



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-6911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

February 24, 2025

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, February 24, 2025 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Board Meeting Minutes for January 27, 2025

Commissioners present during last meeting were Asbury, Samples, Gibson, Campbell-Domineck, Konen, and Welch

3. Public Forum

4. Old Business

5. New Business

- Employee of the Month

6. Committee Reports

- Finance

7. Secretary's Report

- Housing and Operations
- Administration and Finance

8. Legal Report

9. Resolutions

Resolution No. 25-1556 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to execute and submit the Fiscal Year 2024 Section 8 Management Assessment Program (SEMAP) report and certification to the U.S. Department of Housing and Urban Development.

10. Other Business

11. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, January 27, 2025
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Shelly Asbury, Chairman
David Samples, Commissioner
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner
Michael Konen, Commissioner
Stacy Campbell-Domineck, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

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

SWEARING IN OF NEW COMMISSIONER

Mr. Gilmore swore in the newly appointed Commissioner Stacy Campbell-Domineck. Mr. Stevenson and the other commissioners welcomed Commissioner Campbell-Domineck to the Board.

APPROVAL OF THE AGENDA

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

Vote:

Shelly Asbury – Aye
David Samples – Aye

Annie Gibson – Aye
Dewey Chancey – Aye

Charles Welch – Aye
Michael Konen – Aye
Stacey Domineck – Aye

APPROVAL OF THE MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on November 18, 2024

Motion by Commissioner Samples, seconded by Commissioner Konen.

Vote:

Shelly Asbury – Aye
David Samples – Aye

Annie Gibson – Aye
Dewey Chancey – Aye

Charles Welch – Aye
Michael Konen – Aye
Stacey Domineck – Present

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Mr. Stevenson stated that at the agency’s Christmas luncheon in December all the 2024 Employees of the Month were recognized, including the November and December Employees of the Month. So, staff did not want to present those employees to the Board for a second time. The 2024 Employee of Year was also presented at the luncheon.

COMMITTEE REPORTS

Commissioner Sample reported that the Finance Committee met on Wednesday, January 22, 2025. The meeting was very informative. A thorough overview was given of the finance report along with updates on the various properties. Commissioner Samples Resolution No. 25-1555 was discussed and will be presented later in this meeting. Staff will also give more updates in their reports.

SECRETARY

Mr. Stevenson passed out copies of the easement agreement for the Villas of Lake Bonnet property. the agreement was written by Bernice Saxon of Saxon-Gilmore, LHA Legal Counsel. The City of Lakeland is constructing an athletic/nature trail that runs through the southside of the Villas of Lake Bonnett property. The trail will run from Harden Blvd through Bonnett Springs Park and west through the Villas of Lake Bonnet Property. Mr. Stevenson stated staff

agreed with the proposal received from the City of Lakeland. The proposal will also allow for some improvements to property and the drainage system.

HOUSING AND OPERATION

Carlos Pizarro, Senior VP of Housing, stated that the end of the year property reports look good with less than 1% vacancy. They are in the last stage of the rent reporting to the credit bureaus. LHA agreed with HUD to select fifty (50) families to participate in and be monitored for the MTW Program. Twenty-five (25) of the tenants will pay on time and twenty-five that pays late. The tenants that pay on time will be reported to the credit bureau. The late payers will not be reported. The monitoring program will be for one year.

Mr. Stevenson stated he was informed today that the VASH Program will not be funded next year. The local Veterans Administration Office decided they no longer wanted to participate due to their staff being overwhelmed. Participation by the local VA is a requirement of the program.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore informed the commissioners that Mr. Stevenson did not receive a performance evaluation last year. He advised the Board that it is coming up on the time for the evaluation. Mr. Gilmore requested permission to distribute the evaluation forms via email. He is also requesting that the evaluation forms be completed by the commissioners and submitted by March.

RESOLUTION

Resolution No. 25-1555 - The Board of Commissioners is requested to give authorization to the Executive Director to obtain the financing necessary to acquire the Limited Partners' interests in the Manor at West Bartow property.

Mr. Stevenson gave a brief overview of the Manor at West Bartow property. He stated that the Manor at West Bartow is a 100-unit tax credit property. The tax credits have expired. There is a partnership agreement with a general partner and a limited partner. The general partner is Lakeland Housing Polk Corporation (LHPC), which is a non-profit affiliate of LHA. The limited partnership are the investors which are required to give the right to first refusal to the General Partner before placing the property up for sale in the open market. Staff want to

exercise this first right to purchase. Mr. Stevenson stated staff are close to finalizing an agreement with the Limited Partners. He is requesting authorization to finalize the negotiations and obtain the financing necessary to complete the deal.

- Motion to approve Resolution No. 25-1555.

Motion by Commissioner Campbell-Domineck and seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye

David Samples – Aye

Annie Gibson – Aye

Dewey Chancey – Aye

Stacey Campbell-Domineck – Aye

Michael Konen – Aye

Charles Welch – Aye

OTHER BUSINESS

None.

The meeting adjourned at 6:30 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ February 2025

Secretary's Report
February 2025
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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



Twin Lakes Estates Phase III

The Developer Partner received the Local Government Contribution designation from the City of Lakeland. The City of Lakeland City Council approved the award at their meeting on Monday, July 1, 2024. The designation is necessary in order to submit an application for 9% low-income housing tax credits. The Florida Housing Finance Corporation held another application process last month on December 18, 2024. The Developer Partner submitted another application for a 4% bond and Live Local funding for Phase III. Our application is currently in the second position outside of the funding pool, but the Developer Partner will be challenging some of the applications in the funding pool. If the challenges are successful, our application could potentially be moved up into the funding pool.

LHA will make a contribution of public housing funds and Section 8 Project-Based Vouchers to support the financial structure of the deal. We are hopeful that our challenges will be successful, and the project will receive funding.

Secretary's Report

February 2025

West Lake Phase III Disposition and Demolition

All families were relocated off-site in 2023. Due to illegal dumping, LHA placed a fence around the property. The contractor has been given a Notice to Proceed with demolition activities and is working on obtaining permits from the City of Lakeland. LHA staff met with the City of Lakeland Building Department staff earlier this month. We are hopeful of receiving the permits sometime within the next few weeks. LHA anticipates the demolition of buildings in Phase III to be completed within the next 60-90 days of permit approval.

Renaissance at Washington Ridge

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

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

Carrington Place, formerly known as Dakota Apartments

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

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

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

Secretary's Report
February 2025
Manor at West Bartow

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

Staff had a Zoom meeting with the Limited Partners on February 5, 2025. After reviewing the information shared by LHA, the Limited Partners have decided to utilize their option to obtain a second appraisal. We schedule another meeting after the second appraisal is completed. If we are unable to agree on the value of the property, the Partnership Agreement requires us to obtain a third appraisal by a mutually agreed upon independent third party.

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.

**Secretary's Report
February 2025
Highlands County**

Section 202 Elderly Grant Application

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

Highlands County staff are still supportive of a partnership to create an elderly community. The new development will provide 100 2-bedroom affordable rental housing units for senior citizens. The goal is to combine the grant funds with low-income housing tax credits and private financing in order to cover the construction costs. Staff are hopeful of learning the status of the application sometime during the first quarter of this year.

Wille Downs Apartments

The Owner has received the final Certificates of Occupancy (TCOs) for all buildings at the Willie Downs property in January of this year. Families were allowed to start the move in process for the approved housing units on November 7, 2024. The property is 60% occupied at this time. The property is listed on the www.affordablehousing.com website. All Section 8 program participants use this website when looking for affordable rental housing. Staff anticipate the remaining units to be occupied within the next 60 days.

10th Street Apartments

A resolution was approved in June 2021 by the Board of Commissioners granting permission for the Executive Director to complete all necessary documents to apply and receive funding for this new development with Zions Bank and partners. A proposal was submitted to the lender. (A copy of the proposal/project description is included in Resolution #22-1213). LHA received verbal approval. Later, LHA staff received the written approval letter. The offer letter, however, included a stipulation that the lender had to also serve as the developer. This stipulation means LHA would have to serve as a development partner, while the Lender serves as Project Developer while providing the financing for construction of the development. The Lender will also select the General Contractor.

Resolution #22-1513 was presented to the Board at the Special Board meeting held on June 13, 2022. This resolution requested authorization for the Executive Director to sign all documents necessary to complete a financial closing for this project. This project is currently on hold. The Partner is waiting for the market to improve, which should cause the expense of this project to decrease. LHA staff is also considering issuing a Request for Qualifications to find a new developer partner for this project. The current partner has had over three years to bring the project to fruition.

Secretary's Report
February 2025
Move To Work

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

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

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

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

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

Secretary's Report February 2025

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

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

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

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

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

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

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

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

LHA-IRS Volunteer Income Tax Assistance (VITA) Program is a partnership between LHA and the IRS to assist low-income persons with filing their tax returns for the 2022 Tax Year. LHA staff received training and certification

Secretary's Report

February 2025

from IRS in order to assist underserved taxpayers with preparation of their tax returns free of charge. Specifically, the program services help low- to moderate-income individuals, persons with disabilities, elderly and limited English speakers file their tax returns. IRS has asked LHA to extend this service through October 2023.

Community and Other Activities

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

LHA received an Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO). The award is for the Resident Services Programs offered at the Eddie Woodard Apartments in Mulberry. The award will be received at the NAHRO 2025 Conference in Washington, D.C. in March 2025.

I met with the Paul A. Diggs Neighborhood Association on January 14, 2025. My appearance was a follow-up from an appearance at a previous meeting with the association. We discussed the proposed redevelopment of the Carrington Place Apartments.

I have been invited to serve as a moderator for a panel discussion at the 4th Infraday Florida Conference. The topic of the discussion is Affordable Housing and Urban Growth: Navigating Florida's Rapid Urbanization. The event will be held in Coconut Grove on February 25, 2025.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

February 2025

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard (Under leasing)
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
 - Youth-Build of Lakeland
 - Total number of visitors for the month of January 2025: **817**

Homelessness Reaches Record High in 2024

On December 27, HUD released it's 2024 Annual Homelessness Assessment Report (AHAR) to Congress. The findings of the report show homelessness in the United States reaching a record high of 771,480 people. This is an 18% increase from 2023.

Program type: **All Relevant Programs/PH/S8HCV/Updated: 1/31/2025**

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

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	40%	58%	0%	0%	0%	0%	1%
FL: Polk County	27%	72%	0%	0%	1%	0%	0%

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

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

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
1/31/2025	98.79%	2/12/2025

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

Port Ins

LHA currently has 5 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 25 vouchers to movers. We received 22 Requests for Tenancy Approvals during the month. We processed 23 initial move-in and 5 port-ins, and 5 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,477 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 899 83- PBV (Project Base Voucher -198	81-Mainstream-67 82-Vash-92	84-Tenant Protection-85 85-Foster Youth -19	86-EHV-52 87- Employees-1	88- Episcopal Catholic Apartments-64
---	--------------------------------	--	------------------------------	--------------------------------------

EOP – End of Participation

LHA processed 8 EOP's with a date effective the month. Below are the reasons for leaving the program:

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

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
1/31/2025	102.70%	2/12/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 104 annual certifications and 57 interim certifications.
- The Inspections Unit conducted a total of 41 inspections.
- A total of 7 hearings were conducted.



Reports from the Communities

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

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	Williamstown
Occupancy	100%	100%	98%	99%	100%	100%	99%	100%	99%	100%
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	2	0	0	1	0	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	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>88</u>	<u>44</u>	<u>34%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>28</u>	<u>16</u>	<u>57%</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>\$270232</u>	<u>80</u>	<u>42</u>	<u>53</u>
<u>FSS Public Housing</u>	<u>\$106561</u>	<u>28</u>	<u>16</u>	<u>64</u>

Recruiting

- 66 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

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

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

Graduation Preparation

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

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

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

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

ENROLLED - Public Housing and Section 8:

Public Housing residents and Section 8 tenants will be notified for graduation and/or to extend their Contract of Participation, who has reached the end of their contract(s). Continuously, the remain a work in progress and very time consuming for the process of identifying Section 8 and Public Housing persons, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule. This is an ongoing effort with reviewing the escrow accruals and to fact check the Income Limits from 2017-2023.

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

COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1st Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly meeting every third - 3rd Wednesday. With the networking opportunity as mentioned, the LHA – FSS will

coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

- Impoverished Minds – Jason Glanton – Youth Mentoring and Family Counseling
- Polk County Career Source – Career Development
- Agency Connection Network – Community Network
- Wade Watson – Independent Insurance Broker and Aurelia McGruder – Life Planning
- Mental Services – Family Counseling
- Regions Bank – Homebuyers Education
- Central Hands of Florida – Homebuyers Education
- Dr Sallie – The Well – Community Workshops
- Women Resource Center – Sophia Harris
- Mid Florida Financial Services
- Polk County United Way – Community Wellness Program
- Polk County Healthy Families

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

- ◀ **Finance**
- ◀ **Contracting**
- ◀ **Development**
- ◀ **YouthBuild**



Monthly Statement of Operations Narrative Summary Report

RE: For the month ending on January 31, 2025

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$8,659.87, for the month.
2. Section 8 Housing Choice Voucher (HCV) Program:
The HCV program has a NOI of \$52,925, for the month.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is **-\$9,809**, for the month.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$8,032.96, for the month.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$74,498.55 for the month.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$26,013.12 for the month.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have an NOI of \$22,479.09, for the month.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of \$23,917.98 for the month.
9. YouthBuild:
YouthBuild has a NOI of **-\$43,073**, for the month.
10. Williamstown, LLLP (AMP 5):
The property has a NOI of \$22,557.33, for the month.





11. West Lake 1, LTD (AMP 6 and 7):
The property has an NOI of \$154,623, for the year-to-date.

The table below summarizes LHA’s current financial position for its 11 most active properties.

LAKELAND HOUSING AUTHORITY (FL011)				
Affordable Housing Portfolio				
Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			December 2024	November 2024
1	96	Central Office Cost Center (COCC)	\$8,659.87	\$635
2	80	Housing Choice Voucher (HCV)	\$52,925	-\$123,488
3	10	Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes	-\$9,809	-\$24,043
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$8,033	\$15,858
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$74,499	\$90,995
6	56	Colton Meadow, LLLP	\$26,013	\$118,634.24
7	57	Bonnet Shores, LLLP	\$22,479.09	\$83,978.74
8	62	West Bartow Partnership, Ltd., LLLP	\$23,917.98	\$99,388
9	49	YouthBuild-Lakeland	-\$43,073	-\$285,751
10	99	Williamstown, LLLP (AMP 5)	\$22,557.33	\$46,861
11	100	West Lake 1, LTD (AMP 6)	\$154,623	\$126,561

Conclusion: Nine (9) of the eleven (11) properties/Programs have positive Net Operating Income (NOI). Two (2) properties now have negative NOI. However, note one property (YouthBuild) is a reimbursable grant.



**Central Office
Budget Comparison**

Period = Jan 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	57.09	0.00	57.09	N/A	57.09	0.00	57.09	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,441.37	7,441.37	0.00	0.00	7,441.37	7,441.37	0.00	0.00	89,296.44
3620-00-600	Mgmt Fee Income - HCV	16,872.00	20,000.00	-3,128.00	-15.64	16,872.00	20,000.00	-3,128.00	-15.64	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,221.27	4,236.81	-15.54	-0.37	4,221.27	4,236.81	-15.54	-0.37	50,841.72
3620-01-000	Bookkeeping Fee Income	10,927.50	14,427.50	-3,500.00	-24.26	10,927.50	14,427.50	-3,500.00	-24.26	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	510.00	570.00	-60.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	483.34	483.34	0.00	0.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	14,000.00	0.00	14,000.00	N/A	0.00
3690-00-000	Other Income	6,913.01	7,000.00	-86.99	-1.24	6,913.01	7,000.00	-86.99	-1.24	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	825.67	825.67	0.00	0.00	9,908.04
3691-09-001	Front Line Activities & Other Income	18,603.42	19,000.00	-396.58	-2.09	18,603.42	19,000.00	-396.58	-2.09	228,000.00
3699-00-000	TOTAL OTHER INCOME	80,854.67	73,984.69	6,869.98	9.29	80,854.67	73,984.69	6,869.98	9.29	887,816.28
3999-00-000	TOTAL INCOME	81,854.67	74,984.69	6,869.98	9.16	81,854.67	74,984.69	6,869.98	9.16	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	46,733.51	60,064.52	13,331.01	22.19	46,733.51	60,064.52	13,331.01	22.19	567,277.84
4110-00-001	401K-401A Admin	1,152.64	2,402.58	1,249.94	52.02	1,152.64	2,402.58	1,249.94	52.02	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,522.83	4,805.16	1,282.33	26.69	3,522.83	4,805.16	1,282.33	26.69	45,382.24
4110-00-004	Workers Comp Admin	1,486.30	2,402.58	916.28	38.14	1,486.30	2,402.58	916.28	38.14	22,691.12
4110-00-006	Legal Shield - Administrative	0.00	258.35	258.35	100.00	0.00	258.35	258.35	100.00	2,996.20
4110-00-007	Payroll Prep Fees	693.21	600.65	-92.56	-15.41	693.21	600.65	-92.56	-15.41	5,672.76
4110-07-000	Health/Life Insurance	3,908.82	6,811.70	2,902.88	42.62	3,908.82	6,811.70	2,902.88	42.62	81,740.40
4110-99-000	Total Administrative Salaries	57,497.31	77,345.54	19,848.23	25.66	57,497.31	77,345.54	19,848.23	25.66	748,451.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/l	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4130-04-000	General Legal Expense	0.00	1,100.00	1,100.00	100.00	0.00	1,100.00	1,100.00	100.00	13,200.00
4130-99-000	Total Legal Expense	0.00	1,175.00	1,175.00	100.00	0.00	1,175.00	1,175.00	100.00	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	4,505.96	2,500.00	-2,005.96	-80.24	4,505.96	2,500.00	-2,005.96	-80.24	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	4,505.96	2,690.00	-1,815.96	-67.51	4,505.96	2,690.00	-1,815.96	-67.51	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	23.69	800.00	776.31	97.04	23.69	800.00	776.31	97.04	9,600.00
4190-06-000	Computer Equipment	193.97	200.00	6.03	3.02	193.97	200.00	6.03	3.02	2,400.00
4190-07-000	Telephone	869.48	1,300.00	430.52	33.12	869.48	1,300.00	430.52	33.12	15,600.00
4190-08-000	Postage	372.74	160.00	-212.74	-132.96	372.74	160.00	-212.74	-132.96	1,920.00

**Central Office
Budget Comparison**

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-08-100	Express Mail/FED EX/DHL	12.21	0.00	-12.21	N/A	12.21	0.00	-12.21	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,320.40	160.00	-1,160.40	-725.25	1,320.40	160.00	-1,160.40	-725.25	1,920.00
4190-10-000	Copiers - Lease & Service	682.11	650.00	-32.11	-4.94	682.11	650.00	-32.11	-4.94	7,800.00
4190-13-000	Internet	1,420.94	850.00	-570.94	-67.17	1,420.94	850.00	-570.94	-67.17	10,200.00
4190-19-000	IT Contract Fees	145.59	200.00	54.41	27.20	145.59	200.00	54.41	27.20	2,400.00
4190-22-000	Other Misc Admin Expenses	3,733.76	1,500.00	-2,233.76	-148.92	3,733.76	1,500.00	-2,233.76	-148.92	18,000.00
4190-30-000	Equipment Service Contracts	488.51	0.00	-488.51	N/A	488.51	0.00	-488.51	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	9,263.40	6,660.00	-2,603.40	-39.09	9,263.40	6,660.00	-2,603.40	-39.09	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	71,266.67	87,870.54	16,603.87	18.90	71,266.67	87,870.54	16,603.87	18.90	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	409.27	0.00	0.00	409.27	409.27	0.00	0.00	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	409.27	409.27	0.00	0.00	409.27	409.27	0.00	0.00	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	487.44	350.00	-137.44	-39.27	487.44	350.00	-137.44	-39.27	4,200.00
4419-00-000	Total General Maint Expense	487.44	350.00	-137.44	-39.27	487.44	350.00	-137.44	-39.27	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	363.00	300.00	-63.00	-21.00	363.00	300.00	-63.00	-21.00	3,600.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4429-00-000	Total Materials	363.00	570.00	207.00	36.32	363.00	570.00	207.00	36.32	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	10.00	10.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	50.00	90.00	40.00	44.44	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	0.00	55.00	55.00	100.00	660.00
4439-00-000	Total Contract Costs	50.00	165.00	115.00	69.70	50.00	165.00	115.00	69.70	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	900.44	1,085.00	184.56	17.01	900.44	1,085.00	184.56	17.01	13,020.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	618.42	0.00	0.00	618.42	618.42	0.00	0.00	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	325.00	325.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	943.42	325.00	34.45	618.42	943.42	325.00	34.45	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
4899-00-000	TOTAL FINANCING EXPENSES	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.26	313.26	0.00	0.00	313.26	313.26	0.00	0.00	3,759.12
5100-50-000	Amortization Expense	3,214.04	9,391.21	6,177.17	65.78	3,214.04	9,391.21	6,177.17	65.78	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.30	9,704.47	6,177.17	63.65	3,527.30	9,704.47	6,177.17	63.65	116,453.64
8000-00-000	TOTAL EXPENSES	76,722.10	100,072.70	23,350.60	23.33	76,722.10	100,072.70	23,350.60	23.33	1,021,177.60
9000-00-000	NET INCOME	5,132.57	-25,088.01	30,220.58	120.46	5,132.57	-25,088.01	30,220.58	120.46	-121,361.32
	NET INCOME AFTER DEPRECIATION	8,659.87				8659.87				

Property = 96 96b

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-5,737.80
1111-15-000	Cash-Payroll	-121,392.92
1111-99-000	Total Unrestricted Cash	-127,130.72
1119-00-000	TOTAL CASH	-127,130.72
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	340,376.45
1129-11-000	A/R - ROSS/HUD	483.34
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	-10,424.94
1129-50-000	A/R - Capital Fund Grants/HUD	148,414.15
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	480,332.85
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	424,851.58
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	301,936.25
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	-52,114.12
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	210,120.03
1420-00-000	TOTAL FIXED ASSETS (NET)	241,007.78
1499-00-000	TOTAL NONCURRENT ASSETS	241,007.78
1999-00-000	TOTAL ASSETS	542,944.03
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	10,151.81
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	42,873.31
2117-11-000	401 Plan Payable	21,235.27
2117-12-000	457 Plan Payable	2,138.58
2117-13-000	Aflac Payable	-10,664.70
2117-17-000	Health Insurance Payable	69,992.91
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	-10,755.35
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2149-96-000	Due to Central Office Cost Center	126.29
2260-00-000	Accrued Compensated Absences-Curren	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	903,220.34
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,294.95
2321-00-000	Lease Payable	76,288.56
2399-00-000	TOTAL NONCURRENT LIABILITIES	161,583.51
2499-00-000	TOTAL LIABILITIES	1,064,803.85
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-2,500.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-2,500.00
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-519,359.82
2809-99-000	TOTAL RETAINED EARNINGS:	-519,359.82
2899-00-000	TOTAL EQUITY	-521,859.82
2999-00-000	TOTAL LIABILITIES AND EQUITY	542,944.03

**Housing Choice Voucher Program
Budget Comparison**

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3410-01-000 Section 8 HAP Earned	1,455,855.00	1,459,519.00	-3,664.00	-0.25	1,455,855.00	1,459,519.00	-3,664.00	-0.25	17,514,228.00
3410-02-000 Section 8 Admin. Fee Income	103,849.00	115,900.00	-12,051.00	-10.40	103,849.00	115,900.00	-12,051.00	-10.40	1,390,800.00
3410-04-000 Section 8 Port-In Admin Fees	1,723.40	0.00	1,723.40	N/A	1,723.40	0.00	1,723.40	N/A	0.00
3410-06-000 Port In HAP Earned	35,550.00	0.00	35,550.00	N/A	35,550.00	0.00	35,550.00	N/A	0.00
3410-07-000 Section 8 HAP Earned EHV	67,652.00	60,500.00	7,152.00	11.82	67,652.00	60,500.00	7,152.00	11.82	726,000.00
3410-08-000 Section 8 EHV Admin Fee	4,276.00	4,027.00	249.00	6.18	4,276.00	4,027.00	249.00	6.18	48,324.00
3499-00-000 TOTAL GRANT INCOME	1,668,905.40	1,639,946.00	28,959.40	1.77	1,668,905.40	1,639,946.00	28,959.40	1.77	19,679,352.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3610-01-000 Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3640-00-000 Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	550.00	-550.00	-100.00	6,600.00
3640-01-000 Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	550.00	-550.00	-100.00	6,600.00
3650-00-000 Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	0.00	600.00	-600.00	-100.00	7,200.00
3699-00-000 TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	0.00	1,750.00	-1,750.00	-100.00	21,000.00
3999-00-000 TOTAL INCOME	1,668,905.40	1,641,696.00	27,209.40	1.66	1,668,905.40	1,641,696.00	27,209.40	1.66	19,700,352.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	40,874.33	55,502.30	14,627.97	26.36	40,874.33	55,502.30	14,627.97	26.36	486,102.24
4110-00-001 401K-401A Admin	1,561.60	2,220.09	658.49	29.66	1,561.60	2,220.09	658.49	29.66	19,444.12
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	3,272.60	4,440.18	1,167.58	26.30	3,272.60	4,440.18	1,167.58	26.30	38,888.16
4110-00-004 Workers Comp Admin	1,299.42	1,665.07	365.65	21.96	1,299.42	1,665.07	365.65	21.96	14,583.08
4110-00-006 Legal Shield - Administrative	0.00	526.65	526.65	100.00	0.00	526.65	526.65	100.00	6,319.80
4110-00-007 Payroll Prep Fees	614.29	555.02	-59.27	-10.68	614.29	555.02	-59.27	-10.68	4,861.04
4110-07-000 Health/Life Insurance	5,187.18	5,169.60	-17.58	-0.34	5,187.18	5,169.60	-17.58	-0.34	62,035.20
4110-99-000 Total Administrative Salaries	52,809.42	70,078.91	17,269.49	24.64	52,809.42	70,078.91	17,269.49	24.64	632,233.64
4130-00-000 Legal Expense									
4130-02-000 Criminal Background / Credit Checks/I	74.00	500.00	426.00	85.20	74.00	500.00	426.00	85.20	6,000.00
4130-03-000 Tenant Screening	5.00	0.00	-5.00	N/A	5.00	0.00	-5.00	N/A	0.00
4130-04-000 General Legal Expense	0.00	1,400.00	1,400.00	100.00	0.00	1,400.00	1,400.00	100.00	16,800.00
4130-99-000 Total Legal Expense	79.00	1,900.00	1,821.00	95.84	79.00	1,900.00	1,821.00	95.84	22,800.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	2,688.19	4,000.00	1,311.81	32.80	2,688.19	4,000.00	1,311.81	32.80	48,000.00
4172-00-000 Port Out Admin Fee Paid	1,664.24	1,400.00	-264.24	-18.87	1,664.24	1,400.00	-264.24	-18.87	16,800.00
4173-00-000 Management Fee	16,872.00	19,000.00	2,128.00	11.20	16,872.00	19,000.00	2,128.00	11.20	228,000.00
4173-01-000 Bookkeeping Fee	10,545.00	13,000.00	2,455.00	18.88	10,545.00	13,000.00	2,455.00	18.88	156,000.00
4182-00-000 Consultants	4,706.10	2,000.00	-2,706.10	-135.30	4,706.10	2,000.00	-2,706.10	-135.30	24,000.00
4189-00-000 Total Other Admin Expenses	36,475.53	39,400.00	2,924.47	7.42	36,475.53	39,400.00	2,924.47	7.42	472,800.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	399.50	75.00	-324.50	-432.67	399.50	75.00	-324.50	-432.67	900.00
4190-02-000 Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	404.99	500.00	95.01	19.00	404.99	500.00	95.01	19.00	6,000.00
4190-06-000 Computer Equipment	0.00	175.00	175.00	100.00	0.00	175.00	175.00	100.00	2,100.00
4190-07-000 Telephone	904.55	800.00	-104.55	-13.07	904.55	800.00	-104.55	-13.07	9,600.00
4190-08-000 Postage	3,505.25	1,400.00	-2,105.25	-150.38	3,505.25	1,400.00	-2,105.25	-150.38	16,800.00
4190-08-100 Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00

**Housing Choice Voucher Program
Budget Comparison**

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	7,743.47	7,551.55	-191.92	-2.54	7,743.47	7,551.55	-191.92	-2.54	90,618.60
4190-10-000 Copiers - Lease & Service	1,035.30	1,200.00	164.70	13.72	1,035.30	1,200.00	164.70	13.72	14,400.00
4190-13-000 Internet	610.75	490.00	-120.75	-24.64	610.75	490.00	-120.75	-24.64	5,880.00
4190-19-000 IT Contract Fees	170.58	2,250.00	2,079.42	92.42	170.58	2,250.00	2,079.42	92.42	27,000.00
4190-22-000 Other Misc Admin Expenses	121.00	600.00	479.00	79.83	121.00	600.00	479.00	79.83	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4191-00-000 Total Miscellaneous Admin Expenses	<u>14,902.98</u>	<u>15,091.55</u>	<u>188.57</u>	<u>1.25</u>	<u>14,902.98</u>	<u>15,091.55</u>	<u>188.57</u>	<u>1.25</u>	<u>181,098.60</u>
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	104,266.93	126,470.46	22,203.53	17.56	104,266.93	126,470.46	22,203.53	17.56	1,308,932.24
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grea:	221.18	360.00	138.82	38.56	221.18	360.00	138.82	38.56	4,320.00
4419-00-000 Total General Maint Expense	221.18	420.00	198.82	47.34	221.18	420.00	198.82	47.34	5,040.00
4420-00-000 Materials									
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	510.10	0.00	-510.10	N/A	510.10	0.00	-510.10	N/A	0.00
4429-00-000 Total Materials	510.10	400.00	-110.10	-27.52	510.10	400.00	-110.10	-27.52	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	36.00	36.00	100.00	432.00
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-27-000 Contract - Lease	845.18	1,690.36	845.18	50.00	845.18	1,690.36	845.18	50.00	20,284.32
4439-00-000 Total Contract Costs	845.18	2,226.36	1,381.18	62.04	845.18	2,226.36	1,381.18	62.04	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,576.46	3,046.36	1,469.90	48.25	1,576.46	3,046.36	1,469.90	48.25	36,556.32
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	377.94	5,327.19	4,949.25	92.91	377.94	5,327.19	4,949.25	92.91	63,926.28
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	0.00	180.00	180.00	100.00	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	377.94	5,507.19	5,129.25	93.14	377.94	5,507.19	5,129.25	93.14	66,086.28
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-00-000 Housing Assistance Payments	1,450,446.00	1,425,336.00	-25,110.00	-1.76	1,450,446.00	1,425,336.00	-25,110.00	-1.76	17,104,032.00
4715-01-000 Tenant Utility Payments-S8	24,087.00	28,762.00	4,675.00	16.25	24,087.00	28,762.00	4,675.00	16.25	345,144.00
4715-02-000 Portable Out HAP Payments	30,773.00	57,815.00	27,042.00	46.77	30,773.00	57,815.00	27,042.00	46.77	693,780.00
4715-03-000 FSS Escrow Payments	4,452.98	8,681.00	4,228.02	48.70	4,452.98	8,681.00	4,228.02	48.70	104,172.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,509,758.98	1,520,594.00	10,835.02	0.71	1,509,758.98	1,520,594.00	10,835.02	0.71	18,247,128.00
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
8000-00-000 TOTAL EXPENSES	1,615,980.31	1,656,618.01	40,637.70	2.45	1,615,980.31	1,656,618.01	40,637.70	2.45	19,670,702.84
9000-00-000 NET INCOME	52,925.09	-14,922.01	67,847.10	454.68	52,925.09	-14,922.01	67,847.10	454.68	29,649.16

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	28,510.22
1111-15-000	Cash-Payroll	-57,604.27
1111-20-100	Cash Operating 2B	112,926.80
1111-86-000	EHV Admin Cash Account	14,487.25
1111-99-000	Total Unrestricted Cash	98,320.00
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	233,871.05
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	152,306.21
1112-99-000	Total Restricted Cash	386,177.26
1119-00-000	TOTAL CASH	484,497.26
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	326,382.49
1122-00-001	AR Port in Hap-Suspense	-25,978.97
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	50,261.60
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-51,481.92
1129-86-000	Due from Section 8 Emergency Housing	-280,590.00
1135-03-000	A/R-Other Government	4,777.65
1135-03-001	AR Port in Fee Suspense	-975.92
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-282,559.07
1160-00-000	OTHER CURRENT ASSETS	
1211-02-000	Prepaid Software Licenses	52,860.79
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	109,532.24
1300-00-000	TOTAL CURRENT ASSETS	311,470.43
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99
1475-01-000	Non-Dwelling Equipment	2,406.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99

1999-00-000	TOTAL ASSETS	<u>314,342.42</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-356,737.07
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-11,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-331,909.92
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	1,521.06
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Currei	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	47,115.60
2299-00-000	TOTAL CURRENT LIABILITIES	<u>-567,333.86</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	233,898.22
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>243,058.20</u>
2499-00-000	TOTAL LIABILITIES	<u>-324,275.66</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	638,618.08
2809-99-000	TOTAL RETAINED EARNINGS:	638,618.08
2899-00-000	TOTAL EQUITY	<u>638,618.08</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>314,342.42</u>

AMP 1-LHA Owned (Cecil Gober and John Wright-Public Housing Only)
Budget Comparison

Period = Jan 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	16,011.00	15,322.00	689.00	4.50	16,011.00	15,322.00	689.00	4.50	183,864.00
3119-00-000 Total Rental Income	16,011.00	15,322.00	689.00	4.50	16,011.00	15,322.00	689.00	4.50	183,864.00
3120-00-000 Other Tenant Income									
3120-01-600 FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-05-000 Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-06-000 NSF Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-11-000 Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3129-00-000 Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	425.00	-425.00	-100.00	5,100.00
3199-00-000 TOTAL TENANT INCOME	16,011.00	15,747.00	264.00	1.68	16,011.00	15,747.00	264.00	1.68	188,964.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	20,127.67	30,015.00	-9,887.33	-32.94	20,127.67	30,015.00	-9,887.33	-32.94	360,180.00
3499-00-000 TOTAL GRANT INCOME	20,127.67	30,015.00	-9,887.33	-32.94	20,127.67	30,015.00	-9,887.33	-32.94	360,180.00
3600-00-000 OTHER INCOME									
3610-00-000 Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	9,129.73	9,129.73	0.00	0.00	109,556.76
3699-00-000 TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	9,129.73	9,129.73	0.00	0.00	109,556.76
3999-00-000 TOTAL INCOME	45,268.40	54,891.73	-9,623.33	-17.53	45,268.40	54,891.73	-9,623.33	-17.53	658,700.76
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	7,747.30	10,161.25	2,413.95	23.76	7,747.30	10,161.25	2,413.95	23.76	93,473.56
4110-00-001 401K-401A Admin	309.89	406.45	96.56	23.76	309.89	406.45	96.56	23.76	3,738.92
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	623.56	812.90	189.34	23.29	623.56	812.90	189.34	23.29	7,477.92
4110-00-004 Workers Comp Admin	246.39	304.84	58.45	19.17	246.39	304.84	58.45	19.17	2,804.24
4110-00-006 Legal Shield - Administrative	0.00	213.40	213.40	100.00	0.00	213.40	213.40	100.00	2,560.80
4110-00-007 Payroll Prep Fees	114.18	101.61	-12.57	-12.37	114.18	101.61	-12.57	-12.37	934.77
4110-07-000 Health/Life Insurance	1,191.04	928.01	-263.03	-28.34	1,191.04	928.01	-263.03	-28.34	11,136.12
4110-99-000 Total Administrative Salaries	10,232.36	12,928.46	2,696.10	20.85	10,232.36	12,928.46	2,696.10	20.85	122,126.33
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	381.18	0.00	-381.18	N/A	381.18	0.00	-381.18	N/A	0.00
4130-02-000 Criminal Background / Credit Checks/t	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-03-000 Tenant Screening	4.99	0.00	-4.99	N/A	4.99	0.00	-4.99	N/A	0.00
4130-04-000 General Legal Expense	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4130-99-000 Total Legal Expense	386.17	350.00	-36.17	-10.33	386.17	350.00	-36.17	-10.33	4,200.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	6.70	450.00	443.30	98.51	6.70	450.00	443.30	98.51	5,400.00
4150-00-000 Commissioner Travel	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4171-00-000 Auditing Fees	1,332.02	1,332.02	0.00	0.00	1,332.02	1,332.02	0.00	0.00	15,984.24
4173-00-000 Management Fee	4,221.27	4,275.00	53.73	1.26	4,221.27	4,275.00	53.73	1.26	51,300.00
4173-01-000 Bookkeeping Fee	382.50	427.50	45.00	10.53	382.50	427.50	45.00	10.53	5,130.00
4173-02-000 Asset Management Fee	510.00	570.00	60.00	10.53	510.00	570.00	60.00	10.53	6,840.00
4182-00-000 Consultants	672.53	300.00	-372.53	-124.18	672.53	300.00	-372.53	-124.18	3,600.00
4189-00-000 Total Other Admin Expenses	7,125.02	7,454.52	329.50	4.42	7,125.02	7,454.52	329.50	4.42	89,454.24
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	609.50	25.00	-584.50	-2,338.00	609.50	25.00	-584.50	-2,338.00	300.00
4190-02-000 Printing/Publications & Subscriptions	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	360.00
4190-04-000 Stationery & Office Supplies	23.69	200.00	176.31	88.16	23.69	200.00	176.31	88.16	2,400.00

**AMP 1-LHA Owned (Cecil Gober and John Wright-Public Housing Only)
Budget Comparison**

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	1,037.13	750.00	-287.13	-38.28	1,037.13	750.00	-287.13	-38.28	9,000.00
4190-08-000 Postage	305.25	75.00	-230.25	-307.00	305.25	75.00	-230.25	-307.00	900.00
4190-08-100 Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	1,942.69	900.00	-1,042.69	-115.85	1,942.69	900.00	-1,042.69	-115.85	10,800.00
4190-10-000 Copiers - Lease & Service	418.01	460.00	41.99	9.13	418.01	460.00	41.99	9.13	5,520.00
4190-11-000 Admin Service Contracts	18,603.42	0.00	-18,603.42	N/A	18,603.42	0.00	-18,603.42	N/A	0.00
4190-11-001 Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4190-13-000 Internet	975.48	800.00	-175.48	-21.94	975.48	800.00	-175.48	-21.94	9,600.00
4190-19-000 IT Contract Fees	1,567.23	1,300.00	-267.23	-20.56	1,567.23	1,300.00	-267.23	-20.56	15,600.00
4190-20-100 Bank Fees - Unrestricted	350.00	200.00	-150.00	-75.00	350.00	200.00	-150.00	-75.00	2,400.00
4190-22-000 Other Misc Admin Expenses	245.56	300.00	54.44	18.15	245.56	300.00	54.44	18.15	3,600.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	26,085.55	5,240.00	-20,845.55	-397.82	26,085.55	5,240.00	-20,845.55	-397.82	62,880.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	43,829.10	25,972.98	-17,856.12	-68.75	43,829.10	25,972.98	-17,856.12	-68.75	278,660.57
UTILITIES									
4300-00-000 UTILITIES									
4310-00-000 Water	1,455.14	1,500.00	44.86	2.99	1,455.14	1,500.00	44.86	2.99	18,000.00
4320-00-000 Electricity	1,705.46	1,800.00	94.54	5.25	1,705.46	1,800.00	94.54	5.25	21,600.00
4340-00-000 Garbage/Trash Removal	7,656.39	3,000.00	-4,656.39	-155.21	7,656.39	3,000.00	-4,656.39	-155.21	36,000.00
4390-00-000 Sewer	2,724.55	1,500.00	-1,224.55	-81.64	2,724.55	1,500.00	-1,224.55	-81.64	18,000.00
4399-00-000 TOTAL UTILITY EXPENSES	13,541.54	7,800.00	-5,741.54	-73.61	13,541.54	7,800.00	-5,741.54	-73.61	93,600.00
MAINTENANCE AND OPERATIONS									
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	4,785.40	7,075.64	2,290.24	32.37	4,785.40	7,075.64	2,290.24	32.37	57,227.68
4410-06-000 401K-401A Maintenance	191.41	283.03	91.62	32.37	191.41	283.03	91.62	32.37	2,289.16
4410-07-000 Payroll Taxes Maintenance	429.94	566.05	136.11	24.05	429.94	566.05	136.11	24.05	4,578.20
4410-08-000 Health/Life Insurance Maint.	602.37	560.00	-42.37	-7.57	602.37	560.00	-42.37	-7.57	6,720.00
4410-09-000 Workers Comp Maintenance	585.55	212.27	-373.28	-175.85	585.55	212.27	-373.28	-175.85	1,716.84
4410-10-000 Payroll Prep Fees Maint.	67.50	70.76	3.26	4.61	67.50	70.76	3.26	4.61	572.32
4410-11-000 Legal Shield - Maint	0.00	99.70	99.70	100.00	0.00	99.70	99.70	100.00	1,196.40
4411-00-000 Maintenance Uniforms	316.50	250.00	-66.50	-26.60	316.50	250.00	-66.50	-26.60	3,000.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	591.49	556.00	-35.49	-6.38	591.49	556.00	-35.49	-6.38	6,672.00
4419-00-000 Total General Maint Expense	7,570.16	9,673.45	2,103.29	21.74	7,570.16	9,673.45	2,103.29	21.74	83,972.60
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	70.00	70.00	100.00	840.00
4420-02-000 Supplies-Appliance Parts	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-03-200 Window Treatments	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	420.00
4420-04-000 Electrical - Supplies/Fixtures	161.01	150.00	-11.01	-7.34	161.01	150.00	-11.01	-7.34	1,800.00
4420-06-000 Supplies-Janitorial/Cleaning	224.40	150.00	-74.40	-49.60	224.40	150.00	-74.40	-49.60	1,800.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-08-000 Supplies-Plumbing	21.11	150.00	128.89	85.93	21.11	150.00	128.89	85.93	1,800.00
4420-09-000 Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-11-000 Supplies- HVAC	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-12-000 Supplies- Painting	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4429-00-000 Total Materials	406.52	1,055.00	648.48	61.47	406.52	1,055.00	648.48	61.47	12,660.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-100 Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-03-300 Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4430-11-000 Contract-Plumbing	1,589.95	100.00	-1,489.95	-1,489.95	1,589.95	100.00	-1,489.95	-1,489.95	1,200.00
4430-13-000 Contract-HVAC - Repairs & Maint	550.00	500.00	-50.00	-10.00	550.00	500.00	-50.00	-10.00	6,000.00
4430-14-000 Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-15-000 Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00

AMP 1-LHA Owned (Cecil Gober and John Wright-Public Housing Only)
Budget Comparison

Period = Jan 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	4,150.00	4,500.00	350.00	7.78	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00
4430-27-000	Contract - Lease	1,027.09	1,110.69	83.60	7.53	1,027.09	1,110.69	83.60	7.53	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	7,317.04	9,160.69	1,843.65	20.13	7,317.04	9,160.69	1,843.65	20.13	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,293.72	19,889.14	4,595.42	23.11	15,293.72	19,889.14	4,595.42	23.11	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	343.58	4,481.36	4,137.78	92.33	343.58	4,481.36	4,137.78	92.33	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	0.00	595.05	595.05	100.00	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	343.58	5,076.41	4,732.83	93.23	343.58	5,076.41	4,732.83	93.23	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	33.00	500.00	467.00	93.40	33.00	500.00	467.00	93.40	6,000.00
4715-03-000	FSS Escrow Payments	640.00	1,106.00	466.00	42.13	640.00	1,106.00	466.00	42.13	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	673.00	1,606.00	933.00	58.09	673.00	1,606.00	933.00	58.09	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.12	7,782.12	0.00	0.00	7,782.12	7,782.12	0.00	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.12	7,782.12	0.00	0.00	7,782.12	7,782.12	0.00	0.00	93,385.44
8000-00-000	TOTAL EXPENSES	62,859.64	68,126.65	5,267.01	7.73	62,859.64	68,126.65	5,267.01	7.73	752,395.81
9000-00-000	NET INCOME	-17,591.24	-13,234.92	-4,356.32	-32.92	-17,591.24	-13,234.92	-4,356.32	-32.92	-93,695.05
	NET INCOME AFTER DEPRECIATION	-9,809.12				-9809.12				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	200,699.79
1111-15-000	Cash-Payroll	125,532.36
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	<u>327,032.15</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	43,459.41
1112-02-100	Cash Restricted - FSS Escrow Forfei	985.39
1112-99-000	Total Restricted Cash	<u>62,644.80</u>
1119-00-000	TOTAL CASH	<u>389,676.95</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	6,782.36
1122-99-000	TOTAL: AR	<u>6,782.36</u>
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-11-000	A/R - ROSS/HUD	28,253.61
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,111.93
1129-26-000	Due from Arbor Manor LTD	190.95
1129-28-000	Due from West Lake Management, LLC	-1,302.89
1129-50-000	A/R - Capital Fund Grants/HUD	-682,198.32
1129-56-000	Due from Colton Meadow	1,302.89
1129-78-000	Due From FSS	57,406.31
1129-80-000	Due from Section 8 HCV	3,949.25
1129-96-000	Due from Central Office Cost Center	-9,517.66
1129-99-000	TOTAL: DUE FROM	<u>-592,326.45</u>
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	915,766.81
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>2,213,043.50</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00

1211-02-000	Prepaid Software Licenses	-4,104.88
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>75,241.12</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>2,677,961.57</u>
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
1400-07-000	Machinery & Equipment	6,687.73
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	582,079.00
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,097,680.66
1405-02-000	Accum Depreciation- Misc FF&E	-796,266.51
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>-8,847,304.06</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>1,887,902.72</u>
1999-00-000	TOTAL ASSETS	<u>4,565,864.29</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	22,034.57
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,131.28
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	20,225.06
2145-00-000	Due to Federal Master	-948.71
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	107,288.99
2160-00-000	Dakota Park Subsidy Payable	-467.00
2160-00-100	DAK CARES ACT Subsidy Payable	440.00

2162-00-000	Hampton Hills Subsidy Payable	0.01
2164-00-200	Twin Lake II Subsidy Payable	129,689.01
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,126.05
2260-00-000	Accrued Compensated Absences-Curren	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	<u>491,713.70</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	43,459.41
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>349,596.41</u>
2499-00-000	TOTAL LIABILITIES	<u>841,310.11</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,943,498.82
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,724,554.18</u>
2899-00-000	TOTAL EQUITY	<u>3,724,554.18</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,565,864.29</u>

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jan 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,715.00	15,663.00	52.00	0.33	15,715.00	15,663.00	52.00	0.33	187,956.00
3112-02-000	Gain to Lease Sec8	739.00	1,568.00	-829.00	-52.87	739.00	1,568.00	-829.00	-52.87	18,816.00
3119-00-000	Total Rental Income	16,454.00	17,231.00	-777.00	-4.51	16,454.00	17,231.00	-777.00	-4.51	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	575.00
3120-11-000	Forfeited Security Deposits	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	0.00	510.00	-510.00	-100.00	6,120.00
3199-00-000	TOTAL TENANT INCOME	16,454.00	17,741.00	-1,287.00	-7.25	16,454.00	17,741.00	-1,287.00	-7.25	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	13,327.34	10,336.50	2,990.84	28.93	13,327.34	10,336.50	2,990.84	28.93	128,680.00
3499-00-000	TOTAL GRANT INCOME	13,327.34	10,336.50	2,990.84	28.93	13,327.34	10,336.50	2,990.84	28.93	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	0.00	15.00	-15.00	-100.00	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	40.00	-40.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	0.00	55.00	-55.00	-100.00	660.00
3999-00-000	TOTAL INCOME	29,781.34	28,132.50	1,648.84	5.86	29,781.34	28,132.50	1,648.84	5.86	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	1,797.70	1,797.70	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	71.91	71.91	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	143.82	143.82	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	71.91	71.91	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	17.98	17.98	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	2,303.32	2,303.32	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	511.86	100.00	-411.86	-411.86	511.86	100.00	-411.86	-411.86	1,200.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4130-03-000	Tenant Screening	5.00	100.00	95.00	95.00	5.00	100.00	95.00	95.00	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4130-99-000	Total Legal Expense	516.86	325.00	-191.86	-59.03	516.86	325.00	-191.86	-59.03	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	79.59	25.00	-54.59	-218.36	79.59	25.00	-54.59	-218.36	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	1,841.56	922.92	50.12	918.64	1,841.56	922.92	50.12	22,098.72
4173-00-000	Management Fee	2,072.63	1,986.60	-86.03	-4.33	2,072.63	1,986.60	-86.03	-4.33	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	292.50	0.00	-292.50	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	200.00	500.00	300.00	60.00	6,000.00
4182-00-000	Consultants	672.53	75.00	-597.53	-796.71	672.53	75.00	-597.53	-796.71	900.00
4189-00-000	Total Other Admin Expenses	4,235.89	4,438.16	202.27	4.56	4,235.89	4,438.16	202.27	4.56	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	25.00	25.00	100.00	300.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jan 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	23.69	25.00	1.31	5.24	23.69	25.00	1.31	5.24	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4190-08-000	Postage	50.00	50.00	0.00	0.00	50.00	50.00	0.00	0.00	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	215.75	215.75	0.00	0.00	2,589.00
4190-13-000	Internet	94.27	94.27	0.00	0.00	94.27	94.27	0.00	0.00	1,131.24
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	177.90	177.90	0.00	0.00	2,134.80
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	0.00	216.00	216.00	100.00	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	561.61	1,293.92	732.31	56.60	561.61	1,293.92	732.31	56.60	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,314.36	8,360.40	3,046.04	36.43	5,314.36	8,360.40	3,046.04	36.43	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	62.68	100.00	37.32	37.32	62.68	100.00	37.32	37.32	1,200.00
4320-00-000	Electricity	703.75	800.00	96.25	12.03	703.75	800.00	96.25	12.03	9,600.00
4340-00-000	Garbage/Trash Removal	1,171.38	1,100.00	-71.38	-6.49	1,171.38	1,100.00	-71.38	-6.49	13,200.00
4390-00-000	Sewer	72.51	262.00	189.49	72.32	72.51	262.00	189.49	72.32	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	2,010.32	2,262.00	251.68	11.13	2,010.32	2,262.00	251.68	11.13	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,325.46	2,912.56	-412.90	-14.18	3,325.46	2,912.56	-412.90	-14.18	34,950.72
4410-06-000	401K-401A Maintenance	133.02	116.50	-16.52	-14.18	133.02	116.50	-16.52	-14.18	1,398.00
4410-07-000	Payroll Taxes Maintenance	249.59	233.00	-16.59	-7.12	249.59	233.00	-16.59	-7.12	2,796.00
4410-08-000	Health/Life Insurance Maint.	719.66	109.98	-609.68	-554.36	719.66	109.98	-609.68	-554.36	1,319.76
4410-09-000	Workers Comp Maintenance	105.83	116.50	10.67	9.16	105.83	116.50	10.67	9.16	1,398.00
4410-10-000	Payroll Prep Fees Maint.	46.90	29.13	-17.77	-61.00	46.90	29.13	-17.77	-61.00	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	142.84	25.00	-117.84	-471.36	142.84	25.00	-117.84	-471.36	300.00
4419-00-000	Total General Maint Expense	4,723.30	3,542.67	-1,180.63	-33.33	4,723.30	3,542.67	-1,180.63	-33.33	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	203.17	150.00	-53.17	-35.45	203.17	150.00	-53.17	-35.45	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	500.88	50.00	-450.88	-901.76	500.88	50.00	-450.88	-901.76	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-07-000	Repairs - Materials & Supplies	32.95	250.00	217.05	86.82	32.95	250.00	217.05	86.82	3,000.00
4420-08-000	Supplies-Plumbing	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	480.00
4429-00-000	Total Materials	737.00	1,195.00	458.00	38.33	737.00	1,195.00	458.00	38.33	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	60.00	60.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00

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

Period = Jan 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-000	Contract-HVAC - Repairs & Maint	1,300.00	300.00	-1,000.00	-333.33	1,300.00	300.00	-1,000.00	-333.33	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	0.00	452.55	452.55	100.00	0.00	452.55	452.55	100.00	5,430.60
4430-24-000	Contract-Grounds-Landscaping	2,000.00	1,000.00	-1,000.00	-100.00	2,000.00	1,000.00	-1,000.00	-100.00	12,000.00
4430-24-200	Grounds-Tree Cutting	3,200.00	500.00	-2,700.00	-540.00	3,200.00	500.00	-2,700.00	-540.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4439-00-000	Total Contract Costs	6,500.00	3,812.55	-2,687.45	-70.49	6,500.00	3,812.55	-2,687.45	-70.49	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	11,960.30	8,550.22	-3,410.08	-39.88	11,960.30	8,550.22	-3,410.08	-39.88	102,602.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	5,839.31	5,839.31	100.00	0.00	5,839.31	5,839.31	100.00	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	0.00	262.50	262.50	100.00	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	1,080.40	966.76	-113.64	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	85.00	85.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	1,080.40	7,153.57	6,073.17	84.90	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	758.00	648.00	-110.00	-16.98	758.00	648.00	-110.00	-16.98	7,776.00
4715-03-000	FSS Escrow Payments	625.00	625.00	0.00	0.00	625.00	625.00	0.00	0.00	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,383.00	1,273.00	-110.00	-8.64	1,383.00	1,273.00	-110.00	-8.64	15,276.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	2,113.74	2,113.74	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	2,113.74	-5,686.26	-7,800.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	23,862.12	37,537.93	13,675.81	36.43	23,862.12	37,537.93	13,675.81	36.43	450,455.16
9000-00-000	NET INCOME	5,919.22	-9,405.43	15,324.65	162.93	5,919.22	-9,405.43	15,324.65	162.93	-108,223.16
	NET INCOME AFTER DEPRECIATION	8,032.96				8032.96				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	1,236.13
1111-15-000	Cash-Payroll	-9,936.11
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	<u>-8,099.98</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,489.00
1112-02-000	Cash Restricted - FSS Escrow	9,588.00
1112-04-000	Cash Restricted-Reserve for Replac	10,770.43
1112-99-000	Total Restricted Cash	<u>34,847.43</u>
1119-00-000	TOTAL CASH	<u>26,747.45</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	15,959.91
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	<u>9,246.00</u>
1129-20-000	Due from LPHC	75,251.87
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>84,497.87</u>
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	1,301.96
1211-02-000	Prepaid Software Licenses	1,385.28
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>10,247.24</u>
1300-00-000	TOTAL CURRENT ASSETS	121,492.56
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	7,295.43
1405-01-000	Accum Depreciation-Buildings	-304,453.77
1405-02-000	Accum Depreciation- Misc FF&E	-8,945.55
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	<u>-41,744.00</u>

1420-00-000	TOTAL FIXED ASSETS (NET)	<u>634,766.11</u>
1499-00-000	TOTAL NONCURRENT ASSETS	634,766.11
1999-00-000	TOTAL ASSETS	<u>756,258.67</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,390.81
2114-00-000	Tenant Security Deposits	14,489.00
2119-92-000	Accrued Property Taxes	2,160.80
2119-94-000	Accrued Interest - HOPE VI	759,848.07
2131-00-000	Accrued Interest Payable	18,861.00
2134-00-000	Accrued Interest - Future Advance	16,608.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-16,835.41
2138-00-001	Accrued audit fees - LHA	-7,688.00
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-At	36,481.70
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	1,102.24
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Curren	-2,195.32
2298-00-002	Note Payable PCHD	<u>239,503.97</u>
2299-00-000	TOTAL CURRENT LIABILITIES	1,121,516.69
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-4,077.01
2307-00-000	FSS Due to Tenant Long Term	9,588.00
2310-01-000	Due to Affiliates	149,859.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	<u>101,380.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,096,295.13
2499-00-000	TOTAL LIABILITIES	<u>2,217,811.82</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	<u>240,496.13</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-978,613.87

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-482,939.28</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-482,939.28
2899-00-000	TOTAL EQUITY	<u>-1,461,553.15</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>756,258.67</u>

Renaissance Partnership (.partren)
Budget Comparison

Period = Jan 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	72,272.00	71,149.00	1,123.00	1.58	72,272.00	71,149.00	1,123.00	1.58	853,788.00
3112-02-000	Gain to Lease Sec8	22,684.00	22,575.00	109.00	0.48	22,684.00	22,575.00	109.00	0.48	270,900.00
3119-00-000	Total Rental Income	94,956.00	93,724.00	1,232.00	1.31	94,956.00	93,724.00	1,232.00	1.31	1,124,688.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-01-100	Laundry Room Income	413.92	365.00	48.92	13.40	413.92	365.00	48.92	13.40	4,380.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	3,600.00
3120-04-000	Late and Admin Charges	75.00	50.00	25.00	50.00	75.00	50.00	25.00	50.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-10-000	Application Fees	40.00	160.00	-120.00	-75.00	40.00	160.00	-120.00	-75.00	1,920.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3129-00-000	Total Other Tenant Income	528.92	1,135.00	-606.08	-53.40	528.92	1,135.00	-606.08	-53.40	13,620.00
3199-00-000	TOTAL TENANT INCOME	95,484.92	94,859.00	625.92	0.66	95,484.92	94,859.00	625.92	0.66	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	61,603.34	36,247.54	25,355.80	69.95	61,603.34	36,247.54	25,355.80	69.95	434,970.48
3499-00-000	TOTAL GRANT INCOME	61,603.34	36,247.54	25,355.80	69.95	61,603.34	36,247.54	25,355.80	69.95	434,970.48
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	3,598.02	-3,598.02	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	2,957.51	50.00	2,907.51	5,815.02	2,957.51	50.00	2,907.51	5,815.02	600.00
3690-00-000	Other Income	165.90	0.00	165.90	N/A	165.90	0.00	165.90	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	3,123.41	3,648.02	-524.61	-14.38	3,123.41	3,648.02	-524.61	-14.38	43,776.24
3999-00-000	TOTAL INCOME	160,211.67	134,754.56	25,457.11	18.89	160,211.67	134,754.56	25,457.11	18.89	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,862.09	5,335.39	-3,526.70	-66.10	8,862.09	5,335.39	-3,526.70	-66.10	48,099.40
4110-00-001	401K-401A Admin	324.44	213.42	-111.02	-52.02	324.44	213.42	-111.02	-52.02	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	690.33	426.83	-263.50	-61.73	690.33	426.83	-263.50	-61.73	3,847.96
4110-00-004	Workers Comp Admin	281.86	213.42	-68.44	-32.07	281.86	213.42	-68.44	-32.07	1,924.00
4110-00-006	Legal Shield - Administrative	0.00	56.85	56.85	100.00	0.00	56.85	56.85	100.00	682.20
4110-00-007	Payroll Prep Fees	130.16	53.35	-76.81	-143.97	130.16	53.35	-76.81	-143.97	481.00
4110-07-000	Health/Life Insurance	1,009.24	885.34	-123.90	-13.99	1,009.24	885.34	-123.90	-13.99	10,624.08
4110-99-000	Total Administrative Salaries	11,298.12	7,184.60	-4,113.52	-57.25	11,298.12	7,184.60	-4,113.52	-57.25	67,582.64
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	333.00	525.00	192.00	36.57	333.00	525.00	192.00	36.57	6,300.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4130-99-000	Total Legal Expense	333.00	1,075.00	742.00	69.02	333.00	1,075.00	742.00	69.02	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	95.33	100.00	4.67	4.67	95.33	100.00	4.67	4.67	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	1,470.00	1,470.00	100.00	17,640.00
4171-00-000	Auditing Fees	2,480.32	3,403.24	922.92	27.12	2,480.32	3,403.24	922.92	27.12	40,838.88
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	13,218.59	11,297.72	-1,920.87	-17.00	135,572.64
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	1,440.00	0.00	-1,440.00	N/A	0.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Jan 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	1,070.00	1,080.00	10.00	0.93	12,960.00
4182-00-000	Consultants	1,042.33	75.00	-967.33	-1,289.77	1,042.33	75.00	-967.33	-1,289.77	900.00
4189-00-000	Total Other Admin Expenses	19,346.57	17,450.96	-1,895.61	-10.86	19,346.57	17,450.96	-1,895.61	-10.86	209,411.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	0.00	20.00	20.00	100.00	240.00
4190-02-000	Printing/Publications & Subscriptions	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	1,560.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	620.88	450.00	-170.88	-37.97	620.88	450.00	-170.88	-37.97	5,400.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4190-07-000	Telephone	1,599.87	1,253.00	-346.87	-27.68	1,599.87	1,253.00	-346.87	-27.68	15,036.00
4190-08-000	Postage	605.25	225.00	-380.25	-169.00	605.25	225.00	-380.25	-169.00	2,700.00
4190-08-100	Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,435.65	1,051.81	-383.84	-36.49	1,435.65	1,051.81	-383.84	-36.49	12,621.72
4190-10-000	Copiers - Lease & Service	362.91	409.00	46.09	11.27	362.91	409.00	46.09	11.27	4,908.00
4190-13-000	Internet	576.29	649.75	73.46	11.31	576.29	649.75	73.46	11.31	7,797.00
4190-19-000	IT Contract Fees	160.77	825.00	664.23	80.51	160.77	825.00	664.23	80.51	9,900.00
4190-22-000	Other Misc Admin Expenses	401.20	920.00	518.80	56.39	401.20	920.00	518.80	56.39	11,040.00
4190-23-000	Compliance Fees	894.76	863.40	-31.36	-3.63	894.76	863.40	-31.36	-3.63	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,665.17	7,371.96	706.79	9.59	6,665.17	7,371.96	706.79	9.59	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,642.86	33,082.52	-4,560.34	-13.78	37,642.86	33,082.52	-4,560.34	-13.78	378,357.68
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,044.22	1,600.00	555.78	34.74	1,044.22	1,600.00	555.78	34.74	19,200.00
4320-00-000	Electricity	3,247.18	4,200.00	952.82	22.69	3,247.18	4,200.00	952.82	22.69	50,400.00
4340-00-000	Garbage/Trash Removal	1,348.10	1,850.00	501.90	27.13	1,348.10	1,850.00	501.90	27.13	22,200.00
4390-00-000	Sewer	3,661.96	4,200.00	538.04	12.81	3,661.96	4,200.00	538.04	12.81	50,400.00
4399-00-000	TOTAL UTILITY EXPENSES	9,301.46	11,850.00	2,548.54	21.51	9,301.46	11,850.00	2,548.54	21.51	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	14,998.51	30,026.30	15,027.79	50.05	14,998.51	30,026.30	15,027.79	50.05	280,245.44
4410-06-000	401K-401A Maintenance	574.72	1,201.05	626.33	52.15	574.72	1,201.05	626.33	52.15	11,209.80
4410-07-000	Payroll Taxes Maintenance	1,207.47	2,402.10	1,194.63	49.73	1,207.47	2,402.10	1,194.63	49.73	22,419.60
4410-08-000	Health/Life Insurance Maint.	2,009.16	4,070.53	2,061.37	50.64	2,009.16	4,070.53	2,061.37	50.64	39,318.60
4410-09-000	Workers Comp Maintenance	476.79	1,201.05	724.26	60.30	476.79	1,201.05	724.26	60.30	11,209.80
4410-10-000	Payroll Prep Fees Maint.	225.77	300.26	74.49	24.81	225.77	300.26	74.49	24.81	2,802.48
4410-11-000	Legal Shield - Maint	0.00	187.50	187.50	100.00	0.00	187.50	187.50	100.00	1,701.20
4411-00-000	Maintenance Uniforms	432.72	265.00	-167.72	-63.29	432.72	265.00	-167.72	-63.29	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	1,021.19	750.00	-271.19	-36.16	1,021.19	750.00	-271.19	-36.16	9,000.00
4419-00-000	Total General Maint Expense	20,946.33	40,403.79	19,457.46	48.16	20,946.33	40,403.79	19,457.46	48.16	381,086.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4420-02-000	Supplies-Appliance Parts	720.02	950.00	229.98	24.21	720.02	950.00	229.98	24.21	11,400.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	290.00	290.00	100.00	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	127.47	750.00	622.53	83.00	127.47	750.00	622.53	83.00	9,000.00
4420-06-000	Supplies-Janitorial/Cleaning	487.92	280.00	-207.92	-74.26	487.92	280.00	-207.92	-74.26	3,360.00
4420-07-000	Repairs - Materials & Supplies	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4420-08-000	Supplies-Plumbing	0.00	780.00	780.00	100.00	0.00	780.00	780.00	100.00	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00

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

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4420-10-100	Countertops/Cabinets	310.00	400.00	90.00	22.50	310.00	400.00	90.00	22.50	4,800.00
4420-11-000	Supplies- HVAC	250.38	375.00	124.62	33.23	250.38	375.00	124.62	33.23	4,500.00
4420-12-000	Supplies- Painting	0.00	330.00	330.00	100.00	0.00	330.00	330.00	100.00	3,960.00
4429-00-000	Total Materials	1,895.79	5,755.00	3,859.21	67.06	1,895.79	5,755.00	3,859.21	67.06	69,060.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	578.00	350.00	-228.00	-65.14	578.00	350.00	-228.00	-65.14	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	987.00	987.00	100.00	0.00	987.00	987.00	100.00	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4430-17-000	Contract-Elevator Monitoring	4,260.50	800.00	-3,460.50	-432.56	4,260.50	800.00	-3,460.50	-432.56	9,600.00
4430-18-000	Contract-Alarm Monitoring	80.25	1,707.00	1,626.75	95.30	80.25	1,707.00	1,626.75	95.30	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	0.00	5,000.00	5,000.00	100.00	0.00	5,000.00	5,000.00	100.00	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	1,100.00	1,100.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4430-27-000	Contract - Lease	1,027.09	1,110.69	83.60	7.53	1,027.09	1,110.69	83.60	7.53	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	10,200.00
4439-00-000	Total Contract Costs	5,945.84	15,104.69	9,158.85	60.64	5,945.84	15,104.69	9,158.85	60.64	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	28,787.96	61,263.48	32,475.52	53.01	28,787.96	61,263.48	32,475.52	53.01	631,403.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	412.30	23,511.14	23,098.84	98.25	412.30	23,511.14	23,098.84	98.25	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	0.00	810.00	810.00	100.00	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	412.30	24,671.14	24,258.84	98.33	412.30	24,671.14	24,258.84	98.33	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	1,372.00	1,539.00	167.00	10.85	1,372.00	1,539.00	167.00	10.85	18,468.00
4715-03-000	FSS Escrow Payments	3,265.00	3,304.00	39.00	1.18	3,265.00	3,304.00	39.00	1.18	39,648.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,637.00	4,843.00	206.00	4.25	4,637.00	4,843.00	206.00	4.25	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	20,639.37	20,639.37	0.00	0.00	247,672.44
4857-00-000	Debt Service Contra Account	-16,230.40	-16,314.22	-83.82	-0.51	-16,230.40	-16,314.22	-83.82	-0.51	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,408.97	4,325.15	-83.82	-1.94	4,408.97	4,325.15	-83.82	-1.94	51,901.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	57,653.22	67,122.00	9,468.78	14.11	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	247.99	247.99	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	66,319.99	8,468.78	12.71	57,901.21	66,319.99	8,468.78	12.71	808,439.88
8000-00-000	TOTAL EXPENSES	143,614.33	258,655.28	115,040.95	44.48	143,614.33	258,655.28	115,040.95	44.48	2,981,472.24
9000-00-000	NET INCOME	16,597.34	-123,900.72	140,498.06	113.40	16,597.34	-123,900.72	140,498.06	113.40	-1,364,417.52
	NET INCOME AFTER DEPRECIATION	74,498.55				74,498.55				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	67,711.97
1111-15-000	Cash-Payroll	30,918.31
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	<u>99,630.28</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	61,370.99
1112-02-000	Cash Restricted - FSS Escrow	74,644.21
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	29,912.91
1112-06-000	Cash Restricted - Reserve/Escrow	1,653,640.60
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	80,133.31
1112-09-000	Restricted Cash - AA Reserve	49,146.85
1112-99-000	Total Restricted Cash	<u>1,971,661.46</u>
1119-00-000	TOTAL CASH	<u>2,071,291.74</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	19,186.19
1122-01-000	Allowance for Doubtful Accounts-Tenar	<u>-9,470.00</u>
1122-99-000	TOTAL: AR	9,716.19
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	36,481.70
1129-47-000	Due from Youthbuild-DOL	165.90
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	<u>102,105.91</u>
1138-14-000	Renaissance Family-Operating Subsidy	<u>1.00</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	113,750.46
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-01-000	Prepaid Insurance	14,582.59
1211-02-000	Prepaid Software Licenses	7,362.74
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>43,445.33</u>
1300-00-000	TOTAL CURRENT ASSETS	2,228,487.53
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,105,584.03

1400-06-200	Building Improvements	438,566.64
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	596,258.81
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1405-01-000	Accum Depreciation-Buildings	-11,210,344.57
1405-02-000	Accum Depreciation- Misc FF&E	-764,714.45
1405-03-000	Accum Depreciation-Infrastructure	-2,540,631.56
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	-76.72
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-24,832.79
1420-00-000	TOTAL FIXED ASSETS (NET)	10,240,647.73
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,245,110.73
1999-00-000	TOTAL ASSETS	12,473,598.26
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	17,858.08
2114-00-000	Tenant Security Deposits	54,865.39
2114-02-000	Security Deposit Clearing Account	1,800.00
2114-03-000	Security Deposit-Pet	6,505.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-20,043.74
2138-00-001	Accrued audit fees - LHA	-1,710.12
2145-00-000	Due to Federal Master	62,112.52
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05
2145-04-000	Due to (16) Dakota Park Non-ACC	-2,672.05
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	7,197.51
2250-00-000	Contract Retentions	38,732.51
2255-00-004	State of FL Unclaimed Funds	4.00
2260-00-000	Accrued Compensated Absences-Curren	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	198,654.07
2300-00-000	NONCURRENT LIABILITIES	

2305-00-000	Accrued Compensated Absences-LT	13,962.04
2307-00-000	FSS Due to Tenant Long Term	74,912.46
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,882,205.71
2310-40-001	Short Term - Note Payable	<u>-3,681.77</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,348,598.76
2499-00-000	TOTAL LIABILITIES	<u>2,547,252.83</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	<u>1,308,453.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,846.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-5,429,500.98</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-5,429,500.98
2899-00-000	TOTAL EQUITY	<u>9,926,345.43</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,473,598.26</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jan 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	46,800.50	45,574.50	1,226.00	2.69	46,800.50	45,574.50	1,226.00	2.69	546,894.00
3112-02-000	Gain to Lease Sec8	25,729.50	27,169.50	-1,440.00	-5.30	25,729.50	27,169.50	-1,440.00	-5.30	326,034.00
3119-00-000	Total Rental Income	72,530.00	72,744.00	-214.00	-0.29	72,530.00	72,744.00	-214.00	-0.29	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	150.00	-150.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	15.00	-15.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	0.00	60.00	-60.00	-100.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	450.00	-450.00	-100.00	0.00	450.00	-450.00	-100.00	5,400.00
3199-00-000	TOTAL TENANT INCOME	72,530.00	73,194.00	-664.00	-0.91	72,530.00	73,194.00	-664.00	-0.91	878,328.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,321.68	2,167.75	153.93	7.10	2,321.68	2,167.75	153.93	7.10	26,013.00
3610-01-000	Interest Income - Unrestricted	108.03	35.00	73.03	208.66	108.03	35.00	73.03	208.66	420.00
3699-00-000	TOTAL OTHER INCOME	2,429.71	2,202.75	226.96	10.30	2,429.71	2,202.75	226.96	10.30	26,433.00
3999-00-000	TOTAL INCOME	74,959.71	75,396.75	-437.04	-0.58	74,959.71	75,396.75	-437.04	-0.58	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	3,631.69	7,284.85	3,653.16	50.15	3,631.69	7,284.85	3,653.16	50.15	67,991.96
4110-00-001	401K-401A Admin	135.12	291.39	156.27	53.63	135.12	291.39	156.27	53.63	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	335.10	582.79	247.69	42.50	335.10	582.79	247.69	42.50	5,439.40
4110-00-004	Workers Comp Admin	115.52	291.39	175.87	60.36	115.52	291.39	175.87	60.36	2,719.64
4110-00-006	Legal Shield - Administrative	0.00	36.90	36.90	100.00	0.00	36.90	36.90	100.00	427.60
4110-00-007	Payroll Prep Fees	53.16	72.85	19.69	27.03	53.16	72.85	19.69	27.03	679.96
4110-07-000	Health/Life Insurance	454.88	1,349.46	894.58	66.29	454.88	1,349.46	894.58	66.29	12,105.52
4110-99-000	Total Administrative Salaries	4,725.47	9,909.63	5,184.16	52.31	4,725.47	9,909.63	5,184.16	52.31	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	4,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
4130-04-000	General Legal Expense	32.50	150.00	117.50	78.33	32.50	150.00	117.50	78.33	1,800.00
4130-99-000	Total Legal Expense	32.50	575.00	542.50	94.35	32.50	575.00	542.50	94.35	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	79.59	420.00	340.41	81.05	79.59	420.00	340.41	81.05	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	540.00	540.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	922.92	992.22	69.30	6.98	11,906.64
4173-00-000	Management Fee	5,252.14	4,674.86	-577.28	-12.35	5,252.14	4,674.86	-577.28	-12.35	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4189-00-000	Total Other Admin Expenses	6,794.65	7,027.08	232.43	3.31	6,794.65	7,027.08	232.43	3.31	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	343.10	150.00	-193.10	-128.73	343.10	150.00	-193.10	-128.73	1,800.00
4190-02-000	Printing/Publications & Subscriptions	0.00	95.00	95.00	100.00	0.00	95.00	95.00	100.00	1,140.00
4190-03-000	Advertising Publications	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
4190-04-000	Stationery & Office Supplies	23.69	290.00	266.31	91.83	23.69	290.00	266.31	91.83	3,480.00
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	720.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jan 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4190-07-000 Telephone	210.97	150.00	-60.97	-40.65	210.97	150.00	-60.97	-40.65	1,800.00	
4190-08-000 Postage	55.25	25.00	-30.25	-121.00	55.25	25.00	-30.25	-121.00	300.00	
4190-09-000 Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	388.86	388.86	0.00	0.00	4,666.32	
4190-10-000 Copiers - Lease & Service	110.82	75.00	-35.82	-47.76	110.82	75.00	-35.82	-47.76	900.00	
4190-13-000 Internet	209.44	260.00	50.56	19.45	209.44	260.00	50.56	19.45	3,120.00	
4190-19-000 IT Contract Fees	159.56	560.00	400.44	71.51	159.56	560.00	400.44	71.51	6,720.00	
4190-22-000 Other Misc Admin Expenses	171.17	200.00	28.83	14.42	171.17	200.00	28.83	14.42	2,400.00	
4190-23-000 Compliance Fees	360.32	348.80	-11.52	-3.30	360.32	348.80	-11.52	-3.30	4,185.60	
4190-24-000 Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	0.00	315.00	315.00	100.00	3,780.00	
4191-00-000 Total Miscellaneous Admin Expenses	2,033.18	3,367.66	1,334.48	39.63	2,033.18	3,367.66	1,334.48	39.63	40,411.92	
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	13,585.80	20,879.37	7,293.57	34.93	13,585.80	20,879.37	7,293.57	34.93	223,720.60	
TENANT SERVICES										
4230-00-000 Resident Services Exp	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00	
UTILITIES										
4320-00-000 Electricity	398.93	800.00	401.07	50.13	398.93	800.00	401.07	50.13	9,600.00	
4340-00-000 Garbage/Trash Removal	1,080.07	3,500.00	2,419.93	69.14	1,080.07	3,500.00	2,419.93	69.14	42,000.00	
4390-01-100 Water/Sewer Combined	5,796.17	5,900.00	103.83	1.76	5,796.17	5,900.00	103.83	1.76	70,800.00	
4399-00-000 TOTAL UTILITY EXPENSES	7,275.17	10,200.00	2,924.83	28.67	7,275.17	10,200.00	2,924.83	28.67	122,400.00	
MAINTENANCE AND OPERATIONS										
4400-99-000 General Maint Expense										
4410-00-000 Maintenance Salaries	3,802.47	5,766.09	1,963.62	34.05	3,802.47	5,766.09	1,963.62	34.05	58,969.16	
4410-06-000 401K-401A Maintenance	142.51	230.64	88.13	38.21	142.51	230.64	88.13	38.21	2,358.72	
4410-07-000 Payroll Taxes Maintenance	325.26	461.29	136.03	29.49	325.26	461.29	136.03	29.49	4,717.56	
4410-08-000 Health/Life Insurance Maint.	1,132.62	1,111.84	-20.78	-1.87	1,132.62	1,111.84	-20.78	-1.87	8,998.72	
4410-09-000 Workers Comp Maintenance	120.84	230.64	109.80	47.61	120.84	230.64	109.80	47.61	2,358.72	
4410-10-000 Payroll Prep Fees Maint.	57.81	57.66	-0.15	-0.26	57.81	57.66	-0.15	-0.26	589.68	
4410-11-000 Legal Shield - Maint	0.00	49.85	49.85	100.00	0.00	49.85	49.85	100.00	519.40	
4411-00-000 Maintenance Uniforms	65.84	80.00	14.16	17.70	65.84	80.00	14.16	17.70	880.00	
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	40.09	450.00	409.91	91.09	40.09	450.00	409.91	91.09	5,000.00	
4419-00-000 Total General Maint Expense	5,687.44	8,438.01	2,750.57	32.60	5,687.44	8,438.01	2,750.57	32.60	84,391.96	
4420-00-000 Materials										
4420-01-000 Supplies-Grounds	0.00	650.00	650.00	100.00	0.00	650.00	650.00	100.00	7,800.00	
4420-02-000 Supplies-Appliance Parts	21.47	1,000.00	978.53	97.85	21.47	1,000.00	978.53	97.85	12,000.00	
4420-03-000 Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00	
4420-03-100 Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00	
4420-03-200 Window Treatments	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	1,560.00	
4420-04-000 Electrical - Supplies/Fixtures	0.00	900.00	900.00	100.00	0.00	900.00	900.00	100.00	10,800.00	
4420-06-000 Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00	
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00	
4420-08-000 Supplies-Plumbing	0.00	870.00	870.00	100.00	0.00	870.00	870.00	100.00	10,440.00	
4420-09-000 Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00	
4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00	
4420-10-000 Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00	
4420-11-000 Supplies- HVAC	1,279.77	300.00	-979.77	-326.59	1,279.77	300.00	-979.77	-326.59	3,600.00	
4420-12-000 Supplies- Painting	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00	
4429-00-000 Total Materials	1,301.24	5,375.00	4,073.76	75.79	1,301.24	5,375.00	4,073.76	75.79	64,500.00	
4430-00-000 Contract Costs										
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	160.00	160.00	100.00	1,920.00	
4430-03-000 Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00	
4430-03-100 Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00	
4430-03-300 Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00	
4430-05-000 Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00	
4430-07-000 Contract-Exterminating/Pest Control	199.09	550.00	350.91	63.80	199.09	550.00	350.91	63.80	6,600.00	

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jan 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	594.00	594.00	100.00	0.00	594.00	594.00	100.00	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	2,000.00	2,585.00	585.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	739.58	739.58	100.00	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-27-000	Contract - Lease	1,282.59	1,271.52	-11.07	-0.87	1,282.59	1,271.52	-11.07	-0.87	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4439-00-000	Total Contract Costs	3,481.68	7,900.10	4,418.42	55.93	3,481.68	7,900.10	4,418.42	55.93	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	10,470.36	21,713.11	11,242.75	51.78	10,470.36	21,713.11	11,242.75	51.78	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	9,377.71	0.00	0.00	9,377.71	9,377.71	0.00	0.00	112,532.52
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	658.75	658.75	0.00	0.00	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	3,485.63	2,769.95	-715.68	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,522.09	13,056.41	-465.68	-3.57	13,522.09	13,056.41	-465.68	-3.57	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	104.00	223.20	119.20	53.40	104.00	223.20	119.20	53.40	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	1,026.19	1,026.19	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	144.98	152.16	7.18	4.72	144.98	152.16	7.18	4.72	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	2,818.00	2,818.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	4,093.17	4,219.55	126.38	3.00	4,093.17	4,219.55	126.38	3.00	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	39,177.19	39,177.19	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	1,159.42	1,159.42	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	40,336.61	26,316.61	-14,020.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	89,283.20	124,475.05	35,191.85	28.27	89,283.20	124,475.05	35,191.85	28.27	1,450,004.60
9000-00-000	NET INCOME	-14,323.49	-49,078.30	34,754.81	70.82	-14,323.49	-49,078.30	34,754.81	70.82	-545,243.60
	NET INCOME AFTER DEPRECIATION	26,013.12				26013.12				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	108,088.72
1111-15-000	Cash-Payroll	4,525.21
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	<u>113,213.93</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,575.00
1112-03-000	Cash Restricted-Operating Reserve	454,959.36
1112-04-000	Cash Restricted-Reserve for Replac	229,003.92
1112-05-000	Cash-Tax & Insurance Escrow	107,494.03
1112-99-000	Total Restricted Cash	<u>820,032.31</u>
1119-00-000	TOTAL CASH	<u>933,246.24</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	6,030.90
1122-99-000	TOTAL: AR	<u>6,030.90</u>
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	<u>101,151.61</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>107,182.51</u>
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-00-000	Prepaid Expenses and Other Assets	597.19
1211-01-000	Prepaid Insurance	43,138.57
1211-02-000	Prepaid Software Licenses	2,722.02
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>52,457.78</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>1,092,886.53</u>
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	856,353.89
1400-06-100	Building Acquisition	2,010,000.00
1400-06-200	Building Improvements	5,861,925.11
1400-07-000	Machinery & Equipment	67,970.48
1400-07-001	Automobiles/Vehicles	15,484.50
1400-08-000	Furniture & Fixtures	1,503,657.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97
1405-01-000	Accum Depreciation-Buildings	-5,985,068.58

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-194,767.70
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>6,140,437.67</u>
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	<u>6,245,083.44</u>
1999-00-000	TOTAL ASSETS	<u>7,337,969.97</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	5,352.74
2114-00-000	Tenant Security Deposits	27,475.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,100.00
2119-92-000	Accrued Property Taxes	6,971.21
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	10,738.28
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	2,225.02
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	5,254.58
2260-00-000	Accrued Compensated Absences-Curren	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>3,243,917.10</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,571.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>5,571.78</u>
2499-00-000	TOTAL LIABILITIES	<u>3,249,488.88</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>2,883,148.97</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,883,148.97
2899-00-000	TOTAL EQUITY	<u>4,088,481.09</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,337,969.97</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	47,049.00	46,357.00	692.00	1.49	47,049.00	46,357.00	692.00	1.49	556,284.00
3112-02-000	Gain to Lease Sec8	25,088.00	26,787.00	-1,699.00	-6.34	25,088.00	26,787.00	-1,699.00	-6.34	321,444.00
3119-00-000	Total Rental Income	72,137.00	73,144.00	-1,007.00	-1.38	72,137.00	73,144.00	-1,007.00	-1.38	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	65.00	-65.00	-100.00	780.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-10-000	Application Fees	90.00	50.00	40.00	80.00	90.00	50.00	40.00	80.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	90.00	365.00	-275.00	-75.34	90.00	365.00	-275.00	-75.34	4,380.00
3199-00-000	TOTAL TENANT INCOME	72,227.00	73,509.00	-1,282.00	-1.74	72,227.00	73,509.00	-1,282.00	-1.74	882,108.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,426.65	2,324.00	102.65	4.42	2,426.65	2,324.00	102.65	4.42	27,888.00
3610-01-000	Interest Income - Unrestricted	116.02	35.00	81.02	231.49	116.02	35.00	81.02	231.49	420.00
3699-00-000	TOTAL OTHER INCOME	2,542.67	2,359.00	183.67	7.79	2,542.67	2,359.00	183.67	7.79	28,308.00
3999-00-000	TOTAL INCOME	74,769.67	75,868.00	-1,098.33	-1.45	74,769.67	75,868.00	-1,098.33	-1.45	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	3,663.29	6,891.73	3,228.44	46.85	3,663.29	6,891.73	3,228.44	46.85	64,322.84
4110-00-001	401K-401A Admin	135.12	275.67	140.55	50.98	135.12	275.67	140.55	50.98	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	319.64	551.34	231.70	42.02	319.64	551.34	231.70	42.02	5,145.84
4110-00-004	Workers Comp Admin	116.51	275.67	159.16	57.74	116.51	275.67	159.16	57.74	2,572.92
4110-00-006	Legal Shield - Administrative	0.00	56.85	56.85	100.00	0.00	56.85	56.85	100.00	594.20
4110-00-007	Payroll Prep Fees	53.82	68.92	15.10	21.91	53.82	68.92	15.10	21.91	827.04
4110-07-000	Health/Life Insurance	642.68	425.70	-216.98	-50.97	642.68	425.70	-216.98	-50.97	5,108.40
4110-99-000	Total Administrative Salaries	4,931.06	8,545.88	3,614.82	42.30	4,931.06	8,545.88	3,614.82	42.30	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/C	53.85	50.00	-3.85	-7.70	53.85	50.00	-3.85	-7.70	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4130-99-000	Total Legal Expense	53.85	150.00	96.15	64.10	53.85	150.00	96.15	64.10	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	79.59	150.00	70.41	46.94	79.59	150.00	70.41	46.94	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	562.50	562.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	922.92	922.92	0.00	0.00	11,075.04
4173-00-000	Management Fee	4,975.81	5,150.74	174.93	3.40	4,975.81	5,150.74	174.93	3.40	61,808.88
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,540.82	7,061.16	520.34	7.37	6,540.82	7,061.16	520.34	7.37	84,733.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-02-000	Printing/Publications & Subscriptions	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	225.00	225.00	100.00	2,700.00
4190-04-000	Stationery & Office Supplies	23.69	200.00	176.31	88.16	23.69	200.00	176.31	88.16	2,400.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jan 2025
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	125.00	125.00	100.00	1,500.00
4190-07-000 Telephone	67.32	125.00	57.68	46.14	67.32	125.00	57.68	46.14	1,500.00
4190-08-000 Postage	305.25	25.00	-280.25	-1,121.00	305.25	25.00	-280.25	-1,121.00	300.00
4190-09-000 Computer Software License Fees/Exp	596.47	404.55	-191.92	-47.44	596.47	404.55	-191.92	-47.44	4,854.60
4190-10-000 Copiers - Lease & Service	74.33	80.00	5.67	7.09	74.33	80.00	5.67	7.09	960.00
4190-13-000 Internet	209.33	209.33	0.00	0.00	209.33	209.33	0.00	0.00	2,511.96
4190-19-000 IT Contract Fees	160.56	800.00	639.44	79.93	160.56	800.00	639.44	79.93	9,600.00
4190-22-000 Other Misc Admin Expenses	256.75	220.00	-36.75	-16.70	256.75	220.00	-36.75	-16.70	2,640.00
4190-23-000 Compliance Fees	373.25	361.25	-12.00	-3.32	373.25	361.25	-12.00	-3.32	4,335.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4191-00-000 Total Miscellaneous Admin Expenses	2,066.95	3,075.13	1,008.18	32.78	2,066.95	3,075.13	1,008.18	32.78	36,901.56
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	13,592.68	18,832.17	5,239.49	27.82	13,592.68	18,832.17	5,239.49	27.82	204,579.64
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	304.65	400.00	95.35	23.84	304.65	400.00	95.35	23.84	4,800.00
4340-00-000 Garbage/Trash Removal	3,330.23	3,250.00	-80.23	-2.47	3,330.23	3,250.00	-80.23	-2.47	39,000.00
4390-01-100 Water/Sewer Combined	5,613.66	4,600.00	-1,013.66	-20.33	5,613.66	4,600.00	-1,013.66	-20.33	55,200.00
4399-00-000 TOTAL UTILITY EXPENSES	9,248.54	8,250.00	-998.54	-12.10	9,248.54	8,250.00	-998.54	-12.10	99,000.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	3,802.47	4,674.00	871.53	18.65	3,802.47	4,674.00	871.53	18.65	42,657.68
4410-06-000 401K-401A Maintenance	142.51	186.96	44.45	23.78	142.51	186.96	44.45	23.78	1,706.32
4410-07-000 Payroll Taxes Maintenance	306.02	373.92	67.90	18.16	306.02	373.92	67.90	18.16	3,412.64
4410-08-000 Health/Life Insurance Maint.	-577.62	699.92	1,277.54	182.53	-577.62	699.92	1,277.54	182.53	8,349.76
4410-09-000 Workers Comp Maintenance	120.85	186.96	66.11	35.36	120.85	186.96	66.11	35.36	1,706.32
4410-10-000 Payroll Prep Fees Maint.	57.83	46.74	-11.09	-23.73	57.83	46.74	-11.09	-23.73	426.56
4410-11-000 Legal Shield - Maint	0.00	56.85	56.85	100.00	0.00	56.85	56.85	100.00	594.20
4411-00-000 Maintenance Uniforms	181.20	65.00	-116.20	-178.77	181.20	65.00	-116.20	-178.77	660.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	40.09	200.00	159.91	79.96	40.09	200.00	159.91	79.96	2,400.00
4419-00-000 Total General Maint Expense	4,073.35	6,490.35	2,417.00	37.24	4,073.35	6,490.35	2,417.00	37.24	61,913.48
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4420-02-000 Supplies-Appliance Parts	490.61	675.00	184.39	27.32	490.61	675.00	184.39	27.32	8,100.00
4420-03-000 Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-03-200 Window Treatments	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-04-000 Electrical - Supplies/Fixtures	118.72	650.00	531.28	81.74	118.72	650.00	531.28	81.74	7,800.00
4420-06-000 Supplies-Janitorial/Cleaning	85.36	200.00	114.64	57.32	85.36	200.00	114.64	57.32	2,400.00
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-08-000 Supplies-Plumbing	61.99	400.00	338.01	84.50	61.99	400.00	338.01	84.50	4,800.00
4420-09-000 Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4420-11-000 Supplies- HVAC	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00
4420-12-000 Supplies- Painting	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4429-00-000 Total Materials	756.68	3,975.00	3,218.32	80.96	756.68	3,975.00	3,218.32	80.96	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	50.00	50.00	100.00	600.00
4430-05-000 Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-07-000 Contract-Exterminating/Pest Control	214.50	548.50	334.00	60.89	214.50	548.50	334.00	60.89	6,582.00
4430-11-000 Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	0.00	900.00	900.00	100.00	10,800.00
4430-18-000 Contract-Alarm Monitoring	80.25	570.82	490.57	85.94	80.25	570.82	490.57	85.94	6,849.84

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000 Contract-Consultants	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-24-000 Contract-Grounds-Landscaping	0.00	2,700.00	2,700.00	100.00	0.00	2,700.00	2,700.00	100.00	32,400.00
4430-24-200 Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4430-24-300 Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-27-000 Contract - Lease	340.64	379.43	38.79	10.22	340.64	379.43	38.79	10.22	4,553.16
4430-28-000 Unit Inspections	0.00	420.00	420.00	100.00	0.00	420.00	420.00	100.00	5,040.00
4439-00-000 Total Contract Costs	635.39	7,318.75	6,683.36	91.32	635.39	7,318.75	6,683.36	91.32	87,825.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	5,465.42	17,784.10	12,318.68	69.27	5,465.42	17,784.10	12,318.68	69.27	197,438.48
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	9,582.04	9,582.04	0.00	0.00	9,582.04	9,582.04	0.00	0.00	114,984.48
4510-01-000 General Liability Insurance - Auto	658.75	628.75	-30.00	-4.77	658.75	628.75	-30.00	-4.77	7,545.00
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4525-00-000 Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	4,044.81	3,523.52	-521.29	-14.79	42,282.24
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	14,285.60	13,809.31	-476.29	-3.45	14,285.60	13,809.31	-476.29	-3.45	165,711.72
4800-00-000 FINANCING EXPENSE									
4853-02-000 Loan Servicing Fee	40.00	645.98	605.98	93.81	40.00	645.98	605.98	93.81	7,751.76
4855-00-000 Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	3,182.71	3,182.71	0.00	0.00	38,192.52
4855-03-000 Interest Expense - Home Loan	163.90	171.98	8.08	4.70	163.90	171.98	8.08	4.70	2,063.76
4855-04-000 Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	6,311.73	6,311.73	0.00	0.00	75,740.76
4899-00-000 TOTAL FINANCING EXPENSES	9,698.34	10,312.40	614.06	5.95	9,698.34	10,312.40	614.06	5.95	123,748.80
5000-00-000 NON-OPERATING ITEMS									
5100-01-000 Depreciation Expense	39,609.87	39,609.87	0.00	0.00	39,609.87	39,609.87	0.00	0.00	475,318.44
5100-50-000 Amortization Expense	1,542.52	1,542.52	0.00	0.00	1,542.52	1,542.52	0.00	0.00	18,510.24
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	41,152.39	28,792.39	-12,360.00	-42.93	345,508.68
8000-00-000 TOTAL EXPENSES	93,442.97	122,525.37	29,082.40	23.74	93,442.97	122,525.37	29,082.40	23.74	1,432,927.32
9000-00-000 NET INCOME	-18,673.30	-46,657.37	27,984.07	59.98	-18,673.30	-46,657.37	27,984.07	59.98	-522,511.32
NET INCOME AFTER DEPRECIATION	22,479.09				22,479.09				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	134,130.94
1111-15-000	Cash-Payroll	39,042.87
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	173,773.81
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,925.00
1112-03-000	Cash Restricted-Operating Reserve	474,933.34
1112-04-000	Cash Restricted-Reserve for Replac	246,231.95
1112-05-000	Cash-Tax & Insurance Escrow	97,879.48
1112-99-000	Total Restricted Cash	849,969.77
1119-00-000	TOTAL CASH	1,023,743.58
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	726.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	661.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	661.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	643.50
1211-01-000	Prepaid Insurance	46,653.91
1211-02-000	Prepaid Software Licenses	2,831.81
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	55,629.22
1300-00-000	TOTAL CURRENT ASSETS	1,080,033.80
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-5,924,389.70
1405-02-000	Accum Depreciation- Misc FF&E	-462,137.94
1405-03-000	Accum Depreciation-Infrastructure	-641,257.82

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	29,186.26
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-231,521.22
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,949,522.61</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,949,522.61
1999-00-000	TOTAL ASSETS	<u>7,029,556.41</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	11,094.60
2114-00-000	Tenant Security Deposits	28,325.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	8,089.62
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	39,824.77
2131-03-000	Accrued Interest - Home Loan	2,064.00
2132-00-000	Accrued Interest - 2nd Mortgage	915,766.81
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	2,225.02
2240-00-000	Tenant Prepaid Rents	5,169.00
2260-00-000	Accrued Compensated Absences-Curren	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	5,981,536.80
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>3,872.21</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	<u>5,996,778.01</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>-5,677,579.34</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-5,677,579.34
2899-00-000	TOTAL EQUITY	<u>1,032,778.40</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,029,556.41</u>

The Manor at West Bartow (62)
Budget Comparison

Period = Jan 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	22,674.00	23,279.00	-605.00	-2.60	22,674.00	23,279.00	-605.00	-2.60	279,348.00
3112-02-000	Gain to Lease Sec8	61,994.00	68,300.00	-6,306.00	-9.23	61,994.00	68,300.00	-6,306.00	-9.23	819,600.00
3119-00-000	Total Rental Income	84,668.00	91,579.00	-6,911.00	-7.55	84,668.00	91,579.00	-6,911.00	-7.55	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	166.84	175.00	-8.16	-4.66	166.84	175.00	-8.16	-4.66	2,100.00
3120-03-000	Damages & Cleaning	0.00	30.00	-30.00	-100.00	0.00	30.00	-30.00	-100.00	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	10.00	-10.00	-100.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-1,000.00	-1,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc.Tenant Income	30.00	25.00	5.00	20.00	30.00	25.00	5.00	20.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	100.00	-100.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-803.16	-600.00	-203.16	-33.86	-803.16	-600.00	-203.16	-33.86	-7,200.00
3199-00-000	TOTAL TENANT INCOME	83,864.84	90,979.00	-7,114.16	-7.82	83,864.84	90,979.00	-7,114.16	-7.82	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	224.91	185.00	39.91	21.57	224.91	185.00	39.91	21.57	2,220.00
3610-01-000	Interest Income - Unrestricted	3.49	110.00	-106.51	-96.83	3.49	110.00	-106.51	-96.83	1,320.00
3699-00-000	TOTAL OTHER INCOME	228.40	295.00	-66.60	-22.58	228.40	295.00	-66.60	-22.58	3,540.00
3999-00-000	TOTAL INCOME	84,093.24	91,274.00	-7,180.76	-7.87	84,093.24	91,274.00	-7,180.76	-7.87	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,664.20	12,996.30	4,332.10	33.33	8,664.20	12,996.30	4,332.10	33.33	121,298.80
4110-00-001	401K-401A Admin	346.56	519.85	173.29	33.33	346.56	519.85	173.29	33.33	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	711.47	1,039.70	328.23	31.57	711.47	1,039.70	328.23	31.57	9,703.92
4110-00-004	Workers Comp Admin	275.54	389.89	114.35	29.33	275.54	389.89	114.35	29.33	3,639.00
4110-00-006	Legal Shield - Administrative	0.00	105.00	105.00	100.00	0.00	105.00	105.00	100.00	1,260.00
4110-00-007	Payroll Prep Fees	127.77	129.96	2.19	1.69	127.77	129.96	2.19	1.69	1,212.96
4110-07-000	Health/Life Insurance	1,219.24	1,721.40	502.16	29.17	1,219.24	1,721.40	502.16	29.17	20,656.80
4110-99-000	Total Administrative Salaries	11,344.78	16,902.10	5,557.32	32.88	11,344.78	16,902.10	5,557.32	32.88	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	98.00	98.00	100.00	1,176.00
4130-03-000	Tenant Screening	24.95	110.00	85.05	77.32	24.95	110.00	85.05	77.32	1,320.00
4130-04-000	General Legal Expense	361.00	400.00	39.00	9.75	361.00	400.00	39.00	9.75	4,800.00
4130-99-000	Total Legal Expense	385.95	608.00	222.05	36.52	385.95	608.00	222.05	36.52	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	79.59	370.00	290.41	78.49	79.59	370.00	290.41	78.49	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	922.92	922.22	-0.70	-0.08	11,066.64
4173-00-000	Management Fee	5,311.38	5,494.74	183.36	3.34	5,311.38	5,494.74	183.36	3.34	65,936.88
4189-00-000	Total Other Admin Expenses	6,313.89	6,811.96	498.07	7.31	6,313.89	6,811.96	498.07	7.31	81,743.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	0.00	102.00	102.00	100.00	1,224.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00

The Manor at West Bartow (62)
Budget Comparison

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000 Advertising Publications	275.00	275.00	0.00	0.00	275.00	275.00	0.00	0.00	3,300.00
4190-04-000 Stationery & Office Supplies	241.94	100.00	-141.94	-141.94	241.94	100.00	-141.94	-141.94	1,200.00
4190-06-000 Computer Equipment	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4190-07-000 Telephone	510.17	1,100.00	589.83	53.62	510.17	1,100.00	589.83	53.62	13,200.00
4190-08-000 Postage	155.25	75.00	-80.25	-107.00	155.25	75.00	-80.25	-107.00	900.00
4190-08-100 Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	923.24	539.40	-383.84	-71.16	923.24	539.40	-383.84	-71.16	6,472.80
4190-10-000 Copiers - Lease & Service	177.66	170.00	-7.66	-4.51	177.66	170.00	-7.66	-4.51	2,040.00
4190-13-000 Internet	680.09	126.46	-553.63	-437.79	680.09	126.46	-553.63	-437.79	1,517.52
4190-19-000 IT Contract Fees	653.88	800.00	146.12	18.26	653.88	800.00	146.12	18.26	9,600.00
4190-20-000 Bank Fees - Restricted	27.00	250.00	223.00	89.20	27.00	250.00	223.00	89.20	3,000.00
4190-22-000 Other Misc Admin Expenses	319.89	100.00	-219.89	-219.89	319.89	100.00	-219.89	-219.89	1,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4190-30-000 Equipment Service Contracts	220.00	1,400.00	1,180.00	84.29	220.00	1,400.00	1,180.00	84.29	16,800.00
4191-00-000 Total Miscellaneous Admin Expenses	4,191.71	5,212.86	1,021.15	19.59	4,191.71	5,212.86	1,021.15	19.59	62,554.32
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	22,236.33	29,534.92	7,298.59	24.71	22,236.33	29,534.92	7,298.59	24.71	314,217.28
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,146.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	1,146.00
4300-00-000 UTILITIES									
4310-00-000 Water	2,052.32	1,680.00	-372.32	-22.16	2,052.32	1,680.00	-372.32	-22.16	20,160.00
4320-00-000 Electricity	2,182.52	2,192.00	9.48	0.43	2,182.52	2,192.00	9.48	0.43	26,304.00
4330-00-000 Gas	881.28	825.00	-56.28	-6.82	881.28	825.00	-56.28	-6.82	9,900.00
4340-00-000 Garbage/Trash Removal	596.07	1,501.88	905.81	60.31	596.07	1,501.88	905.81	60.31	18,022.56
4390-00-000 Sewer	3,008.79	2,900.00	-108.79	-3.75	3,008.79	2,900.00	-108.79	-3.75	34,800.00
4399-00-000 TOTAL UTILITY EXPENSES	8,720.98	9,098.88	377.90	4.15	8,720.98	9,098.88	377.90	4.15	109,186.56
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	7,832.50	11,283.13	3,450.63	30.58	7,832.50	11,283.13	3,450.63	30.58	105,929.88
4410-06-000 401K-401A Maintenance	227.05	451.33	224.28	49.69	227.05	451.33	224.28	49.69	4,237.24
4410-07-000 Payroll Taxes Maintenance	609.39	902.65	293.26	32.49	609.39	902.65	293.26	32.49	8,474.36
4410-08-000 Health/Life Insurance Maint.	697.78	1,659.96	962.18	57.96	697.78	1,659.96	962.18	57.96	19,919.52
4410-09-000 Workers Comp Maintenance	698.46	338.49	-359.97	-106.35	698.46	338.49	-359.97	-106.35	3,177.88
4410-10-000 Payroll Prep Fees Maint.	116.06	112.83	-3.23	-2.86	116.06	112.83	-3.23	-2.86	1,059.32
4410-11-000 Legal Shield - Maint	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	540.00
4411-00-000 Maintenance Uniforms	198.90	160.00	-38.90	-24.31	198.90	160.00	-38.90	-24.31	1,920.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	458.66	350.00	-108.66	-31.05	458.66	350.00	-108.66	-31.05	4,200.00
4419-00-000 Total General Maint Expense	10,838.80	15,303.39	4,464.59	29.17	10,838.80	15,303.39	4,464.59	29.17	149,458.20
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	540.00
4420-02-000 Supplies-Appliance Parts	195.90	260.00	64.10	24.65	195.90	260.00	64.10	24.65	3,120.00
4420-03-100 Hardware Doors/Windows/Locks	11.36	200.00	188.64	94.32	11.36	200.00	188.64	94.32	2,400.00
4420-03-200 Window Treatments	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4420-04-000 Electrical - Supplies/Fixtures	634.08	800.00	165.92	20.74	634.08	800.00	165.92	20.74	9,600.00
4420-06-000 Supplies-Janitorial/Cleaning	347.93	500.00	152.07	30.41	347.93	500.00	152.07	30.41	6,000.00
4420-08-000 Supplies-Plumbing	69.15	200.00	130.85	65.42	69.15	200.00	130.85	65.42	2,400.00
4420-11-000 Supplies- HVAC	38.70	250.00	211.30	84.52	38.70	250.00	211.30	84.52	3,000.00
4420-12-000 Supplies- Painting	33.25	200.00	166.75	83.38	33.25	200.00	166.75	83.38	2,400.00
4429-00-000 Total Materials	1,330.37	2,605.00	1,274.63	48.93	1,330.37	2,605.00	1,274.63	48.93	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	100.00	100.00	100.00	1,200.00
4430-07-000 Contract-Exterminating/Pest Control	225.00	400.00	175.00	43.75	225.00	400.00	175.00	43.75	4,800.00
4430-11-000 Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	0.00	1,125.00	1,125.00	100.00	13,500.00

The Manor at West Bartow (62)
Budget Comparison

Period = Jan 2025
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	570.02	545.00	-25.02	-4.59	6,540.00
4430-18-000	Contract-Alarm Monitoring	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,135.00	2,500.00	1,365.00	54.60	1,135.00	2,500.00	1,365.00	54.60	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4439-00-000	Total Contract Costs	1,930.02	8,920.00	6,989.98	78.36	1,930.02	8,920.00	6,989.98	78.36	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	14,099.19	26,828.39	12,729.20	47.45	14,099.19	26,828.39	12,729.20	47.45	287,758.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	12,293.36	0.00	0.00	12,293.36	12,293.36	0.00	0.00	147,520.32
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	658.75	658.75	0.00	0.00	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	444.72	119.62	-325.10	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	13,396.83	13,096.73	-300.10	-2.29	13,396.83	13,096.73	-300.10	-2.29	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	262.50	225.00	-37.50	-16.67	262.50	225.00	-37.50	-16.67	2,700.00
4855-00-000	Interest Expense-Mortgage	0.00	14,995.62	14,995.62	100.00	0.00	14,995.62	14,995.62	100.00	179,947.44
4855-01-000	Interest - Third Mortgage	464.28	464.28	0.00	0.00	464.28	464.28	0.00	0.00	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	726.78	15,684.90	14,958.12	95.37	726.78	15,684.90	14,958.12	95.37	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	31,003.74	31,003.74	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	2,665.70	2,665.70	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	33,669.44	22,494.44	-11,175.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	93,844.70	139,178.26	45,333.56	32.57	93,844.70	139,178.26	45,333.56	32.57	1,595,820.88
9000-00-000	NET INCOME	-9,751.46	-47,904.26	38,152.80	79.64	-9,751.46	-47,904.26	38,152.80	79.64	-500,532.88
	NET INCOME AFTER DEPRECIATION	23,917.98				23917.98				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-12,567.22
1111-15-000	Cash-Payroll	-8,984.48
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	<u>-20,951.70</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,050.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replac	163,381.01
1112-05-000	Cash-Tax & Insurance Escrow	141,135.69
1112-12-000	Restricted Investment	158,017.73
1112-99-000	Total Restricted Cash	<u>473,604.05</u>
1119-00-000	TOTAL CASH	<u>452,652.35</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	19.00
1122-99-000	TOTAL: AR	<u>19.00</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	19.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,710.05
1211-01-000	Prepaid Insurance	38,213.91
1211-02-000	Prepaid Software Licenses	3,775.75
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>44,199.71</u>
1300-00-000	TOTAL CURRENT ASSETS	496,871.06
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	-5,024,282.42
1405-02-000	Accum Depreciation- Misc FF&E	-1,224,594.08
1405-03-000	Accum Depreciation-Infrastructure	-554,454.03
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	290,113.53
1410-02-000	Compliance Fees	200,558.00

1410-02-001	Amortization Tax Credit Fees	-208,349.37
1420-00-000	TOTAL FIXED ASSETS (NET)	7,729,576.25
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,441,173.25
1999-00-000	TOTAL ASSETS	8,938,044.31
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-4,543.11
2114-00-000	Tenant Security Deposits	9,700.00
2114-02-000	Security Deposit Clearing Account	-75.00
2114-03-000	Security Deposit-Pet	1,300.00
2119-92-000	Accrued Property Taxes	-3,251.28
2131-01-000	Accrued Interest NLP Loan	4,578.79
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	2,225.02
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	1,246.00
2260-00-000	Accrued Compensated Absences-Curren	1,101.93
2297-00-000	Mortgage Note Payable	2,546,940.35
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	260,521.56
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,716,901.57
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,860.73
2310-01-000	Due to Affiliates	-5,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-3,739.27
2499-00-000	TOTAL LIABILITIES	4,713,162.30
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	-30,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,713,332.55</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-2,713,332.55
2899-00-000	TOTAL EQUITY	<u>4,224,882.01</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,938,044.31</u>

**Youthbuild (.ybuild)
Budget Comparison**

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3400-00-000 GRANT INCOME									
3415-00-000 Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	0.00	41,667.00	-41,667.00	-100.00	500,004.00
3499-00-000 TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	0.00	41,667.00	-41,667.00	-100.00	500,004.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	104.81	0.00	104.81	N/A	104.81	0.00	104.81	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	104.81	0.00	104.81	N/A	104.81	0.00	104.81	N/A	0.00
3999-00-000 TOTAL INCOME	104.81	41,667.00	-41,562.19	-99.75	104.81	41,667.00	-41,562.19	-99.75	500,004.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	21,779.22	14,162.00	-7,617.22	-53.79	21,779.22	14,162.00	-7,617.22	-53.79	169,944.00
4110-00-001 401K-401A Admin	723.48	566.00	-157.48	-27.82	723.48	566.00	-157.48	-27.82	6,792.00
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	1,799.47	1,133.00	-666.47	-58.82	1,799.47	1,133.00	-666.47	-58.82	13,596.00
4110-00-004 Workers Comp Admin	693.01	566.00	-127.01	-22.44	693.01	566.00	-127.01	-22.44	6,792.00
4110-00-006 Legal Shield - Administrative	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	420.00
4110-00-007 Payroll Prep Fees	312.66	142.00	-170.66	-120.18	312.66	142.00	-170.66	-120.18	1,704.00
4110-07-000 Health/Life Insurance	2,601.66	1,400.00	-1,201.66	-85.83	2,601.66	1,400.00	-1,201.66	-85.83	16,800.00
4110-99-000 Total Administrative Salaries	27,909.50	18,004.00	-9,905.50	-55.02	27,909.50	18,004.00	-9,905.50	-55.02	216,048.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	2,022.68	5,922.00	3,899.32	65.84	2,022.68	5,922.00	3,899.32	65.84	71,064.00
4140-00-100 Travel/Mileage	0.00	141.00	141.00	100.00	0.00	141.00	141.00	100.00	1,692.00
4170-00-000 Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	138.00	138.00	100.00	1,656.00
4189-00-000 Total Other Admin Expenses	2,022.68	6,201.00	4,178.32	67.38	2,022.68	6,201.00	4,178.32	67.38	74,412.00
4190-00-000 Miscellaneous Admin Expenses									
4190-04-000 Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	0.00	2,288.00	2,288.00	100.00	27,456.00
4190-07-000 Telephone	158.44	250.00	91.56	36.62	158.44	250.00	91.56	36.62	3,000.00
4190-08-000 Postage	55.25	30.00	-25.25	-84.17	55.25	30.00	-25.25	-84.17	360.00
4190-08-100 Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00
4190-09-000 Computer Software License Fees/Exp	191.92	0.00	-191.92	N/A	191.92	0.00	-191.92	N/A	0.00
4190-10-000 Copiers - Lease & Service	261.34	289.00	27.66	9.57	261.34	289.00	27.66	9.57	3,468.00
4190-11-000 Admin Service Contracts	825.67	1,514.00	688.33	45.46	825.67	1,514.00	688.33	45.46	18,168.00
4190-19-000 IT Contract Fees	140.81	150.00	9.19	6.13	140.81	150.00	9.19	6.13	1,800.00
4190-22-000 Other Misc Admin Expenses	89.94	0.00	-89.94	N/A	89.94	0.00	-89.94	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	1,730.96	4,521.00	2,790.04	61.71	1,730.96	4,521.00	2,790.04	61.71	54,252.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	31,663.14	28,726.00	-2,937.14	-10.22	31,663.14	28,726.00	-2,937.14	-10.22	344,712.00
4200-00-000 TENANT SERVICES									
4210-00-000 Tenant Services Salaries	11,966.50	6,605.00	-5,361.50	-81.17	11,966.50	6,605.00	-5,361.50	-81.17	79,260.00
4210-00-002 Payroll Taxes - Tenant Svc	998.79	528.00	-470.79	-89.16	998.79	528.00	-470.79	-89.16	6,336.00
4210-00-004 Workers Comp - Tenant Svc	380.33	264.00	-116.33	-44.06	380.33	264.00	-116.33	-44.06	3,168.00
4210-00-007 Payroll Prep Fees Ten Svc	181.66	66.00	-115.66	-175.24	181.66	66.00	-115.66	-175.24	792.00
4220-01-000 Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	3,247.00	3,247.00	100.00	38,964.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	13,527.28	10,710.00	-2,817.28	-26.31	13,527.28	10,710.00	-2,817.28	-26.31	128,520.00
4300-00-000 UTILITIES									
4320-00-000 Electricity	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
4399-00-000 TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00

4400-00-00	MAINTENANCE AND OPERATIONS									
4400-99-00	General Maint Expense									
4413-00-00	Vehicle Repairs/Maint - Gas, Oil, Grea	231.69	300.00	68.31	22.77	231.69	300.00	68.31	22.77	3,600.00
4419-00-00	Total General Maint Expense	231.69	300.00	68.31	22.77	231.69	300.00	68.31	22.77	3,600.00
4499-00-00	TOTAL MAINTENANCE EXPENSES	231.69	300.00	68.31	22.77	231.69	300.00	68.31	22.77	3,600.00
4500-00-00	GENERAL EXPENSES									
4510-00-00	Insurance -Property/Liability	755.88	1,255.00	499.12	39.77	755.88	1,255.00	499.12	39.77	15,060.00
4510-01-00	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4599-00-00	TOTAL GENERAL EXPENSES	755.88	1,655.00	899.12	54.33	755.88	1,655.00	899.12	54.33	19,860.00
8000-00-00	TOTAL EXPENSES	46,177.99	41,666.00	-4,511.99	-10.83	46,177.99	41,666.00	-4,511.99	-10.83	499,992.00
9000-00-00	NET INCOME	-46,073.18	1.00	-46,074.18	-4,607,418.00	-46,073.18	1.00	-46,074.18	-4,607,418.00	12.00

Youthbuild (.ybuild)

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,408.98
1111-15-000	Cash-Payroll	-50,426.47
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	<u>-47,017.49</u>
1119-00-000	TOTAL CASH	<u>-47,017.49</u>
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	<u>-280.07</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>-280.07</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>-47,297.56</u>
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	21,299.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,780.25</u>
1499-00-000	TOTAL NONCURRENT ASSETS	<u>5,780.25</u>
1999-00-000	TOTAL ASSETS	<u>-41,517.31</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	2,927.70
2145-02-000	Due to (14) Renaissance Family Public	165.90
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	38,702.03
2260-00-000	Accrued Compensated Absences-Curren	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	<u>394,370.39</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,718.57
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>3,718.57</u>
2499-00-000	TOTAL LIABILITIES	<u>398,088.96</u>

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-452,878.27
2809-03-000	Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-439,606.27</u>
2899-00-000	TOTAL EQUITY	<u>-439,606.27</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>-41,517.31</u>

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

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	12,563.00	12,557.00	6.00	0.05	12,563.00	12,557.00	6.00	0.05	150,684.00
3119-00-000 Total Rental Income	12,563.00	12,557.00	6.00	0.05	12,563.00	12,557.00	6.00	0.05	150,684.00
3120-00-000 Other Tenant Income									
3120-01-000 Vending Income	2,380.00	0.00	2,380.00	N/A	2,380.00	0.00	2,380.00	N/A	0.00
3120-01-100 Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	350.00	-350.00	-100.00	4,200.00
3120-03-000 Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	50.00	-50.00	-100.00	600.00
3120-04-000 Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
3129-00-000 Total Other Tenant Income	2,380.00	425.00	1,955.00	460.00	2,380.00	425.00	1,955.00	460.00	5,100.00
3199-00-000 TOTAL TENANT INCOME	14,943.00	12,982.00	1,961.00	15.11	14,943.00	12,982.00	1,961.00	15.11	155,784.00
3400-00-000 GRANT INCOME									
3401-00-000 Government Subsidy Income	26,582.34	12,865.00	13,717.34	106.63	26,582.34	12,865.00	13,717.34	106.63	154,380.00
3499-00-000 TOTAL GRANT INCOME	26,582.34	12,865.00	13,717.34	106.63	26,582.34	12,865.00	13,717.34	106.63	154,380.00
3600-00-000 OTHER INCOME									
3610-01-000 Interest Income - Unrestricted	185.55	10.00	175.55	1,755.50	185.55	10.00	175.55	1,755.50	120.00
3699-00-000 TOTAL OTHER INCOME	185.55	10.00	175.55	1,755.50	185.55	10.00	175.55	1,755.50	120.00
3999-00-000 TOTAL INCOME	41,710.89	25,857.00	15,853.89	61.31	41,710.89	25,857.00	15,853.89	61.31	310,284.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	2,012.44	3,317.21	1,304.77	39.33	2,012.44	3,317.21	1,304.77	39.33	28,425.22
4110-00-001 401K-401A Admin	73.29	132.69	59.40	44.77	73.29	132.69	59.40	44.77	1,136.98
4110-00-002 Payroll Taxes Adm(SUI/FICA/FUTA)	152.22	265.38	113.16	42.64	152.22	265.38	113.16	42.64	2,274.06
4110-00-004 Workers Comp Admin	64.00	132.69	68.69	51.77	64.00	132.69	68.69	51.77	1,136.98
4110-00-007 Payroll Prep Fees	29.55	33.17	3.62	10.91	29.55	33.17	3.62	10.91	284.24
4110-07-000 Health/Life Insurance	286.84	120.06	-166.78	-138.91	286.84	120.06	-166.78	-138.91	1,440.72
4110-99-000 Total Administrative Salaries	2,618.34	4,001.20	1,382.86	34.56	2,618.34	4,001.20	1,382.86	34.56	34,698.20
4130-00-000 Legal Expense									
4130-00-001 Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4130-02-000 Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	120.00
4130-04-000 General Legal Expense	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,800.00
4130-99-000 Total Legal Expense	0.00	170.00	170.00	100.00	0.00	170.00	170.00	100.00	2,040.00
4139-00-000 Other Admin Expenses									
4140-00-000 Travel/Training Expense	3.19	0.00	-3.19	N/A	3.19	0.00	-3.19	N/A	0.00
4170-00-000 Accounting/Bookkeeping Fees	352.50	360.00	7.50	2.08	352.50	360.00	7.50	2.08	4,320.00
4171-00-000 Auditing Fees	2,025.28	2,025.28	0.00	0.00	2,025.28	2,025.28	0.00	0.00	24,303.36
4173-00-000 Management Fee	3,493.51	3,567.84	74.33	2.08	3,493.51	3,567.84	74.33	2.08	42,814.08
4173-02-000 Asset Management Fee	470.00	480.00	10.00	2.08	470.00	480.00	10.00	2.08	5,760.00
4174-00-000 Marketing Events	1,050.00	0.00	-1,050.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4182-00-000 Consultants	672.53	250.00	-422.53	-169.01	672.53	250.00	-422.53	-169.01	3,000.00
4189-00-000 Total Other Admin Expenses	8,067.01	6,683.12	-1,383.89	-20.71	8,067.01	6,683.12	-1,383.89	-20.71	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	25.00	25.00	100.00	300.00
4190-04-000 Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-07-000 Telephone	139.31	137.39	-1.92	-1.40	139.31	137.39	-1.92	-1.40	1,648.68
4190-08-000 Postage	355.24	25.00	-330.24	-1,320.96	355.24	25.00	-330.24	-1,320.96	300.00
4190-08-100 Express Mail/FED EX/DHL	7.59	0.00	-7.59	N/A	7.59	0.00	-7.59	N/A	0.00

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

Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000 Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	261.65	261.65	0.00	0.00	3,139.80
4190-13-000 Internet	1,332.62	1,332.62	0.00	0.00	1,332.62	1,332.62	0.00	0.00	15,991.44
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-22-000 Other Misc Admin Expenses	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	2,096.41	1,906.66	-189.75	-9.95	2,096.41	1,906.66	-189.75	-9.95	22,879.92
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	12,781.76	12,760.98	-20.78	-0.16	12,781.76	12,760.98	-20.78	-0.16	139,815.56
4300-00-000 UTILITIES									
4310-00-000 Water	357.28	1,163.00	805.72	69.28	357.28	1,163.00	805.72	69.28	13,956.00
4320-00-000 Electricity	207.74	300.00	92.26	30.75	207.74	300.00	92.26	30.75	3,600.00
4340-00-000 Garbage/Trash Removal	545.68	545.68	0.00	0.00	545.68	545.68	0.00	0.00	6,548.16
4390-00-000 Sewer	579.61	560.28	-19.33	-3.45	579.61	560.28	-19.33	-3.45	6,723.36
4399-00-000 TOTAL UTILITY EXPENSES	1,690.31	2,568.96	878.65	34.20	1,690.31	2,568.96	878.65	34.20	30,827.52
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	2,401.57	4,318.11	1,916.54	44.38	2,401.57	4,318.11	1,916.54	44.38	33,492.02
4410-06-000 401K-401A Maintenance	90.01	172.72	82.71	47.89	90.01	172.72	82.71	47.89	1,339.64
4410-07-000 Payroll Taxes Maintenance	180.90	345.45	164.55	47.63	180.90	345.45	164.55	47.63	2,679.40
4410-08-000 Health/Life Insurance Maint.	358.44	0.00	-358.44	N/A	358.44	0.00	-358.44	N/A	0.00
4410-09-000 Workers Comp Maintenance	76.31	172.72	96.41	55.82	76.31	172.72	96.41	55.82	1,339.64
4410-10-000 Payroll Prep Fees Maint.	36.51	43.18	6.67	15.45	36.51	43.18	6.67	15.45	334.96
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Greas	369.75	250.00	-119.75	-47.90	369.75	250.00	-119.75	-47.90	3,000.00
4419-00-000 Total General Maint Expense	3,513.49	5,302.18	1,788.69	33.74	3,513.49	5,302.18	1,788.69	33.74	42,185.66
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4420-02-000 Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-04-000 Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-07-000 Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-08-000 Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-11-000 Supplies- HVAC	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4420-12-000 Supplies- Painting	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4429-00-000 Total Materials	0.00	525.00	525.00	100.00	0.00	525.00	525.00	100.00	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	25.00	25.00	100.00	300.00
4430-02-000 Contract-Appliance	145.00	0.00	-145.00	N/A	145.00	0.00	-145.00	N/A	0.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	0.00	165.00	165.00	100.00	1,980.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4430-18-000 Contract-Alarm Monitoring	0.00	185.00	185.00	100.00	0.00	185.00	185.00	100.00	2,220.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	1,000.00	1,100.00	100.00	9.09	13,200.00
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
4430-28-000 Unit Inspections	0.00	280.00	280.00	100.00	0.00	280.00	280.00	100.00	3,360.00
4439-00-000 Total Contract Costs	1,145.00	2,280.00	1,135.00	49.78	1,145.00	2,280.00	1,135.00	49.78	27,360.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	4,658.49	8,107.18	3,448.69	42.54	4,658.49	8,107.18	3,448.69	42.54	75,845.66
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	4,827.71	4,827.71	100.00	0.00	4,827.71	4,827.71	100.00	57,932.52
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	0.00	4,877.71	4,877.71	100.00	58,532.52
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	23.00	0.00	-23.00	N/A	0.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jan 2025
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	23.00	0.00	-23.00	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	7,814.69	7,814.69	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	7,814.69	914.69	-6,900.00	-754.35	10,976.28
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
5600-02-000	Stoves/Ranges	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
5600-06-000	Cabinet/Counter Tops	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
5600-07-000	Grounds Improvements	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
5600-08-000	HVAC(Buildings, units, etc...)	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
5600-12-000	Carpet & Flooring Replacement	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
5600-14-000	Doors, Windows, Exterior	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	9,000.00
5600-16-000	Interior Replacements	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
5600-17-000	Ceiling Fans	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	3,600.00
5600-18-000	Other Capital Replacement	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00	2,500.00	100.00	30,000.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	0.00	6,900.00	6,900.00	100.00	0.00	6,900.00	6,900.00	100.00	82,800.00
5699-01-000	Rmbrs. Replacement Reserve	0.00	-6,900.00	-6,900.00	-100.00	0.00	-6,900.00	-6,900.00	-100.00	-82,800.00
8000-00-000	TOTAL EXPENSES	26,968.25	43,029.52	16,061.27	37.33	26,968.25	43,029.52	16,061.27	37.33	481,597.54
9000-00-000	NET INCOME	14,742.64	-17,172.52	31,915.16	185.85	14,742.64	-17,172.52	31,915.16	185.85	-171,313.54
	NET INCOME AFTER DEPRECIATION	22,557.33				22,557.33				

Balance Sheet

Period = Jan 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	90,230.12
1111-15-000	Cash-Payroll	41,566.96
1111-99-000	Total Unrestricted Cash	131,797.08
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,700.00
1112-04-000	Cash Restricted-Reserve for Replac	69,873.96
1112-99-000	Total Restricted Cash	84,573.96
1119-00-000	TOTAL CASH	216,371.04
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,419.00
1122-99-000	TOTAL: AR	2,419.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,419.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	0.11
1211-02-000	Prepaid Software Licenses	1,831.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	1,831.66
1300-00-000	TOTAL CURRENT ASSETS	220,621.70
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-572,178.41
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,180,578.42
1499-00-000	TOTAL NONCURRENT ASSETS	3,180,578.42
1999-00-000	TOTAL ASSETS	3,401,200.12
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	4,537.87
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	11,488.94
2138-00-001	Accrued audit fees - LHA	23,327.11
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	996.00
2260-00-000	Accrued Compensated Absences-Currel	<u>1,291.11</u>
2299-00-000	TOTAL CURRENT LIABILITIES	63,155.95
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>2,397.78</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,397.78
2499-00-000	TOTAL LIABILITIES	<u>65,553.73</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>3,335,646.39</u>
2809-99-000	TOTAL RETAINED EARNINGS:	3,335,646.39
2899-00-000	TOTAL EQUITY	<u>3,335,646.39</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,401,200.12</u>

RESOLUTIONS

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

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

Re: Resolution # 25-1556

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to execute and submit the Fiscal Year 2024 Section 8 Management Assessment Program (SEMAP) report and certification to the U.S. Department of Housing and Urban Development.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Submittal of the FY2024 Section 8 Management Assessment Program (SEMAP) report

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The Section 8 Management Assessment Program (also known as SEMAP) was implemented by the U.S. Department of Housing and Urban Development in October 1998 to objectively monitor the performance of Housing Agencies in the administration of the Housing Choice Voucher program. The SEMAP includes (14) fourteen key indicators that measure a Public Housing Agency's management factors in the operation of the Housing Choice Voucher program. The results of this evaluation will indicate if a Housing Agency is rated as a *high, standard, or troubled* performer. **(Note: LHA is an MTW agency thus no score will be issued, nor will the agency be rated).**

The Code of Federal Regulations, Section 985.101, requires that Public Housing Agency which administers a Section 8 program to annually submit a SEMAP certification to the Department of Housing and Urban Development within 60 calendar days after the end of the Public Housing Agency's fiscal year.

Each of the fourteen SEMAP indicators has an assigned point value. A PHA self-certifies each of the indicators and the Department of Housing and Urban Development verifies the self-certification through annual audits, submission of documents, and through a tenant reporting database system called the *Public and Indian Housing Information Center* (also known as PIC).

The Housing Authority of the City of Lakeland Housing Choice Voucher Program staff have audited the tenant files and conducted quality control inspections to determine the program performance and to prepare the certification form. The overall SEMAP score is based on the cumulative scores of all fourteen indicators.

The following documentation is attached to this narrative:

- Board Resolution #25-1556 which is a required submittal.
- A completed copy of the HUD Form 52648-*Section 8 Management Assessment Program (SEMAP) Certification*-to be signed by the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners.

According to the results indicated on Attachment 1 for Fiscal Year 2024, the Housing Authority of the City of Lakeland achieved a total of 145 of 145 maximum possible points. Note: LHA does not qualify for the deconcentration bonus points. The Housing Authority overall rating is 100%. A housing authority that achieves a score of at least 90% is considered to be a ***High Performer Program***.

RESOLUTION NO. 25-1556

APPROVING THE SUBMITTAL OF THE 2024 FISCAL YEAR SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

WHEREAS, on October 13, 1998, the U.S. Department of Housing and Urban Development established the *Section 8 Management Assessment Program* to objectively measure a public housing agency's performance in administering a Section 8 Housing Choice Voucher tenant-based program; and

WHEREAS, the Department of Housing and Urban Development established fourteen performance indicators that address key areas in the management of the Section 8 Housing Choice Voucher program; and

WHEREAS, the Department of Housing and Urban Development established the *Public and Indian Housing Information Center* as a database system to monitor the housing authorities' compliance with the designated performance indicators; and

WHEREAS, Code of Federal Regulations, Section 985.101 requires that each housing authority administers a Section 8 tenant-based assistance program annually submit a *Section 8 Management Assessment Program* certification within 60 days after the end of its fiscal year; and

WHEREAS, the *Section 8 Management Assessment Program* certification for the Housing Authority of the City of Lakeland is due to the Department of Housing and Urban Development by February 28, 2025.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Lakeland hereby:

1. That the Executive Director (or his designee) is hereby authorized and directed to prepare a *Section 8 Management Assessment Program* certification attesting that there is no evidence to indicate seriously deficient performance in the operation of the Housing Authority of the City of Lakeland's Section 8 program; and
2. That the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners are hereby authorized to execute said certification on behalf of the Housing Authority of the City of Lakeland and to submit same to the Department of Housing and Urban Development.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 25-1556 dated February 24, 2025.

Attested by:

Benjamin Stevenson, Secretary

Shelly Asbury, Chairman

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Lakeland Housing Authority	For PHA FY Ending (mm/dd/yyyy) 12/31/2024	Submission Date (mm/dd/yyyy)
---	---	------------------------------

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>\$1,085</u>	1-BR FMR <u>\$1,092</u>	2-BR FMR <u>\$1,337</u>	3-BR FMR <u>\$1,797</u>	4-BR FMR <u>\$2,245</u>
PS <u>\$1,193</u>	PS <u>\$1,201</u>	PS <u>\$1,470</u>	PS <u>\$1,976</u>	PS <u>\$2,469</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

16

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

74

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

463.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response Yes No

58

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

END OF REPORT