term Section 8 Project-Based Voucher (“PBV”) assistance; and

WHEREAS, the Board of Commissioners finds that the use of Section 18 in connection with RAD/Section 18 Blend transactions will allow LHA to obtain higher Section 8 rents through TPVs, which, when project-based, will increase net operating income, support greater debt capacity, improve tax credit and other financing leverage, and thereby strengthen the long-term financial feasibility and preservation of LHA’s affordable housing portfolio; and

WHEREAS, LHA proposes to submit **Section 18 disposition applications** to HUD in connection with RAD/Section 18 Blend transactions for the following developments, with the following numbers of units proposed for disposition under Section 18 (collectively, the “Projects”):

- Twin Lakes Estates Phase I (FL011000006): 9 units proposed for disposition under Section 18;
- Twin Lakes Estates Phase II (FL011000007): 13 units proposed for disposition under Section 18;
- Micro-Cottages at Williamstown (FL011000005): 43 units proposed for disposition under Section 18;
- Renaissance at Washington Ridge (FL011000003): 97 units proposed for disposition under Section 18;
- Colton/Bonnet (John Wright Homes and Cecil Gober Villas) (FL011000001): 51 units proposed for disposition under Section 18;

WHEREAS, the remaining units at each Project will be converted under RAD to Section 8 Project-Based Voucher (PBV) assistance; and

WHEREAS, in connection with LHA’s use of a Rental Assistance Demonstration (RAD)/Section 18 Small PHA Blend, PIH Notice 2024-40 requires a repositioning plan approved by the Board of Commissioners demonstrating how the Authority will remove the remainder of its public housing assets and close out its Section 9 Annual Contributions Contract (“ACC”), and the Authority has prepared a Repositioning Plan for Conversion of Remaining Public Housing Units to Section 8 Assistance and Section 9 ACC Closeout, as documented in and incorporated by reference into the Significant Amendment dated February 20, 2026; and

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that”

1. The Board hereby approves LHA’s proposal to apply for disposition under Section 18 of the United States Housing Act of 1937 for the Projects listed above in connection with RAD/Section

18 Blend transactions, with replacement assistance to be provided through Tenant Protection Vouchers (TPVs), and the conversion of remaining units under RAD to Section 8 Project-Based Voucher (PBV) assistance.

2. The Executive Director is hereby authorized and directed to prepare, execute, and submit to HUD, through the RAD Resource Desk and/or HUD's Special Applications Center, any and all Section 18 disposition applications, certifications, exhibits, and supporting documentation necessary to carry out the approved RAD/Section 18 Blend transactions for the Project
3. The Board of Commissioners hereby approves the Lakeland Housing Authority's Repositioning Plan for Conversion of Remaining Public Housing Units to Section 8 Assistance and Section 9 ACC Closeout, as set forth in the Significant Amendment dated February 20, 2026, for purposes of compliance with PIH Notice 2024-40 and in connection with the Authority's RAD/Section 18 Small PHA Blend transactions.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has approved and adopted this Resolution No. 26-1570 dated April 9, 2026.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

END OF REPORT