



430 Hartsell Avenue
Lakeland, FL 33815

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<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

May 18, 2026

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, May 18, 2026, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Acceptance of the Meeting Agenda

2. Acceptance of the Board Meeting Minutes for April 20, 2026

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

3. Old Business

4. New Business

- Employee of the Month
-

5. Committee Reports

- Sustainability Plan Review Committee

6. Secretary's Report

- Housing and Finance

7. Legal Report

8. Other Business

- HUD FY2025 SEMAP Score Letter - High Performer – Section 8 Program

9. Public Comment

10. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, April 20, 2026
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson

Legal Counsel: Riccardo Gilmore

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

APPROVAL OF THE AGENDA

- Motion to accept the agenda.

Motion by Commissioner Gibson, seconded by Commissioner Chancey.

Vote:

David Samples – Aye	Dewey Chancey – Aye	Michael Konen – Aye
Annie Gibson – Aye	Charles Welch – Aye	Stacey Campbell-Domineck-Aye
Curtisha James – Aye		

APPROVAL OF THE MINUTES

- Motion to accept the minutes of the meeting of Board of Commissioners held on March 23, 2026.

Motion by Commissioner Konen, seconded by Commissioner James.

Vote:

David Samples – Aye	Dewey Chancey – Aye	Michael Konen – Aye
Annie Gibson – Aye	Charles Welch – Aye	Stacey Campbell-Domineck Aye
		Curtisha James – Aye

OLD BUSINESS

None.

NEW BUSINESS

Employee of the Month

Patrick Roberts, HR Generalist, presented Burt McFarlane, the March 2026 Employee of the Month. Mr. McFarlane consistently demonstrates professionalism, reliability and a strong commitment to excellence and his professionalism as a supervisor in the Maintenance Department. His work ethics and attention to detail are instrumental in getting things done at the Cecil Gober Villas renovation project. He also works collaboratively with other staff.

Eduardo Velequez, Maintenance Department Manager and Mr. Stevenson also gave honorable mentions of the effective work of Mr. McFarlane and his many years of service to the agency. Mr. McFarlane stated he enjoys coming to work daily at LHA and the work that he does for the residents.

FSS GRADUATION

Ty Parker, FSS Coordinator, presented the new FSS graduate, Latoria Wilson. She has been in the program since 2020 and completed all her goals. Ms. Wilson went back to school and completed her GED in order to get a better paying job. She maintained full-time employment and received her Home Health certification and CNA certification. Ms. Wilson spoke of her appreciation to the FSS staff for helping her accomplish her goals.

Ms. Parker also presented the FSS participant who completed the Home Ownership Program. Jeremy Arell closed on her new home this month. She ported into the Section-8 program in 2024. One of her main goals was to become a homeowner. She owns a beautiful 4-bedroom home with two bathrooms.

COMMITTEE REPORTS

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on Thursday, April 16, 2026. She stated Mr. Stevenson updated the Committee on the housing development which received a financial contribution from the City of Lakeland CRA. Mr. Pizarro gave an update on the RAD program. All the properties are in good standings. Staff will be presenting two resolutions in tonight's meeting.

Ms. Gibson also mentioned that the Committee will compose a letter of appreciation to LHA staff for their loyalty, diligence and the work that they do for this organization. This letter will be signed by all the LHA commissioners.

SECRETARY REPORT

The City of Lakeland awarded \$670,000 to the Twin Lakes Estates Phase III project for the Local Government Contribution. The contribution went through the final review approval by City Council after being reviewed and approved by the CRA last month. Mr. Stevenson sent an individual email to each City Council member thanking them for approving the award. The Developer Partner is looking at a July closing. Mr. Stevenson mentioned he would be honored to do a groundbreaking ceremony with this current Board of Commissioners. This Board has been outstanding and supportive of the work that is been done by the agency.

The MDA with the Developing Partner for the 10th Street development has been fully executed. They are waiting on Florida Housing Finance Corporation to announce the next round of 9% tax credits applications.

Mr. Stevenson stated staff have been getting positive feedback from the community regarding the LHA Annual Report. The report is available on the LHA website.

Mr. Stevenson stated the City Manager of the City of Bartow reached out to him schedule a meeting. They want to discuss a potential partnership on an affordable housing development project in Bartow.

Commissioner Konen mentioned he shared the LHA Annual Report with the Akron Housing Authority. They were very impressed with the report.

HOUSING AND OPERATIONS

Mr. Pizarro gave updates on the LHA properties. Mr. Pizarro reported that all the properties are doing well. He mentioned he has sent the financial reports for 2025 to the financial advisors. CLA has reviewed the report to make sure everything is in compliance with HUD requirements. There are three auditioning firms reviewing the financial reports.

Public Housing is almost 100% occupied. The Section 8 program has 1,604 families and the numbers have never been so high. The staff is pushing daily to serve as many families as possible. The Family-Self Sufficiency Program has 174 participants for Section 8 program and nineteen (19) for the Public Housing program. The ROSS program is serving 142 seniors, Moving to Work is still working with the same fifty (50) families.

FINANCE AND ADMINISTRATION

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

RESOLUTION

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

- Motion to approved Resolution 26-1569.

Motion by Commissioner Gibson, seconded by Commissioner Campbell-Domineck

Vote:

David Samples – Aye

Dewey Chancey – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Stacey Campbell-Domineck– Aye

Curtisha James – Aye

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

- Motion to approved Resolution 26-1570.

Motion by Commissioner Konen, seconded by Commissioner Dominick

Vote:

David Samples – Aye

Dewey Chancey – Aye

Michael Konen – Aye

Annie Gibson – Aye

Charles Welch – Aye

Stacey Campbell-Domineck– Aye

Curtisha James – Aye

LEGAL REPORT

No updates.

OTHER BUSINESS

CareerSource Polk (CSP) is having their annual meeting in August 2026. As a part of the annual meeting, they are also having a fund raiser and will be promoting Men of the Workforce. The theme for this year's annual meeting is "For the Love of Men of the Workforce." The men of LHA senior leadership team are participating. The man who raises the most money will be recognized as the CSP Man of the Year.

PUBLIC FORUM

Harlem Turner gave recognition to the things he saw in tonight's meeting that LHA is doing. He has asked for various people to be removed from LHA organization. He is also requesting an investigation of LHA.

OTHER BUSINESS

Commissioner Campbell-Domineck stated a second YouthBuild student has been hired by Lakeland Regional Medical Center.

The meeting adjourned at 6:36 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ May 2026

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DEVELOPMENT UPDATES

Twin Lakes Estates Phases III



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

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

Renaissance at Washington Ridge

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

Staff and the Development Consultant submitted an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds in November 2025. The application is being reviewed by Florida Housing Finance Corporation. LHA has been responding to questions from Florida Housing Finance Corporation staff regarding the application. The consultant

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will continue to assist LHA with the RAD application process as well as the tax credit application review/appeal process.

Carrington Place Apartments, formerly known as Dakota Park Apartments

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

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

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

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

Combee Road Affordable Housing Development

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

Eddie Woodard Apartments

LHA staff has submitted a request to HUD for approval to use approximately \$2-2.3 million of the Arbor Manor sales proceeds to join a partnership with a Private Developer, Housing Trust Group, to manage a new construction affordable housing development in Mulberry. This is a 96-unit 100% affordable housing development. The Developer asked for LHA's assistance with the financial issues. The developer has also requested thirty-one (31) project-based vouchers for the property. In exchange, LHA will manage the property and have the right of first refusal at the end of the tax credit compliance period. HUD must approve the request for use of funds and PBVs associated with this project.

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

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

Highlands County

Wille Downs Apartments

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

10th Street Apartments

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

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

Move To Work

Staff continue to work on the Move To Work process with HUD. LHA will be converting to Module #2 which will help tenants to build and repair credit. Tenants that pay rent timely will receive a credit rating that is included with standard reports and help to improve their credit rating. They will also be

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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

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

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

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

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

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

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

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

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

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

First Time Homebuyer Activities

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LHA also has had seven homebuyers purchase their first home in the past few months. The most recent homebuyer to close on her new home completed the process on March 30, 2026. She purchased a three-bedroom, two-bath home. There are two homes currently under construction. The homebuyers hope to complete the process within the next 60-90 days.

Community and Other Activities

The U.S. Department of Housing and Urban Development recently completed their review of the Section 8 Management Assessment Program (SEMAP) certification for LHA. For the sixth consecutive year, LHA received a 100% score. This achievement is unprecedented.

I was interviewed by representatives of Northeastern University about economic strengths and challenges in our local community. We discussed affordable housing, social capital, public safety and security and the local economy. The interview was conducted a part of the process for the creation of Opportunity Zones in Florida. Opportunity Zones are areas that provide tax incentives for investors in low-income neighborhoods.

I have also received an interview request from Affordable Housing Magazine. This is a national publication based in Chicago that reviews and reports on affordable housing issues across the country.

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

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

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

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

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

May 2026

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake (Under demolition)
 2. Cecil Gober
 3. John Wright Homes
 4. Carrington Place (Formerly known as Dakota Apartments)
 5. Renaissance/Washington Ridge
 6. Villas at Lake Bonnet
 7. Colton Meadow
 8. The Manor at West Bartow
 9. The Micro-Cottages at Williamstown
 10. Twin Lakes Estates Senior PHASE I and II
 11. Eddie Woodard
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
 - Total number of visitors for the month of April 2026: 705

News

LHA received a perfect score 100% on their 2025 SEMAP Report.

HUD Publishes Proposed Rule on Equal Access to Housing Replacing References of Gender

HUD published a new rule which would remove references to “gender” and “gender identity” from HUD regulations or replace them with “sex.” The deadline for comments related to the proposed rule is **June 29, 2026**.

The Department highlights in the proposed rule that this change “..would ensure that equal access to qualifying facilities would be provided in accordance with the sex of an individual based on his or her immutable biological classification as either male or female rather than the ever-shifting concept of self-assessed gender identity.”

The proposed rule would remove prohibitions on service providers from seeking information to confirm the sex of applicants. Further, it would preempt any conflicting state or local laws non-compliance and violations of said requirements to be subject to applicable penalties, including loss of federal funding.

These changes would apply across HUD’s programs, including Section 8 housing and other housing programs, fair housing enforcement and administration, mortgage programs, programs to help the homeless and domestic violence victims, and community development programs.

In addition, the Department provides justification for the proposed rule citing that previous rules violate the privacy and safety of homeless women and the religious liberty of many faith-based service providers. HUD acknowledges that the proposed rule would deny access of shelters and services to individuals whose gender identity differs from their biological sex. In considering the potential impacts, the justification states that the potential impacts are outweighed by ensuring safe shelter environments for women and the freedom of religion.

HUD Publishes FY 2026 HCV Funding Notice

HUD published a notice titled “[Implementation of the Federal Fiscal Year \(FFY\) 2026 Funding Provisions for the Housing Choice Voucher Program](#)” (PIH Notice 2026-12). The notice implements the Housing Choice Voucher (HCV) funding provisions of the Fiscal Year (FY) 2026 appropriations bill.

The notice notes the funding for each HCV account. It is the following (in millions; rounded to the nearest million):

- Housing Assistance Payment (HAP) Renewal Funding – \$34,557 million;
- HUD-Veterans Affairs Supportive Housing (VASH) Program – \$15 million;
- Family Unification Program (FUP; includes Foster Youth to Independence [FYI]) – \$30 million;
- Tenant Protection Vouchers (TPVs) – \$601 million;
- HAP Set-aside – \$400 million; and
- Administrative fees – \$2,836 million.

Changes from prior years

The notice makes certain changes from prior years. The HAP renewal funding now includes the Mainstream voucher account (housing agencies must still continue to report Mainstream leasing data separately like any other special purpose voucher). There is also a new Mainstream set-aside category for Mainstream vouchers. The Department will consider PHAs’ shortfall risk in determining the reserve offset applied to their renewal funding eligibility. Moving to Work (MTW) agencies will be subject to an offset of their excess program reserves associated with their “single-fund budget authority.” The conditions for HAP set-aside eligibility have changed substantially. Housing agencies may exceed their annual contributions contract (ACC) caps for emergency housing vouchers (EHVs) which have been transitioned to the HCV program (only for the 2026 renewal calculation).

The notice makes changes to the implementation of administrative fee funding from prior years. Mainstream administrative fee funding has been moved from the Mainstream account to the administrative fee account, though separate reporting will remain. There is a new administrative fee special fee for PHAs that reduce their payment standards back into the basic range.

Housing Assistance Payments

Renewal Calculation – to calculate renewal eligibility, HUD creates a HAP funding baseline from validated leasing and cost data for calendar year 2025 that does not exceed a PHA’s ACC unit limits for 2025. The baseline includes Mainstream HAP cost data. It then adjusts the baseline with new vouchers (e.g., HUD-VASH, FUP, FYI, etc.) and then applies a renewal funding inflation factor (RFIF). Next it applies a proration factor, though this year there is anticipated to be full funding. Finally, the Department applies an offset based on excess HAP program reserves, but the offset will not result in the PHA being put in a shortfall position. Offset calculations differ for non-MTW agencies, original MTW agencies, and expansion MTW agencies. Detailed offset calculations can be found in the PHA’s renewal allocation enclosure.

Original MTW agencies will have limits on the amount offset as well as an appeal process which will be detailed in a future notice.

HAP Set-aside – The FY 2026 appropriations bill provides \$400 million for a HAP set-aside. Although there are 10 categories for set-aside assistance, since HUD is anticipating a large shortfall in 2026, some or all categories other than shortfall may not be funded. Housing agencies may apply for each category. The notice provides instructions and links to apply for each category. The categories and deadlines for each category are detailed below:

1. Category 1 – Prevention of Terminations Due to Insufficient Funding (shortfall) – Friday, January 9, 2027;
2. Category 2 – Unforeseen Circumstances – Friday, June 26, 2026;
3. Category 3 – Portability – Friday, June 26, 2026;
4. Category 4 – Project-based vouchers – Friday, June 26, 2026;
5. Category 5 – MTW Expansions PHAs Development Adjustment – Friday, June 26, 2026;
6. Category 6 – HUD-VASH – Friday, September 25, 2026;
7. Category 7 – Lower-than-average Leasing – N/A;
8. Category 8 – Disaster – Friday, December 18, 2026;
9. Category 9 – Non-Life-Threatening Inspection Withheld HAP – Friday, June 26, 2026; and
10. Category 10 – Mainstream Vouchers Increased Costs – Friday, June 26, 2026.

Requests must be submitted through DocuSign and appropriate links are provided in the notice along with additional instructions.

In determining whether HUD will provide shortfall funding to a housing agency, the Department may consider the following (reproduced from the notice; semi-colons and the word “and” added):

- a. Availability of funds and estimated shortfall need;
- b. Number of times PHA has been in shortfall;

- c. Percentage shortfall need is of annual budget authority (for example, reducing an award for any shortfall amounts over certain percent of ABA);
- d. Complete applications received prior to September 15, 2026;
- e. PHA adoption of cost-increasing policies after enactment of the 2026 Act, February 3, 2026; and
- f. Failure to comply with any shortfall requirements, including requirements pertaining to unallowable new admissions.

The Department may also assess the availability of non-HAP sources of funds that a PHA could use to pay for a portion of its shortfall need. Questions may be sent to shortfallinquiries@hud.gov.

HAP funding for new vouchers – The notice allocates \$15 million for HUD-VASH (\$5 million for new HUD-VASH vouchers and up to \$10 million for administrative fees and other HUD-VASH program costs). The notice also allocates \$30 million for FUP/FYI vouchers. Of that, \$5 million will be for FUP through a new Notice of Funding Opportunity (NOFO). The remaining will be for the Melania Trump Foster Youth to Independence (FYI) initiative. These funds will be available on a non-competitive basis under [PIH Notice 2023-04](#) or a subsequent notice.

Tenant Protection Vouchers – The notice notes that there is \$601 million in Tenant Protection Voucher (TPV) funding. TPVs will only be provided in 2026 for vacant units that were occupied by an assisted family in the previous 12 months. There is a \$5 million TPV set-aside for certain at-risk households in low-vacancy areas. The Department will calculate TPV funding based on average per unit cost in the housing agency's HCV program. In certain instances, the PHA can request a cost increase. Questions on the TPV cost adjustment process can be sent to PIH_Conversion_Actions@hud.gov.

Funding from the TPV account is available for EHV shortfall prevention. HUD will provide additional guidance on accessing the EHV shortfall funds in a future notice. Additionally recaptured EHV service fees are available to be repurposed as HAP funding to address EHV shortfalls. HUD encourages PHAs that will be facing an EHV shortfall to reach out to their financial management center (FMC) financial analyst (FA) and to carbon copy (CC) EHV@hud.gov. The Department anticipates adequate funding to address all EHV shortfalls.

Mainstream Vouchers – housing agencies may use their calendar year (CY) 2026 HCV program renewal funding to make HAP for Mainstream vouchers, though PHAs must use existing Mainstream program reserves for Mainstream purposes. Agencies must also track Mainstream program reserves separately from other voucher reserves. The Department encourages agencies to prioritize the use of Mainstream voucher reserves for Mainstream expenses so that housing agencies do not have to track Mainstream program reserves separately from voucher reserves for a long period of time. The notice notes that reporting requirements remain the same for the Mainstream program and cites certain sources for additional information on reporting requirements.

HAP Policy Reminders – Housing agencies must follow the HCV cash management requirements in [PIH Notice 2017-06](#). Non-MTW agencies should ensure that their 50058 data is accurate as HUD uses the Enterprise Voucher Management System (eVMS) to determine HAP monthly disbursements. Housing agencies may only use HAP reserves for eligible HAP needs. With the exception of EHV households transferring to the regular HCV program, housing agencies may not lease beyond their ACC caps. In using outside funds, housing agencies should review [PIH Notice 2013-28](#) and expansion MTW agencies should review the [MTW Operations notice](#). The notice provides some reporting reminders. Finally, the notice notes that additional reporting requirements for new FY 2026 Jobs Plus awards and foregoing increases to tenant rent payments will be provided separately.

Administrative Fee Funding

There is allocated \$2,836 million for administrative fees. Of that, \$30 million will be made available for special administrative fees. In general, administrative fees are calculated based on a formula in place before the enactment of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The calculation is based on the number of vouchers leased on the first day of each month. The CY 2026 administrative fee rate can be found [here](#). The Department disburses administrative fees every month and reconciles them every 3 months.

Some housing agencies that serve multiple administrative fee areas may request a blended administrative fee rate based on the location of their assisted units. The date to apply for a blended rate is Friday, July 10, 2026. See the notice for specifics on the application process. Similarly, some PHAs that operate over a large area (two or more counties) may request higher administrative fees. The date to apply for a higher rate administrative fee is Friday, July 10, 2026. See the notice for specifics on the application process.

Special Fees – The following are categories of special administrative fees along with their deadlines if applicable:

- a. Category A – HCV Homeownership Closing Fees – HUD determines based on 50058 data – HUD calculates bi-annually (link sent to eligible PHAs);
- b. Category B – New HCV Homeownership Program – HUD determines based on PHA certification – HUD send certifications bi-annually – (link sent to eligible PHAs);

- c. Category C – PHAs that administer TPVs in connection with multifamily housing conversion actions – HUD determines based on TPV applications – HUD processes requests as received;
- d. Category D – Portability – HUD determines bases on 50058 and VMS data – HUD calculates;
- e. Category E – Audit costs for declaring major HCV programs per [PIH Notice 2021-08](#) and for HCV Voluntary Transfers per [PIH Notice 2018-12](#) – HUD determines after PHA request – HUD processes as requests are received;
- f. Category F – New FUP / FYI vouchers awarded in 2025;
- g. Category G – Disaster vouchers – In the event of a disaster voucher allocation, HUD will issue additional guidance;
- h. Category H – Transition of EHV to HCV or PBV – HUD determined – Transactions must be submitted to IMS/PIC no later than Friday, February 26, 2027;
- i. Category I – PHA Exception Payment Standard Elimination – PHA Application – Friday, October 30, 2026; and
- j. Category J – Secretary’s Discretion – PHA Application – Friday, October 30, 2026.

Those categories that require an application will be submitted through DocuSign. Links and additional instructions can be found in the notice.

Executive Orders

The notice notes that all recipients of federal financial assistance must comply “. . . with applicable existing and future executive orders (EOs) and other presidential actions, whether the recipients carry out those activities directly or use contractors or subrecipients.” The notice lists several EOs and provides links to them.

Appendices

The notice includes several appendices. Appendix A provides the statutory language from the 2026 appropriations bill. Appendix B provides additional detail on eligibility for shortfall funding. Appendices C through J are applications for various funding categories described above.

HUD Sends New EIV-SAVE Tenant Matching Report Guidance to PHAs and Publishes EIV-SAVE FAQ
 HUD sent an email to housing agency executive directors on the Enterprise Income Verification (EIV) Systematic Alien Verification for Entitlements (SAVE) Tenant Matching Report. The email states that HUD has refreshed the EIV-SAVE Tenant Matching Report; HUD will require that housing agencies “attest” that they have reviewed the report and verified eligibility; and that HUD has published a [frequently asked questions document on the EIV-SAVE Tenant Matching Report](#). Questions on the new report can be emailed to VerificationQuestions@hud.gov. The Department has “refreshed” the EIV-SAVE Tenant Matching Report. The refresh has caused some records to be removed; some records to be updated; some records of new additions added; and some records of new household additions added. Housing agencies should review the list and verify that the housing agency has accurately reported each individuals’ citizenship or immigration status. The agency should also initiate corrective action as appropriate.

Housing agencies will be need to “attest” that they have reviewed the identified individuals on the EIV-SAVE Tenant Matching Report and have verified their identity “. . . consistent with [Section 214 of the Housing and Community Development Act of 1980](#) and implementing regulations at [24 CFR part 5 subpart E](#)” [links added]. The Department will provide further instructions on how to submit within the next two weeks. After instructions are provided, housing agencies will have 60 days to submit the attestation.

HUD Publishes Guidance on Deceased Tenants Report

HUD published a notice titled “[Required Use of the Enterprise Income Verification \(EIV\) System’s Deceased Tenants Report to Reduce Subsidy Payment and Administrative Errors](#)” (Notice PIH 2026-11). This new notice supersedes [Notice PIH 2012-04](#). The notice provides both general and program specific guidance on how housing agencies must monitor the Deceased Tenants Report in the Enterprise Income Verification (EIV) system to take appropriate action when individuals are determined to be deceased. It notes when unit tenant status must be adjusted and what housing agencies should do when overpayments are adjusted. The notice applies to the Public Housing, Housing Choice Voucher (HCV), Project-based Voucher (PBV), and Mod Rehab programs. It also applies to all Moving to Work (MTW) agencies. The notice is effective on publication.

Background

The EIV system employs data sharing agreements with other federal agencies to provide housing agencies with “. . . information on employment, wages, unemployment compensation, and social security benefit information for individuals participating in HUD programs.” The Deceased Tenants Report in the EIV system provides information on individuals on Form HUD-50058, though if the social security number, date of birth, or last name

does not match the social security record (i.e., the EIV verification status is failed, pending, or excluded) will not be matched when generating the Deceased Tenants Report.

Report Generation Frequency

The Department requires that housing agencies generate the Deceased Tenants Report at least once a month. For agencies with HCV, PBV, or Mod Rehab programs, they must generate the report at least once a month prior to disbursing monthly Housing Assistance Payments (HAP). Housing agencies are encouraged to align report generation with HAP processing schedules even if this results in multiple generations of the report in a single month. Housing agencies with Public Housing should generate the report when finalizing rent rolls.

Confirming Death Information

Housing agencies must request confirmation of death within 24 hours when the Deceased Tenant Report identifies a person as deceased or when the housing agency learns of the death through other sources (e.g., reports from family, reports from friends, or an obituary). The housing agency should document in the tenant file their attempts to confirm the death. Requests for confirmation can be sent by mail, email, or hand delivery to the head of household (HOH). If the HOH is deceased and there are no adult household members, the housing agency should confirm the death with an emergency contact person. Housing agencies may provide families or emergency contacts 30 days to respond to a request for written confirmation of death. If the family does not respond in this time period, the PHA may presume the information is accurate and proceed in removing the deceased tenant from the household. For the HCV, PBV, and Mod Rehab programs, the housing agency must notify the owner in writing. For Public Housing, the housing agency must conduct a home visit to confirm the unit is not occupied.

Correcting Errors

If the Deceased Tenants Report is incorrect, the housing agency should notify the individual in writing and advise the individual to contact the Social Security Administration (SSA) to correct the error. The housing agency must require the tenant to provide written evidence from the SSA confirming the reported death was an error and must include written evidence in the tenant file of the error.

Housing Agency Corrective Actions

When an individual in an assisted family dies, housing agencies are required to submit an EOP Form HUD-50058 no later than 60 calendar days from the effective date of the action or when EIV received the death information. The notice gives specific information on actions to be taken in the Public Housing, HCV, PBV, and Mod Rehab Programs when a person dies in a single-member household as well as a multi-member household. The notice also discusses guidance on the Family Self-Sufficiency program, the removal of personal belongings from a Public Housing unit, the owner repayment of overpaid HAP, and housing agency noncompliance penalties.

Current Participants Report

As of March 31, 2026

Program type: **All Relevant Programs**

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

Effective Dates Included: **through March 31, 2026**

Race/Ethnicity

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

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

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	30%	70%
FL: Polk County	24%	76%

New Admissions Report
As of March 31, 2026

Program type: **All Relevant Programs**

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

Effective Dates Included: **March 31, 2026**

Race/Ethnicity

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

County	White Only	Black/African American Only	American Indian/Alaska Native Only	Asian Only	Native Hawaii/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Other
FL State	51	47	0	0	0	0	1	0	0
Polk County	33	64	0	0	0	0	3	0	0

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

County	Hispanic or Latino	Non-Hispanic or Latino
FL State	29	71
Polk County	36	64

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
4/30/2026	98%	5/11/2026

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 0 port-out(s) for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 6 active port-ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are absorbing for HAP and administrative fees.

Homeownership HCV

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

Lease-up & Movers

Issued Vouchers	Request for Tenancy Approvals	Movin's
Issued Vouchers -17	35	Port -Prop - 0 New admissions -2 Movin's – 8

Active Clients

LHA is servicing 1,505 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 922 83- PBV (Project Base Voucher -194	81-Mainstream-72 82-Vash-95	84-Tenant Protection-77 85-Foster Youth -17	86-EHV-50 87- Employees-3	88- Episcopal Catholic Apartments-75
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EOP – End of Participation

LHA processed 10 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	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	10
Total	10

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
4/30/2026	97%	5/11/2026

General information and activities for the month

- The Housing Choice Voucher Department processed 120 annual certifications and 49 interim certifications.
- The Inspections Unit conducted a total of 88 inspections.
- A total of 4 hearings were conducted.



Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Willie Downs: Sebring	Williamstown
Occupancy	100%	97%	90%	99.5%	100%	100%	98%	100%	99%	98%	99%
Down units due to modernization/Insurance	4 offline fire units		7 Structural								
Vacant units	0	1	5	1	0	0	2	0	1	2	1
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
Community Manager's Name	Pamela Branagan	Pamela Branagan	Gladys Delgado	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Angela Johnson	Pamela Branagan	Patricia Blue	Gladys Delgado

**Family Self-Sufficiency
FSS Program Statistics**

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>190</u>	<u>67</u>	<u>35%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>20</u>	<u>14</u>	<u>70%</u>

ROSS ELDERLY PROGRAM -PARTICIPATION STATUS

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

RECRUITMENT EFFORTS

LHA -- Public Housing Residents

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

MOVING TO WORK - UPDATES

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

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

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

- 1). Environmental -- *Clean and Sanitized Housekeeping, Safety*
- 2). Physical -- *Exercising, Healthy Diet, Moderation of Alcohol Use*
- 3). intellectual--*Games, Nutrition Education, Health Education*
- 4). Spiritual -- *Self-care, Chair Yoga*
- 5). Emotional -- *Mental Health, Dementia, Alzheimer's)*
- 6). Social -- *Healthy Relationships with Family and Friends, Support Network*
- 7). Financial -- *Rent Study and Credit Counseling*

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

GRANT COMPLIANCE - ROSS ELDERLY

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

COMMUNITY NETWORKING

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

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

GRANT PARTNERS' MEETINGS

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

UPCOMING PROGRAM SERVICES AND ACTIVITIES

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

Finance

Monthly Statement of Operations Narrative Summary Report

RE: For the current month and Year to Date ending April 30, 2026

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC): COCC has a Net Operating Income (NOI) of \$42,399 year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program: The HCV program has a NOI of \$99,990 year-to-date.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas): NOI is \$124,952 year-to-date.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$11,289 year-to-date.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$90,908 year-to-date.
6. Colton Meadow, LLLP: The NOI for Colton Meadow is \$52,011 year-to-date.
7. Bonnet Shores, LLLP: Villas at Lake Bonnet have a NOI of \$87,436 year-to-date.
8. West Bartow Partnership, LTD, LLLP: The property has a NOI of \$289,308 year-to-date.
9. YouthBuild: YouthBuild has a NOI of \$74,166 year-to-date.
10. Williamstown, LLLP (AMP 5): The property has a NOI of \$68,766 year-to-date.
11. West Lake 1, LTD (AMP 6): The property has a NOI of \$0, for the year-to-date.

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

LAKELAND HOUSING AUTHORITY								
Grant report								
Updated as of April 2026								
FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 862,855.66	\$ 107,454.34
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 589,790.06	\$ 332,340.94
CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
CFP Total:				\$ 11,558,748.00	\$ 9,558,537.30	\$10,620,597.00	\$10,180,165.41	\$ 1,378,582.59
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 92,381.08	\$ 55,105.92
ROSS-Family Self Sufficiency 2025	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 229,860.00	\$ -
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ 65,585.49	\$ 186,213.51
ROSS Total:				\$ 828,046.00	\$ 518,622.30	\$ 828,046.00	\$ 582,233.42	\$ 245,812.58
YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
YouthBuild Total:				\$ 2,858,376.00	\$ 2,722,538.40	\$ 1,881,395.28	\$ 1,881,395.28	\$ 976,980.72

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



Housing and Finance Monthly Summary Report

May 18, 2026

Lakeland Housing Authority

Authored by: Carlos R. Pizarro An



Lakeland Housing Authority

Affordable Housing Department – Monthly Board Summary

Reporting Period: April 30, 2026

Executive Summary

Operations across all programs and properties remained strong during the reporting period. Occupancy levels are high agency-wide, compliance benchmarks were exceeded, and **all eleven (11) programs/properties reported positive Net Operating Income (NOI) year-to-date**. The Housing Choice Voucher (HCV) program continues to perform steadily, and capital, ROSS, and YouthBuild grant activities remain compliant and on schedule.

Housing Stock Overview

Communities and Programs Included

- Public Housing & PBV Communities: Cecil Gober, John Wright Homes, Carrington Place, Renaissance at Washington Ridge, Villas at Lake Bonnet, Colton Meadow, Manor at West Bartow, Twin Lakes Estates (I & II), Eddie Woodard, Willie Downs (Sebring), Williamstown Micro-Cottages
 - Housing Choice Voucher (HCV)
 - Family Self-Sufficiency (FSS)
 - Resident Opportunities for Self-Sufficiency (ROSS – Elderly)
 - YouthBuild
-

Occupancy & Property Operations

- **Average occupancy:** 98–100% across most sites
- Vacancies remain controlled and are primarily driven by modernization or structural remediation
- No reported security or insurance loss events
- Required unit and building inspections completed agency-wide

Housing Choice Voucher (HCV) Program

- **Active families served:** 1,505
- **Annual certifications processed:** 120
- **Interim certifications processed:** 49
- **Inspections conducted:** 88
- **Hearings held:** 4

PIC Reporting Compliance

- Public Housing: **98%**
- HCV Program: **97%** (Both exceed HUD's 95% requirement.)

Family Self-Sufficiency (FSS)

- **HCV FSS:** 190 enrolled families, 35% with escrow balances
- **Public Housing FSS:** 20 enrolled families, 70% with escrow balances

FSS participation and escrow growth continue to demonstrate resident progress toward economic self-sufficiency.

ROSS – Elderly Program

- Active outreach across Renaissance, Williamstown, Cecil Gober, and Twin Lakes
- 142 seniors currently enrolled
- Services include wellness checks, financial education, healthcare navigation, and rent reporting study support

Grant reporting and compliance remain current, with no findings or deficiencies.

Moving to Work (MTW) & Rent Reporting Study

- 50 households enrolled in the HUD Rent Reporting Study

- Coordination ongoing with Abt Global Consulting and Boom Data Platform
- Study implementation remains compliant despite prior federal administrative delays

Financial Report – All Properties

Statement of Operations (Month & YTD Ending April 30, 2026)

Year-to-Date Net Operating Income (NOI) by Program / Property

Program / Property	YTD NOI
Central Office Cost Center (COCC)	\$42,399
Housing Choice Voucher (HCV)	\$99,990
Public Housing – AMP 1 (John Wright / Cecil Gober)	\$124,952
Carrington Place (AMP 2)	\$11,289
Renaissance at Washington Ridge (AMP 3)	\$90,908
Colton Meadow	\$52,011
Villas at Lake Bonnet	\$87,436
Manor at West Bartow	\$289,308
YouthBuild	\$74,166
Williamstown (AMP 5)	\$68,766
West Lake I (AMP 6 – Demolition)	\$0

Conclusion: All eleven (11) reporting entities achieved **positive NOI performance for both the month and year-to-date**, reflecting effective fiscal management and cost control.

Grant Status Summary (as of April 2026)

- **Capital Fund Program (CFP):** Active awards from 2023–2026 remain within obligation and expenditure thresholds

All grants are compliant with HUD obligation, disbursement, and reporting timelines.

Key Compliance & Regulatory Updates

- HUD SEMAP Score: **100% (Perfect Score)**
 - HUD issued proposed Equal Access rule revisions (comment deadline: June 29, 2026)
 - New guidance issued for EIV-SAVE matching and Deceased Tenants reporting
-

Overall Assessment

The Affordable Housing Department remains operationally stable and financially sound. Strong occupancy, positive NOI across all assets, timely grant execution, and continued resident service delivery position the Authority well as it moves into the remainder of FY 2026.

**Central Cost Office
Budget Comparison**

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	48.24	0.00	48.24	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,684.43	87.62	1.14	31,088.20	30,737.72	350.48	1.14	92,213.16
3620-00-600	Mgmt Fee Income - HCV	18,252.00	20,500.00	-2,248.00	-10.97	71,928.00	82,000.00	-10,072.00	-12.28	246,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	16,956.48	16,947.24	9.24	0.05	50,841.72
3620-01-000	Bookkeeping Fee Income	11,790.00	14,427.50	-2,637.50	-18.28	46,485.00	57,710.00	-11,225.00	-19.45	173,130.00
3620-02-000	Asset Management Fee Income	510.00	0.00	510.00	N/A	2,040.00	0.00	2,040.00	N/A	0.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	1,450.02	1,933.36	-483.34	-25.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	14,000.00	0.00	0.00	56,000.00	56,000.00	0.00	0.00	168,000.00
3690-00-000	Other Income	986.51	11,392.24	-10,405.73	-91.34	30,313.75	45,568.96	-15,255.21	-33.48	136,706.88
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	3,302.68	3,302.68	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,211.06	219.07	1.14	77,720.52	76,844.24	876.28	1.14	230,532.72
3699-00-000	TOTAL OTHER INCOME	78,288.82	92,761.05	-14,472.23	-15.60	337,332.89	371,044.20	-33,711.31	-9.09	1,113,132.60
3999-00-000	TOTAL INCOME	79,288.82	93,761.05	-14,472.23	-15.44	341,332.89	375,044.20	-33,711.31	-8.99	1,125,132.60
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	47,496.31	48,078.73	582.42	1.21	160,660.20	218,354.29	57,694.09	26.42	681,102.14
4110-00-001	401K-401A Admin	3,730.41	4,086.69	356.28	8.72	13,242.37	18,560.11	5,317.74	28.65	53,466.97
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,660.27	3,846.30	186.03	4.84	12,607.22	17,468.35	4,861.13	27.83	54,488.19
4110-00-004	Workers Comp Admin	1,312.11	1,923.15	611.04	31.77	2,623.67	7,692.60	5,068.93	65.89	23,077.80
4110-00-006	Legal Shield - Administrative	0.00	214.45	214.45	100.00	857.80	857.80	0.00	0.00	2,573.40
4110-00-007	Payroll Prep Fees	857.04	480.79	-376.25	-78.26	3,183.51	2,183.55	-999.96	-45.80	6,811.04
4110-07-000	Health/Life Insurance	9,021.56	12,802.26	3,780.70	29.53	29,298.38	51,209.04	21,910.66	42.79	153,627.12
4110-99-000	Total Administrative Salaries	66,077.70	71,432.37	5,354.67	7.50	222,473.15	316,325.74	93,852.59	29.67	975,146.66
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	100.00	5.25	1,000.00	994.75	99.48	3,000.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	5.25	1,300.00	1,294.75	99.60	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,897.33	2,500.00	602.67	24.11	11,741.89	10,000.00	-1,741.89	-17.42	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	0.00	360.00	360.00	100.00	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	2,530.00	400.00	-2,130.00	-532.50	1,200.00
4189-00-000	Total Other Admin Expenses	1,897.33	2,690.00	792.67	29.47	14,271.89	10,760.00	-3,511.89	-32.64	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	219.99	750.00	530.01	70.67	819.99	3,000.00	2,180.01	72.67	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	360.00	360.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	1,831.31	350.00	-1,481.31	-423.23	3,571.93	1,400.00	-2,171.93	-155.14	4,200.00
4190-06-000	Computer Equipment	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4190-07-000	Telephone	1,245.44	1,300.00	54.56	4.20	5,184.16	5,200.00	15.84	0.30	15,600.00

**Central Cost Office
Budget Comparison**

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	247.18	160.00	-87.18	-54.49	734.47	640.00	-94.47	-14.76	1,920.00
4190-09-000	Computer Software License Fees/Exp	3,107.94	160.00	-2,947.94	-1,842.46	5,039.37	640.00	-4,399.37	-687.40	1,920.00
4190-10-000	Copiers - Lease & Service	806.01	650.00	-156.01	-24.00	4,433.75	2,600.00	-1,833.75	-70.53	7,800.00
4190-13-000	Internet	813.82	850.00	36.18	4.26	3,371.25	3,400.00	28.75	0.85	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,429.92	0.00	-1,429.92	N/A	0.00
4190-19-000	IT Contract Fees	0.00	200.00	200.00	100.00	498.57	800.00	301.43	37.68	2,400.00
4190-22-000	Other Misc Admin Expenses	639.11	1,500.00	860.89	57.39	8,583.59	6,000.00	-2,583.59	-43.06	18,000.00
4190-22-100	Other Misc Expenses	33.16	0.00	-33.16	N/A	273.68	0.00	-273.68	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	87.89	0.00	-87.89	N/A	0.00
4190-28-000	Charitable Contributions	9,500.00	0.00	-9,500.00	N/A	14,580.00	0.00	-14,580.00	N/A	0.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	18,443.96	6,210.00	-12,233.96	-197.00	49,250.57	24,840.00	-24,410.57	-98.27	74,520.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	86,418.99	80,657.37	-5,761.62	-7.14	286,000.86	353,225.74	67,224.88	19.03	1,085,846.66
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	563.29	409.27	-154.02	-37.63	1,976.08	1,637.08	-339.00	-20.71	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	563.29	409.27	-154.02	-37.63	1,976.08	1,637.08	-339.00	-20.71	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	89.09	900.00	810.91	90.10	1,604.38	3,600.00	1,995.62	55.43	10,800.00
4419-00-000	Total General Maint Expense	89.09	900.00	810.91	90.10	1,604.38	3,600.00	1,995.62	55.43	10,800.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	540.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	52.90	0.00	-52.90	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	593.86	600.00	6.14	1.02	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	180.86	300.00	119.14	39.71	670.00	1,200.00	530.00	44.17	3,600.00
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	0.00	N/A	5.68	0.00	-5.68	N/A	0.00
4420-09-000	Supplies- Tools Equipmt	126.98	0.00	-126.98	N/A	126.98	0.00	-126.98	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4429-00-000	Total Materials	307.84	570.00	262.16	45.99	1,449.42	2,280.00	830.58	36.43	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	40.00	40.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	120.00	90.00	-30.00	-33.33	370.00	360.00	-10.00	-2.78	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	157.76	55.00	-102.76	-186.84	315.52	220.00	-95.52	-43.42	660.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	3,081.94	0.00	-3,081.94	N/A	0.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	650.00	0.00	-650.00	N/A	0.00
4439-00-000	Total Contract Costs	277.76	165.00	-112.76	-68.34	4,417.46	660.00	-3,757.46	-569.31	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	674.69	1,635.00	960.31	58.73	7,471.26	6,540.00	-931.26	-14.24	19,620.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	714.07	750.00	35.93	4.79	2,856.28	3,000.00	143.72	4.79	9,000.00
4510-01-000	General Liability Insurance - Auto	0.00	825.00	825.00	100.00	0.00	3,300.00	3,300.00	100.00	9,900.00
4599-00-000	TOTAL GENERAL EXPENSES	714.07	1,575.00	860.93	54.66	2,856.28	6,300.00	3,443.72	54.66	18,900.00
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	629.08	240.00	-389.08	-162.12	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	629.08	240.00	-389.08	-162.12	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	550.00	550.00	100.00	0.00	2,200.00	2,200.00	100.00	6,600.00
5100-50-000	Amortization Expense	9,391.21	11,392.24	2,001.03	17.56	37,564.84	45,568.96	8,004.12	17.56	136,706.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	11,942.24	2,551.03	21.36	37,564.84	47,768.96	10,204.12	21.36	143,306.88

**Central Cost Office
Budget Comparison**

Period = Apr 2026
Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	97,919.52	96,278.88	-1,640.64	-1.70	336,498.40	415,711.78	79,213.38	19.05	1,273,304.78
9000-00-000	NET INCOME	-18,630.70	-2,517.83	-16,112.87	-639.95	4,834.49	-40,667.58	45,502.07	111.89	-148,172.18
	Net Income After Depreciation	-9,239.49				42,399.33				

Central Cost Office Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	11,271.13
1111-15-000	Cash-Payroll	-295,312.31
1111-99-000	Total Unrestricted Cash	-284,041.18
1119-00-000	TOTAL CASH	-284,041.18
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	440,104.17
1129-11-000	A/R - ROSS/HUD	6,728.78
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	-76,702.67
1129-50-000	A/R - Capital Fund Grants/HUD	49,085.52
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-62-000	Due from West Bartow	-137.22
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	420,474.12
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	364,992.85
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	85,167.06
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-54,306.98
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	326,279.50
1420-00-000	TOTAL FIXED ASSETS (NET)	122,655.45
1430-09-000	Fees & Costs - Marketing	21,615.00
1499-00-000	TOTAL NONCURRENT ASSETS	144,270.45
1999-00-000	TOTAL ASSETS	229,437.51

2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	6,444.73
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	33,738.14
2117-11-000	401 Plan Payable	90,089.93
2117-12-000	457 Plan Payable	10,850.43
2117-13-000	Aflac Payable	-6,927.04
2117-17-000	Health Insurance Payable	84,680.99
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	99,401.31
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-00-000	Due to Federal Master	50,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Currel	45,770.53
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,146,243.18</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,002.38
2321-00-000	Lease Payable	-201,115.91
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>-116,113.53</u>
2499-00-000	TOTAL LIABILITIES	<u>1,030,129.65</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-800,692.14
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-800,692.14</u>
2899-00-000	TOTAL EQUITY	<u>-800,692.14</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>229,437.51</u>

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

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,969,690.00	1,758,826.00	210,864.00	11.99	7,166,484.00	7,035,304.00	131,180.00	1.86	21,105,912.00
3410-02-000	Section 8 Admin. Fee Income	115,619.00	115,900.00	-281.00	-0.24	434,605.00	463,600.00	-28,995.00	-6.25	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	1,269.90	0.00	1,269.90	N/A	2,699.93	0.00	2,699.93	N/A	0.00
3410-06-000	Port In HAP Earned	36,157.00	0.00	36,157.00	N/A	81,006.00	0.00	81,006.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	0.00	56,796.00	-56,796.00	-100.00	6,056.00	227,184.00	-221,128.00	-97.33	681,552.00
3410-08-000	Section 8 EHV Admin Fee	0.00	4,500.00	-4,500.00	-100.00	14,037.00	18,000.00	-3,963.00	-22.02	54,000.00
3499-00-000	TOTAL GRANT INCOME	2,122,735.90	1,936,022.00	186,713.90	9.64	7,704,887.93	7,744,088.00	-39,200.07	-0.51	23,232,264.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	290.14	100.00	190.14	190.14	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	2,200.00	-2,200.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	2,200.00	-2,200.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,385.00	2,400.00	-15.00	-0.62	7,200.00
3699-00-000	TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	2,675.14	7,000.00	-4,324.86	-61.78	21,000.00
3999-00-000	TOTAL INCOME	2,122,735.90	1,937,772.00	184,963.90	9.55	7,707,563.07	7,751,088.00	-43,524.93	-0.56	23,253,264.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	31,557.16	33,973.00	2,415.84	7.11	109,717.94	147,827.80	38,109.86	25.78	467,419.47
4110-00-001	401K-401A Admin	2,418.78	2,717.71	298.93	11.00	8,845.81	12,225.38	3,379.57	27.64	35,491.61
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,396.11	2,717.84	321.73	11.84	8,508.09	11,826.22	3,318.13	28.06	37,393.55
4110-00-004	Workers Comp Admin	871.73	1,019.19	147.46	14.47	1,737.99	4,434.83	2,696.84	60.81	14,022.59
4110-00-006	Legal Shield - Administrative	0.00	359.10	359.10	100.00	1,436.40	1,436.40	0.00	0.00	4,309.20
4110-00-007	Payroll Prep Fees	569.49	339.73	-229.76	-67.63	2,023.34	1,478.28	-545.06	-36.87	4,674.20
4110-07-000	Health/Life Insurance	9,923.40	9,905.90	-17.50	-0.18	32,442.74	39,623.60	7,180.86	18.12	118,870.80
4110-99-000	Total Administrative Salaries	47,736.67	51,032.47	3,295.80	6.46	164,712.31	218,852.51	54,140.20	24.74	682,181.42
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/Dr	1,741.00	500.00	-1,241.00	-248.20	3,163.00	2,000.00	-1,163.00	-58.15	6,000.00
4130-03-000	Tenant Screening	3.75	0.00	-3.75	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	14,912.50	1,400.00	-13,512.50	-965.18	25,031.15	5,600.00	-19,431.15	-346.98	16,800.00
4130-99-000	Total Legal Expense	16,657.25	1,900.00	-14,757.25	-776.70	28,302.56	7,600.00	-20,702.56	-272.40	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	4,276.39	4,000.00	-276.39	-6.91	11,383.68	16,000.00	4,616.32	28.85	48,000.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	7.31	0.00	-7.31	N/A	0.00
4171-00-000	Auditing Fees	950.00	0.00	-950.00	N/A	2,850.00	0.00	-2,850.00	N/A	0.00
4172-00-000	Port Out Admin Fee Paid	2,262.11	1,400.00	-862.11	-61.58	10,031.19	5,600.00	-4,431.19	-79.13	16,800.00
4173-00-000	Management Fee	18,252.00	20,500.00	2,248.00	10.97	71,928.00	82,000.00	10,072.00	12.28	246,000.00
4173-01-000	Bookkeeping Fee	11,407.50	14,327.50	2,920.00	20.38	44,955.00	57,310.00	12,355.00	21.56	171,930.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	0.00	8,000.00	8,000.00	100.00	24,000.00
4189-00-000	Total Other Admin Expenses	37,148.00	42,227.50	5,079.50	12.03	141,155.18	168,910.00	27,754.82	16.43	506,730.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.99	75.00	55.01	73.35	19.99	300.00	280.01	93.34	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	2,491.44	0.00	-2,491.44	N/A	0.00
4190-04-000	Stationery & Office Supplies	1,045.84	500.00	-545.84	-109.17	2,618.92	2,000.00	-618.92	-30.95	6,000.00

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

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000 Computer Equipment	0.00	175.00	175.00	100.00	2,013.22	700.00	-1,313.22	-187.60	2,100.00
4190-07-000 Telephone	950.45	800.00	-150.45	-18.81	3,920.00	3,200.00	-720.00	-22.50	9,600.00
4190-08-000 Postage	169.41	1,400.00	1,230.59	87.90	3,893.98	5,600.00	1,706.02	30.46	16,800.00
4190-09-000 Computer Software License Fees/Exp	8,562.87	7,458.65	-1,104.22	-14.80	33,930.53	29,834.60	-4,095.93	-13.73	89,503.80
4190-10-000 Copiers - Lease & Service	296.34	1,200.00	903.66	75.31	5,117.28	4,800.00	-317.28	-6.61	14,400.00
4190-13-000 Internet	663.34	490.00	-173.34	-35.38	2,653.36	1,960.00	-693.36	-35.38	5,880.00
4190-19-000 IT Contract Fees	0.00	250.00	250.00	100.00	14,247.80	1,000.00	-13,247.80	-1,324.78	3,000.00
4190-22-000 Other Misc Admin Expenses	989.35	600.00	-389.35	-64.89	2,036.54	2,400.00	363.46	15.14	7,200.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	114.95	100.00	-14.95	-14.95	300.00
4191-00-000 Total Miscellaneous Admin Expenses	12,697.59	12,998.65	301.06	2.32	73,058.01	51,994.60	-21,063.41	-40.51	155,983.80
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	114,239.51	108,158.62	-6,080.89	-5.62	407,228.06	447,357.11	40,129.05	8.97	1,367,695.22
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense									
4411-00-000 Maintenance Uniforms	80.58	60.00	-20.58	-34.30	80.58	240.00	159.42	66.42	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	69.09	360.00	290.91	80.81	1,485.38	1,440.00	-45.38	-3.15	4,320.00
4419-00-000 Total General Maint Expense	149.67	420.00	270.33	64.36	1,565.96	1,680.00	114.04	6.79	5,040.00
4420-00-000 Materials									
4420-03-100 Hardware Doors/Windows/Locks	0.00	0.00	0.00	N/A	40.61	0.00	-40.61	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4420-07-000 Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4420-10-200 Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	66.64	0.00	-66.64	N/A	0.00
4429-00-000 Total Materials	0.00	400.00	400.00	100.00	107.25	1,600.00	1,492.75	93.30	4,800.00
4430-00-000 Contract Costs									
4430-09-000 Contract-Other	0.00	350.00	350.00	100.00	49.21	1,400.00	1,350.79	96.48	4,200.00
4430-18-000 Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	144.00	144.00	100.00	432.00
4430-23-000 Contract-Consultants	0.00	150.00	150.00	100.00	3,081.94	600.00	-2,481.94	-413.66	1,800.00
4430-27-000 Contract - Lease	0.00	1,690.36	1,690.36	100.00	2,552.08	6,761.44	4,209.36	62.26	20,284.32
4439-00-000 Total Contract Costs	0.00	2,226.36	2,226.36	100.00	5,683.23	8,905.44	3,222.21	36.18	26,716.32
4499-00-000 TOTAL MAINTENANCE EXPENSES	149.67	3,046.36	2,896.69	95.09	7,356.44	12,185.44	4,829.00	39.63	36,556.32
GENERAL EXPENSES									
4500-00-000 Insurance -Property/Liability	833.07	750.00	-83.07	-11.08	3,332.28	3,000.00	-332.28	-11.08	9,000.00
4510-01-000 General Liability Insurance - Auto	0.00	180.00	180.00	100.00	404.19	720.00	315.81	43.86	2,160.00
4599-00-000 TOTAL GENERAL EXPENSES	833.07	930.00	96.93	10.42	3,736.47	3,720.00	-16.47	-0.44	11,160.00
HOUSING ASSISTANCE PAYMENTS									
4700-00-000 Housing Assistance Payments	1,748,642.00	1,708,272.00	-40,370.00	-2.36	6,906,207.00	6,833,088.00	-73,119.00	-1.07	20,499,264.00
4715-01-000 Tenant Utility Payments-S8	32,058.00	26,732.00	-5,326.00	-19.92	111,101.00	106,928.00	-4,173.00	-3.90	320,784.00
4715-02-000 Portable Out HAP Payments	64,027.00	71,138.00	7,111.00	10.00	282,749.46	284,552.00	1,802.54	0.63	853,656.00
4715-03-000 FSS Escrow Payments	19,810.02	12,678.97	-7,131.05	-56.24	81,496.93	50,715.88	-30,781.05	-60.69	152,147.64
4715-03-002 FSS Escrow Forfeitures/Adjustments	-42,486.46	0.00	42,486.46	N/A	-42,486.46	0.00	42,486.46	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	1,822,050.56	1,818,820.97	-3,229.59	-0.18	7,339,067.93	7,275,283.88	-63,784.05	-0.88	21,825,851.64
NON-OPERATING ITEMS									
5000-00-000 Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
8000-00-000 TOTAL EXPENSES	1,937,272.81	1,931,955.95	-5,316.86	-0.28	7,757,388.90	7,742,546.43	-14,842.47	-0.19	23,253,263.18
9000-00-000 NET INCOME	185,463.09	5,816.05	179,647.04	3,088.82	-49,825.83	8,541.57	-58,367.40	-683.33	0.82
Net Income for Administrative Funds	37,823.65				99,989.96				

Housing Choice Voucher (.sec8) Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,967.90
1111-15-000	Cash-Payroll	-90,599.08
1111-20-100	Cash Operating 2B	7,179.88
1111-99-000	Total Unrestricted Cash	-80,451.30
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	356,003.70
1112-02-100	Cash Restricted - FSS Escrow Forfei	125,306.21
1112-99-000	Total Restricted Cash	481,309.91
1119-00-000	TOTAL CASH	400,858.61
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	368,032.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92
1122-99-000	TOTAL: AR	53,198.59
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48
1129-81-000	Due from Section 8 Mainstream	12,735.16
1129-82-000	Due from Section 8 VASH	265,465.00
1129-83-000	Due from The Manor at West Bartow	692,492.00
1129-84-000	Due from Section 8 Tenant Protection \	334,630.00
1129-85-000	Due from Foster Youth Vouchers	60,712.00
1129-86-000	Due from Section 8 Emergency Housin	-179,516.00
1129-87-000	Due from Section 8 HCV FSS	11,031.00
1129-88-000	Due from Section 8 Fair Share Voucher	171,498.00
1129-89-000	Due from PortProp	82,758.23
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	1,697,555.23
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	6,118.95
1135-03-001	AR Port in Fee Suspense	-575.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,780,173.08
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	808.32
1211-02-000	Prepaid Software Licenses	84,477.45
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	141,957.22
1300-00-000	TOTAL CURRENT ASSETS	2,322,988.91

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)	<u>465.99</u>
1475-01-000	Non-Dwelling Equipment	2,406.00
1499-00-000	TOTAL NONCURRENT ASSETS	<u>2,871.99</u>
1999-00-000	TOTAL ASSETS	<u>2,325,860.90</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-392,817.80
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	-9,150.00
2145-00-000	Due to Federal Master	73,949.25
2148-00-000	Due to Section 8	1,541,967.39
2149-01-000	Due to Magnolia Pointe	25,000.00
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Currei	6,228.50
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,318,513.86</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	11,567.22
2307-00-000	FSS Due to Tenant Long Term	387,147.99
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>398,715.21</u>
2499-00-000	TOTAL LIABILITIES	<u>1,717,229.07</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	608,631.83
2809-99-000	TOTAL RETAINED EARNINGS:	<u>608,631.83</u>
2899-00-000	TOTAL EQUITY	<u>608,631.83</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,325,860.90</u>

**John Wright and Cecil Gober - LHA Owned (.amp1)
Budget Comparison**

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	21,754.00	16,322.00	5,432.00	33.28	69,325.00	65,288.00	4,037.00	6.18	195,864.00
3119-00-000	Total Rental Income	21,754.00	16,322.00	5,432.00	33.28	69,325.00	65,288.00	4,037.00	6.18	195,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	1,700.00	-1,700.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	21,754.00	16,747.00	5,007.00	29.90	69,325.00	66,988.00	2,337.00	3.49	200,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	18,791.00	30,015.00	-11,224.00	-37.39	75,166.80	120,060.00	-44,893.20	-37.39	360,180.00
3420-00-000	Capital Fund Grants	242,577.50	0.00	242,577.50	N/A	242,577.50	0.00	242,577.50	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	261,368.50	30,015.00	231,353.50	770.79	317,744.30	120,060.00	197,684.30	164.65	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	36,518.92	36,518.92	0.00	0.00	109,556.76
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	36,518.92	36,518.92	0.00	0.00	109,556.76
3999-00-000	TOTAL INCOME	292,252.23	55,891.73	236,360.50	422.89	423,588.22	223,566.92	200,021.30	89.47	670,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,306.89	5,503.57	-2,803.32	-50.94	28,205.74	25,671.96	-2,533.78	-9.87	80,673.56
4110-00-001	401K-401A Admin	706.08	467.80	-238.28	-50.94	2,397.54	2,182.11	-215.43	-9.87	6,235.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	618.85	440.29	-178.56	-40.56	2,139.99	2,053.77	-86.22	-4.20	6,453.92
4110-00-004	Workers Comp Admin	229.50	220.14	-9.36	-4.25	458.70	1,026.87	568.17	55.33	3,226.92
4110-00-006	Legal Shield - Administrative	0.00	56.85	56.85	100.00	227.40	227.40	0.00	0.00	682.20
4110-00-007	Payroll Prep Fees	149.57	55.04	-94.53	-171.75	520.23	256.73	-263.50	-102.64	806.76
4110-07-000	Health/Life Insurance	2,662.36	2,941.90	279.54	9.50	7,819.86	11,767.60	3,947.74	33.55	35,302.80
4110-99-000	Total Administrative Salaries	12,673.25	9,685.59	-2,987.66	-30.85	41,769.46	43,186.44	1,416.98	3.28	133,381.58
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	1,818.06	0.00	-1,818.06	N/A	3,183.06	0.00	-3,183.06	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4130-03-000	Tenant Screening	3.74	0.00	-3.74	N/A	108.35	0.00	-108.35	N/A	0.00
4130-04-000	General Legal Expense	1,332.78	300.00	-1,032.78	-344.26	5,281.25	1,200.00	-4,081.25	-340.10	3,600.00
4130-99-000	Total Legal Expense	3,154.58	350.00	-2,804.58	-801.31	8,572.66	1,400.00	-7,172.66	-512.33	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	0.00	1,800.00	1,800.00	100.00	5,400.00
4150-00-000	Commissioner Travel	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4171-00-000	Auditing Fees	950.00	1,332.02	382.02	28.68	4,182.02	5,328.08	1,146.06	21.51	15,984.24
4173-00-000	Management Fee	4,239.12	4,275.00	35.88	0.84	16,956.48	17,100.00	143.52	0.84	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	1,530.00	1,710.00	180.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	2,040.00	2,280.00	240.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	2,805.80	1,200.00	-1,605.80	-133.82	3,600.00
4189-00-000	Total Other Admin Expenses	6,081.62	7,454.52	1,372.90	18.42	27,514.30	29,818.08	2,303.78	7.73	89,454.24
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	220.00	100.00	-120.00	-120.00	300.00

John Wright and Cecil Gober - LHA Owned (.amp1)
Budget Comparison

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	41.24	30.00	-11.24	-37.47	68.40	120.00	51.60	43.00	360.00
4190-04-000	Stationery & Office Supplies	59.43	200.00	140.57	70.28	128.70	800.00	671.30	83.91	2,400.00
4190-07-000	Telephone	2,270.73	750.00	-1,520.73	-202.76	5,990.16	3,000.00	-2,990.16	-99.67	9,000.00
4190-08-000	Postage	169.41	75.00	-94.41	-125.88	644.25	300.00	-344.25	-114.75	900.00
4190-09-000	Computer Software License Fees/Exp	1,606.83	900.00	-706.83	-78.54	6,427.32	3,600.00	-2,827.32	-78.54	10,800.00
4190-10-000	Copiers - Lease & Service	85.30	460.00	374.70	81.46	1,360.32	1,840.00	479.68	26.07	5,520.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4190-13-000	Internet	921.02	800.00	-121.02	-15.13	4,337.91	3,200.00	-1,137.91	-35.56	9,600.00
4190-19-000	IT Contract Fees	1,423.20	1,300.00	-123.20	-9.48	6,192.18	5,200.00	-992.18	-19.08	15,600.00
4190-20-100	Bank Fees - Unrestricted	1,120.00	200.00	-920.00	-460.00	2,135.00	800.00	-1,335.00	-166.88	2,400.00
4190-22-000	Other Misc Admin Expenses	860.47	300.00	-560.47	-186.82	2,516.46	1,200.00	-1,316.46	-109.70	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	-7,001.25	200.00	7,201.25	3,600.62	600.00
4191-00-000	Total Miscellaneous Admin Expenses	8,557.63	5,240.00	-3,317.63	-664.34	23,019.45	20,960.00	-2,059.45	3,109.42	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	30,467.08	22,730.11	-7,736.97	-1,478.08	100,875.87	95,364.52	-5,511.35	2,608.10	289,915.82
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,520.50	1,500.00	-20.50	-1.37	5,890.11	6,000.00	109.89	1.83	18,000.00
4320-00-000	Electricity	1,866.81	1,800.00	-66.81	-3.71	7,793.98	7,200.00	-593.98	-8.25	21,600.00
4340-00-000	Garbage/Trash Removal	3,467.01	3,000.00	-467.01	-15.57	11,812.89	12,000.00	187.11	1.56	36,000.00
4390-00-000	Sewer	3,168.42	1,500.00	-1,668.42	-111.23	11,589.70	6,000.00	-5,589.70	-93.16	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,022.74	7,800.00	-2,222.74	-28.50	37,086.68	31,200.00	-5,886.68	-18.87	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	12,588.74	3,615.64	-8,973.10	-248.17	40,791.76	16,922.56	-23,869.20	-141.05	53,227.68
4410-06-000	401K-401A Maintenance	720.84	307.33	-413.51	-134.55	2,331.84	1,438.42	-893.42	-62.11	4,106.16
4410-07-000	Payroll Taxes Maintenance	961.09	289.25	-671.84	-232.27	3,214.13	1,353.80	-1,860.33	-137.42	4,258.20
4410-08-000	Health/Life Insurance Maint.	3,311.90	560.00	-2,751.90	-491.41	8,446.11	2,240.00	-6,206.11	-277.06	6,720.00
4410-09-000	Workers Comp Maintenance	347.77	108.47	-239.30	-220.61	670.73	507.68	-163.05	-32.12	1,596.84
4410-10-000	Payroll Prep Fees Maint.	227.43	36.16	-191.27	-528.95	751.67	169.24	-582.43	-344.14	532.32
4410-11-000	Legal Shield - Maint	0.00	99.70	99.70	100.00	398.80	398.80	0.00	0.00	1,196.40
4411-00-000	Maintenance Uniforms	283.75	250.00	-33.75	-13.50	964.75	1,000.00	35.25	3.52	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	406.08	556.00	149.92	26.96	1,151.67	2,224.00	1,072.33	48.22	6,672.00
4419-00-000	Total General Maint Expense	18,847.60	5,822.55	-13,025.05	-223.70	58,721.46	26,254.50	-32,466.96	-123.66	81,309.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	625.10	70.00	-555.10	-793.00	625.10	280.00	-345.10	-123.25	840.00
4420-02-000	Supplies-Appliance Parts	123.39	25.00	-98.39	-393.56	300.23	100.00	-200.23	-200.23	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	398.88	400.00	1.12	0.28	1,200.00
4420-03-200	Window Treatments	227.46	35.00	-192.46	-549.89	786.83	140.00	-646.83	-462.02	420.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	434.86	600.00	165.14	27.52	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	248.25	600.00	351.75	58.62	1,800.00
4420-07-000	Repairs - Materials & Supplies	85.45	100.00	14.55	14.55	581.19	400.00	-181.19	-45.30	1,200.00
4420-08-000	Supplies-Plumbing	787.99	150.00	-637.99	-425.33	3,714.62	600.00	-3,114.62	-519.10	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	73.38	100.00	26.62	26.62	300.00
4420-11-000	Supplies- HVAC	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4420-12-000	Supplies- Painting	219.45	150.00	-69.45	-46.30	877.96	600.00	-277.96	-46.33	1,800.00
4429-00-000	Total Materials	2,068.84	1,055.00	-1,013.84	-96.10	8,041.30	4,220.00	-3,821.30	-90.55	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	200.00	200.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	900.00	200.00	-700.00	-350.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00

**John Wright and Cecil Gober - LHA Owned (.amp1)
Budget Comparison**

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-07-000	Contract-Exterminating/Pest Control	977.00	400.00	-577.00	-144.25	4,568.00	1,600.00	-2,968.00	-185.50	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	823.00	400.00	-423.00	-105.75	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	3,100.00	2,000.00	-1,100.00	-55.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	8,322.64	800.00	-7,522.64	-940.33	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	16,600.00	18,000.00	1,400.00	7.78	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	0.00	3,200.00	3,200.00	100.00	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	2,800.00	2,800.00	100.00	8,400.00
4430-27-000	Contract - Lease	0.00	1,110.69	1,110.69	100.00	2,758.97	4,442.76	1,683.79	37.90	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4439-00-000	Total Contract Costs	5,127.00	9,160.69	4,033.69	44.03	37,072.61	36,642.76	-429.85	-1.17	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	26,043.44	16,038.24	-10,005.20	-62.38	103,835.37	67,117.26	-36,718.11	-54.71	203,897.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	28,412.88	17,925.44	-10,487.44	-58.51	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	202.09	202.09	100.00	606.27	808.36	202.09	25.00	2,425.08
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,683.45	4,683.45	100.00	29,019.15	18,733.80	-10,285.35	-54.90	56,201.40
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	0.00	500.00	500.00	100.00	108.00	2,000.00	1,892.00	94.60	6,000.00
4715-03-000	FSS Escrow Payments	886.99	1,106.00	219.01	19.80	2,661.01	4,424.00	1,762.99	39.85	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	886.99	1,606.00	719.01	44.77	2,769.01	6,424.00	3,654.99	56.90	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	5,538.89	7,782.12	2,243.23	28.83	22,155.66	31,128.48	8,972.82	28.83	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	5,538.89	7,782.12	2,243.23	28.83	22,155.66	31,128.48	8,972.82	28.83	93,385.44
8000-00-000	TOTAL EXPENSES	72,959.14	60,639.92	-12,319.22	-20.32	320,791.68	249,968.06	-70,823.62	-28.33	756,272.54
9000-00-000	NET INCOME	219,293.09	-4,748.19	248,679.72	443.21	102,796.54	-26,401.14	270,844.92	117.80	-85,571.78
	Net Income After Depreciation	224,831.98				124,952.20				

John Wright and Cecil Gober - LHA Owned (.amp1)

Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	367,965.47
1111-15-000	Cash-Payroll	2,982.96
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	371,748.43
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	17,900.00
1112-02-000	Cash Restricted - FSS Escrow	37,797.39
1112-02-100	Cash Restricted - FSS Escrow Forfei	985.39
1112-99-000	Total Restricted Cash	56,682.78
1118-00-000	Clearing	300.00
1119-00-000	TOTAL CASH	428,731.21
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	5,161.11
1122-01-000	Allowance for Doubtful Accounts-Tenar	-729.33
1122-99-000	TOTAL: AR	4,431.78
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Williamstown	4,611.10
1129-11-000	A/R - ROSS/HUD	61,886.17
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-988,408.85
1129-78-000	Due From FSS	81,856.12
1129-80-000	Due from Section 8 HCV	73,949.25
1129-96-000	Due from Central Office Cost Center	40,482.34
1129-99-000	TOTAL: DUE FROM	-720,645.56
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	1,010,442.76
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,177,050.35
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	38,346.00
1170-01-000	Eviction Deposit Acct.	1,000.00
1211-01-000	Prepaid Insurance	64,734.29

1211-02-000	Prepaid Software Licenses	8,105.90
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>152,186.19</u>
1300-00-000	TOTAL CURRENT ASSETS	2,757,967.75
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	7,427.78
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,150,317.64
1405-02-000	Accum Depreciation- Misc FF&E	-849,145.06
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>-8,939,276.11</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	<u>737,435.65</u>
1499-00-000	TOTAL NONCURRENT ASSETS	1,795,930.67
1999-00-000	TOTAL ASSETS	<u>4,553,898.42</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	11,384.15
2114-00-000	Tenant Security Deposits	17,000.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	16,182.02
2145-00-000	Due to Federal Master	-176,867.59
2145-29-000	Due to Polk County Housing Dev.	30,500.00
2149-12-000	Due to Hampton Hills	57,497.99
2149-33-000	Due to Magnolia Pointe Sales	95,000.00
2149-96-000	Due to Central Office Cost Center	154,209.39

2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	174,892.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	2,629.33
2260-00-000	Accrued Compensated Absences-Currel	6,702.51
2299-00-000	TOTAL CURRENT LIABILITIES	<u>395,856.57</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,447.53
2307-00-000	FSS Due to Tenant Long Term	37,797.39
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>353,244.92</u>
2499-00-000	TOTAL LIABILITIES	<u>749,101.49</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	-1,863,256.07
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,804,796.93</u>
2899-00-000	TOTAL EQUITY	<u>3,804,796.93</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,553,898.42</u>

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

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	9,607.00	15,663.00	-6,056.00	-38.66	37,303.68	62,652.00	-25,348.32	-40.46	187,956.00
3112-02-000	Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	0.00	6,272.00	-6,272.00	-100.00	18,816.00
3114-00-000	Less: Concessions	-150.00	0.00	-150.00	N/A	-300.00	0.00	-300.00	N/A	0.00
3119-00-000	Total Rental Income	9,457.00	17,231.00	-7,774.00	-45.12	37,003.68	68,924.00	-31,920.32	-46.31	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	625.00	-625.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	175.00	-175.00	-100.00	575.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	3,500.00	0.00	3,500.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	300.00	600.00	-300.00	-50.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	3,800.00	2,040.00	1,760.00	86.27	6,120.00
3199-00-000	TOTAL TENANT INCOME	9,457.00	17,741.00	-8,284.00	-46.69	40,803.68	70,964.00	-30,160.32	-42.50	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	9,374.00	10,758.50	-1,384.50	-12.87	37,497.40	42,612.00	-5,114.60	-12.00	128,680.00
3499-00-000	TOTAL GRANT INCOME	9,374.00	10,758.50	-1,384.50	-12.87	37,497.40	42,612.00	-5,114.60	-12.00	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	20.08	15.00	5.08	33.87	60.59	60.00	0.59	0.98	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	160.00	-160.00	-100.00	480.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	5,826.41	0.00	5,826.41	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	20.08	55.00	-34.92	-63.49	5,887.00	220.00	5,667.00	2,575.91	660.00
3999-00-000	TOTAL INCOME	18,851.08	28,554.50	-9,703.42	-33.98	84,188.08	113,796.00	-29,607.92	-26.02	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	7,190.80	7,190.80	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	152.80	152.80	100.00	0.00	611.20	611.20	100.00	1,833.60
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	575.28	575.28	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	287.64	287.64	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	71.92	71.92	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4110-99-000	Total Administrative Salaries	0.00	2,234.21	2,234.21	100.00	0.00	8,936.84	8,936.84	100.00	26,810.52
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	791.50	400.00	-391.50	-97.88	1,200.00
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	25.00	25.00	100.00	23.00	100.00	77.00	77.00	300.00
4130-03-000	Tenant Screening	3.75	100.00	96.25	96.25	108.41	400.00	291.59	72.90	1,200.00
4130-04-000	General Legal Expense	1,377.00	100.00	-1,277.00	-1,277.00	3,425.50	400.00	-3,025.50	-756.38	1,200.00
4130-99-000	Total Legal Expense	1,380.75	325.00	-1,055.75	-324.85	4,348.41	1,300.00	-3,048.41	-234.49	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	88.32	25.00	-63.32	-253.28	310.52	100.00	-210.52	-210.52	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4171-00-000	Auditing Fees	950.00	1,841.56	891.56	48.41	3,768.64	7,366.24	3,597.60	48.84	22,098.72
4173-00-000	Management Fee	2,079.28	1,986.60	-92.68	-4.67	8,317.12	7,946.40	-370.72	-4.67	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	1,170.00	0.00	-1,170.00	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	800.00	2,000.00	1,200.00	60.00	6,000.00

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

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
4189-00-000	Total Other Admin Expenses	3,610.10	4,438.16	828.06	18.66	14,366.28	17,752.64	3,386.36	19.08	53,257.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.99	25.00	5.01	20.04	19.99	100.00	80.01	80.01	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	38.33	360.00	321.67	89.35	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4190-08-000	Postage	169.41	50.00	-119.41	-238.82	394.26	200.00	-194.26	-97.13	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	1,301.20	863.00	-438.20	-50.78	2,589.00
4190-13-000	Internet	104.28	94.27	-10.01	-10.62	417.11	377.08	-40.03	-10.62	1,131.24
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	711.60	711.60	0.00	0.00	2,134.80
4190-22-000	Other Misc Admin Expenses	336.75	100.00	-236.75	-236.75	651.21	400.00	-251.21	-62.80	1,200.00
4190-22-001	Finance Manager Share Salary	52.95	0.00	-52.95	N/A	52.95	0.00	-52.95	N/A	0.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,118.40	864.00	-254.40	-29.44	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	1,930.00	600.00	-1,330.00	-221.67	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,024.08	1,293.92	269.84	20.85	6,582.10	5,175.68	-1,406.42	-27.17	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,067.88	8,291.29	2,223.41	26.82	25,349.74	33,165.16	7,815.42	23.57	99,495.48
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	229.97	100.00	-129.97	-129.97	729.69	400.00	-329.69	-82.42	1,200.00
4320-00-000	Electricity	953.45	800.00	-153.45	-19.18	3,546.05	3,200.00	-346.05	-10.81	9,600.00
4340-00-000	Garbage/Trash Removal	1,454.24	1,100.00	-354.24	-32.20	7,199.08	4,400.00	-2,799.08	-63.62	13,200.00
4390-00-000	Sewer	324.92	262.00	-62.92	-24.02	1,221.84	1,048.00	-173.84	-16.59	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	2,962.58	2,262.00	-700.58	-30.97	12,696.66	9,048.00	-3,648.66	-40.33	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	0.00	2,912.56	2,912.56	100.00	0.00	11,650.24	11,650.24	100.00	34,950.72
4410-06-000	401K-401A Maintenance	0.00	247.57	247.57	100.00	0.00	990.28	990.28	100.00	2,970.84
4410-07-000	Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	0.00	932.00	932.00	100.00	2,796.00
4410-08-000	Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	0.00	439.92	439.92	100.00	1,319.76
4410-09-000	Workers Comp Maintenance	0.00	116.50	116.50	100.00	0.00	466.00	466.00	100.00	1,398.00
4410-10-000	Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	0.00	116.52	116.52	100.00	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	142.84	25.00	-117.84	-471.36	142.84	100.00	-42.84	-42.84	300.00
4419-00-000	Total General Maint Expense	142.84	3,673.74	3,530.90	96.11	142.84	14,694.96	14,552.12	99.03	44,084.88
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	404.75	520.00	115.25	22.16	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	287.44	600.00	312.56	52.09	1,800.00
4420-03-200	Window Treatments	99.40	25.00	-74.40	-297.60	99.40	100.00	0.60	0.60	300.00
4420-04-000	Electrical - Supplies/Fixtures	151.32	50.00	-101.32	-202.64	578.58	200.00	-378.58	-189.29	600.00
4420-06-000	Supplies-Janitorial/Cleaning	207.77	25.00	-182.77	-731.08	848.18	100.00	-748.18	-748.18	300.00
4420-07-000	Repairs - Materials & Supplies	325.06	250.00	-75.06	-30.02	509.73	1,000.00	490.27	49.03	3,000.00
4420-08-000	Supplies-Plumbing	147.69	150.00	2.31	1.54	639.65	600.00	-39.65	-6.61	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	187.70	0.00	-187.70	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-11-000	Supplies- HVAC	78.14	250.00	171.86	68.74	78.14	1,000.00	921.86	92.19	3,000.00
4420-12-000	Supplies- Painting	446.98	40.00	-406.98	-1,017.45	1,584.46	160.00	-1,424.46	-890.29	480.00
4429-00-000	Total Materials	1,456.36	1,195.00	-261.36	-21.87	5,218.03	4,780.00	-438.03	-9.16	14,340.00

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

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-00-000	Contract Costs								
4430-01-000	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	720.00
4430-03-000	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-03-100	0.00	100.00	100.00	100.00	1,325.00	400.00	-925.00	-231.25	1,200.00
4430-03-300	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-05-200	775.00	0.00	-775.00	N/A	775.00	0.00	-775.00	N/A	0.00
4430-07-000	443.00	500.00	57.00	11.40	1,592.00	2,000.00	408.00	20.40	6,000.00
4430-11-000	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-13-000	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-14-000	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4430-18-000	1,033.56	452.55	-581.01	-128.39	2,535.75	1,810.20	-725.55	-40.08	5,430.60
4430-23-000	0.00	0.00	0.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
4430-24-000	0.00	1,000.00	1,000.00	100.00	4,000.00	4,000.00	0.00	0.00	12,000.00
4430-24-200	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4430-24-300	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-28-000	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-99-000	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4439-00-000	2,251.56	3,812.55	1,560.99	40.94	20,727.75	15,250.20	-5,477.55	-35.92	45,750.60
4499-00-000	3,850.76	8,681.29	4,830.53	55.64	26,088.62	34,725.16	8,636.54	24.87	104,175.48
4500-00-000	GENERAL EXPENSES								
4510-00-000	0.00	5,839.31	5,839.31	100.00	0.00	23,357.24	23,357.24	100.00	70,071.72
4510-01-000	0.00	262.50	262.50	100.00	1,779.93	1,050.00	-729.93	-69.52	3,150.00
4525-00-000	1,080.40	966.76	-113.64	-11.75	4,321.60	3,867.04	-454.56	-11.75	11,601.12
4570-00-000	0.00	85.00	85.00	100.00	0.00	340.00	340.00	100.00	1,020.00
4599-00-000	1,080.40	7,153.57	6,073.17	84.90	6,101.53	28,614.28	22,512.75	78.68	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-01-002	364.00	648.00	284.00	43.83	1,525.00	2,592.00	1,067.00	41.17	7,776.00
4715-03-000	65.00	625.00	560.00	89.60	260.00	2,500.00	2,240.00	89.60	7,500.00
4799-00-000	429.00	1,273.00	844.00	66.30	1,785.00	5,092.00	3,307.00	64.94	15,276.00
4800-00-000	FINANCING EXPENSE								
4851-00-000	3,394.31	0.00	-3,394.31	N/A	13,577.24	0.00	-13,577.24	N/A	0.00
4899-00-000	3,394.31	0.00	-3,394.31	N/A	13,577.24	0.00	-13,577.24	N/A	0.00
5000-00-000	NON-OPERATING ITEMS								
5100-01-000	2,113.74	2,113.74	0.00	0.00	8,454.96	8,454.96	0.00	0.00	25,364.88
5199-00-000	2,113.74	-5,686.26	-7,800.00	-137.17	8,454.96	-22,745.04	-31,200.00	-137.17	-68,235.12
8000-00-000	16,936.09	19,737.89	2,801.80	196.49	81,357.09	78,951.56	-2,405.53	154.89	236,854.68
9000-00-000	1,914.99	8,816.61	-12,505.22	-230.47	2,830.99	34,844.44	-27,202.39	-180.91	105,377.32
	Net Income After Depreciation	4,028.73			11,285.95				

Dakota Park Partnership (.partdak) Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	17,966.54
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	18,566.54
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,050.00
1112-02-000	Cash Restricted - FSS Escrow	14,999.13
1112-04-000	Cash Restricted-Reserve for Replac	20,801.56
1112-99-000	Total Restricted Cash	46,850.69
1119-00-000	TOTAL CASH	65,417.23
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	13,096.59
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,966.91
1122-99-000	TOTAL: AR	10,129.68
1129-14-000	Due from Renaissance Fam PH	428.52
1129-17-000	Due from Renaissance FAM Non ACC	50,234.64
1129-20-000	Due from LPHC	75,251.87
1129-99-000	TOTAL: DUE FROM	428.52
1138-13-000	Dakota Park-Operating Subsidy Receiv	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	149,371.71
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,080.00
1211-01-000	Prepaid Insurance	4,268.55
1211-02-000	Prepaid Software Licenses	4,947.43
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	17,855.98
1300-00-000	TOTAL CURRENT ASSETS	232,644.92
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	34,672.00
1400-06-000	Buildings	892,048.00
1400-06-200	Building Improvements	14,150.00
1400-08-000	Furniture & Fixtures	36,739.53
1405-01-000	Accum Depreciation-Buildings	-334,857.12
1405-02-000	Accum Depreciation- Misc FF&E	-10,248.30
1410-00-000	Intangible Assets	

1410-02-000	Compliance Fees	1,640.00
1410-03-000	Monitoring Fees	41,744.00
1411-01-000	AA Compliance Fees	-1,640.00
1411-02-000	AA Monitoring Fees	-41,744.00
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>632,504.11</u>
1499-00-000	TOTAL NONCURRENT ASSETS	632,504.11
1999-00-000	TOTAL ASSETS	<u>865,149.03</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,093.79
2114-00-000	Tenant Security Deposits	11,050.00
2114-02-000	Security Deposit Clearing Account	1,051.71
2119-92-000	Accrued Property Taxes	2,836.69
2119-94-000	Accrued Interest - HOPE VI	977,084.35
2131-00-000	Accrued Interest Payable	73,967.00
2134-00-000	Accrued Interest - Future Advance	37,588.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-2,532.41
2138-00-001	Accrued audit fees - LHA	3,011.84
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-Ai	64,234.64
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	14,663.00
2250-00-000	Contract Retentions	19,974.37
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,476,342.41</u>
2300-00-000	NONCURRENT LIABILITIES	
2307-00-000	FSS Due to Tenant Long Term	14,999.13
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,105,784.27</u>
2499-00-000	TOTAL LIABILITIES	<u>2,582,126.68</u>
2800-00-000	EQUITY	

2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	240,496.13
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-738,363.78
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-738,363.78</u>
2899-00-000	TOTAL EQUITY	<u>-1,716,977.65</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>865,149.03</u>

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

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	77,129.00	71,149.00	5,980.00	8.40	295,717.58	284,596.00	11,121.58	3.91	1,636,427.00
3112-02-000	Gain to Lease Sec8	20,986.00	22,575.00	-1,589.00	-7.04	84,585.00	90,300.00	-5,715.00	-6.33	519,225.00
3119-00-000	Total Rental Income	98,115.00	93,724.00	4,391.00	4.68	380,302.58	374,896.00	5,406.58	1.44	2,155,652.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	1,150.00
3120-01-100	Laundry Room Income	963.30	365.00	598.30	163.92	1,791.40	1,460.00	331.40	22.70	8,395.00
3120-03-000	Damages & Cleaning	76.00	300.00	-224.00	-74.67	111.00	1,200.00	-1,089.00	-90.75	6,900.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	1,150.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	1,150.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	10.00	40.00	-30.00	-75.00	230.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	60.22	0.00	60.22	N/A	0.00
3120-10-000	Application Fees	80.00	160.00	-80.00	-50.00	560.00	640.00	-80.00	-12.50	3,680.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	3,450.00
3129-00-000	Total Other Tenant Income	1,119.30	1,135.00	-15.70	-1.38	2,532.62	4,540.00	-2,007.38	-44.22	26,105.00
3199-00-000	TOTAL TENANT INCOME	99,234.30	94,859.00	4,375.30	4.61	382,835.20	379,436.00	3,399.20	0.90	2,181,757.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	68,097.00	36,247.54	31,849.46	87.87	272,388.00	144,990.16	127,397.84	87.87	833,693.42
3499-00-000	TOTAL GRANT INCOME	68,097.00	36,247.54	31,849.46	87.87	272,388.00	144,990.16	127,397.84	87.87	833,693.42
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	14,392.08	-14,392.08	-100.00	82,754.46
3610-01-000	Interest Income - Unrestricted	866.61	50.00	816.61	1,633.22	4,087.47	200.00	3,887.47	1,943.74	1,150.00
3699-00-000	TOTAL OTHER INCOME	866.61	3,648.02	-2,781.41	-76.24	4,087.47	14,592.08	-10,504.61	-71.99	83,904.46
3999-00-000	TOTAL INCOME	168,197.91	134,754.56	33,443.35	24.82	659,310.67	539,018.24	120,292.43	22.32	3,099,354.88
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,495.25	10,134.71	-2,360.54	-23.29	39,483.74	40,538.84	1,055.10	2.60	273,611.25
4110-00-001	401K-401A Admin	824.54	861.45	36.91	4.28	2,866.19	3,445.80	579.61	16.82	21,289.18
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	959.25	810.78	-148.47	-18.31	3,130.62	3,243.12	112.50	3.47	21,888.92
4110-00-004	Workers Comp Admin	345.20	405.39	60.19	14.85	679.42	1,621.56	942.14	58.10	10,944.46
4110-00-006	Legal Shield - Administrative	0.00	153.96	153.96	100.00	307.20	615.84	308.64	50.12	3,541.08
4110-00-007	Payroll Prep Fees	225.26	101.35	-123.91	-122.26	730.67	405.40	-325.27	-80.23	2,736.13
4110-07-000	Health/Life Insurance	2,423.98	3,231.98	808.00	25.00	8,079.94	12,927.92	4,847.98	37.50	74,335.54
4110-99-000	Total Administrative Salaries	17,273.48	15,699.62	-1,573.86	-10.02	55,277.78	62,798.48	7,520.70	11.98	408,346.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	525.00	100.00	65.00	2,100.00	2,035.00	96.90	12,075.00
4130-02-000	Criminal Background / Credit Checks/Dri	60.00	100.00	40.00	40.00	809.00	400.00	-409.00	-102.25	2,300.00
4130-03-000	Tenant Screening	3.75	0.00	-3.75	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	921.00	1,800.00	879.00	48.83	10,350.00
4130-99-000	Total Legal Expense	63.75	1,075.00	1,011.25	94.07	1,903.41	4,300.00	2,396.59	55.73	24,725.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,083.54	100.00	-1,983.54	-1,983.54	2,872.25	400.00	-2,472.25	-618.06	2,300.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	575.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	5,880.00	5,880.00	100.00	33,810.00
4171-00-000	Auditing Fees	1,872.92	3,403.24	1,530.32	44.97	9,022.00	13,612.96	4,590.96	33.72	78,274.52

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

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-00-000 Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	52,874.36	45,190.88	-7,683.48	-17.00	259,847.56
4173-01-000 Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	5,760.00	0.00	-5,760.00	N/A	0.00
4173-02-000 Asset Management Fee	1,070.00	1,080.00	10.00	0.93	4,280.00	4,320.00	40.00	0.93	24,840.00
4182-00-000 Consultants	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	1,725.00
4189-00-000 Total Other Admin Expenses	19,685.05	17,450.96	-2,234.09	-12.80	74,808.61	69,803.84	-5,004.77	-7.17	401,372.08
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership/Subscriptions/Fees	19.99	20.00	0.01	0.05	19.99	80.00	60.01	75.01	460.00
4190-02-000 Printing/Publications & Subscriptions	175.83	130.00	-45.83	-35.25	477.32	520.00	42.68	8.21	2,990.00
4190-03-000 Advertising Publications	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	575.00
4190-04-000 Stationery & Office Supplies	457.50	450.00	-7.50	-1.67	1,637.25	1,800.00	162.75	9.04	10,350.00
4190-06-000 Computer Equipment	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	6,900.00
4190-07-000 Telephone	2,801.12	1,253.00	-1,548.12	-123.55	8,458.11	5,012.00	-3,446.11	-68.76	28,819.00
4190-08-000 Postage	169.41	225.00	55.59	24.71	944.25	900.00	-44.25	-4.92	5,175.00
4190-09-000 Computer Software License Fees/Exp	1,099.79	1,051.81	-47.98	-4.56	4,837.36	4,207.24	-630.12	-14.98	24,191.63
4190-10-000 Copiers - Lease & Service	580.05	409.00	-171.05	-41.82	1,764.52	1,636.00	-128.52	-7.86	9,407.00
4190-13-000 Internet	727.70	649.75	-77.95	-12.00	2,830.32	2,599.00	-231.32	-8.90	14,944.25
4190-19-000 IT Contract Fees	782.76	825.00	42.24	5.12	3,678.54	3,300.00	-378.54	-11.47	18,975.00
4190-22-000 Other Misc Admin Expenses	347.24	920.00	572.76	62.26	2,042.60	3,680.00	1,637.40	44.49	21,160.00
4190-22-100 Other Misc Expenses	0.00	0.00	0.00	N/A	188.73	0.00	-188.73	N/A	0.00
4190-23-000 Compliance Fees	0.00	863.40	863.40	100.00	939.14	3,453.60	2,514.46	72.81	19,858.20
4190-24-000 Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	1,138.75	1,000.00	-138.75	-13.88	5,750.00
4190-30-000 Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	7,161.39	7,371.96	210.57	2.86	29,598.88	29,487.84	-111.04	-0.38	169,555.08
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	44,183.67	41,597.54	-2,586.13	-6.22	161,588.68	166,390.16	4,801.48	2.89	1,003,998.72
4200-00-000 TENANT SERVICES									
4230-00-000 Resident Services Exp	0.00	200.00	200.00	100.00	33.70	800.00	766.30	95.79	4,600.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	33.70	800.00	766.30	95.79	4,600.00
4300-00-000 UTILITIES									
4310-00-000 Water	1,574.13	1,600.00	25.87	1.62	5,802.39	6,400.00	597.61	9.34	36,800.00
4320-00-000 Electricity	3,857.62	4,200.00	342.38	8.15	14,819.87	16,800.00	1,980.13	11.79	96,600.00
4320-01-000 Electricity-Vacant Units	0.00	0.00	0.00	N/A	43.65	0.00	-43.65	N/A	0.00
4340-00-000 Garbage/Trash Removal	2,231.97	1,850.00	-381.97	-20.65	7,728.72	7,400.00	-328.72	-4.44	42,550.00
4390-00-000 Sewer	3,553.96	4,200.00	646.04	15.38	15,905.58	16,800.00	894.42	5.32	96,600.00
4399-00-000 TOTAL UTILITY EXPENSES	11,217.68	11,850.00	632.32	5.34	44,300.21	47,400.00	3,099.79	6.54	272,550.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	20,985.74	17,017.95	-3,967.79	-23.32	64,589.34	68,071.80	3,482.46	5.12	421,358.99
4410-02-500 Maintenance - Temporary Labor	7,017.37	0.00	-7,017.37	N/A	7,017.37	0.00	-7,017.37	N/A	0.00
4410-06-000 401K-401A Maintenance	1,555.10	1,446.53	-108.57	-7.51	4,845.27	5,786.12	940.85	16.26	35,088.30
4410-07-000 Payroll Taxes Maintenance	1,582.81	1,361.44	-221.37	-16.26	4,775.49	5,445.76	670.27	12.31	33,708.76
4410-08-000 Health/Life Insurance Maint.	4,997.12	6,213.95	1,216.83	19.58	15,931.81	24,855.80	8,923.99	35.90	142,920.85
4410-09-000 Workers Comp Maintenance	579.74	680.72	100.98	14.83	1,118.27	2,722.88	1,604.61	58.93	16,854.38
4410-10-000 Payroll Prep Fees Maint.	378.40	170.18	-208.22	-122.35	1,232.21	680.72	-551.49	-81.02	4,213.59
4410-11-000 Legal Shield - Maint	0.00	137.65	137.65	100.00	550.60	550.60	0.00	0.00	3,165.95
4411-00-000 Maintenance Uniforms	344.50	300.00	-44.50	-14.83	1,210.78	1,200.00	-10.78	-0.90	6,900.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	733.15	970.00	236.85	24.42	3,577.22	3,880.00	302.78	7.80	22,310.00
4419-00-000 Total General Maint Expense	38,173.93	28,298.42	-9,875.51	-34.90	104,848.36	113,193.68	8,345.32	7.37	686,520.82
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	450.00	450.00	100.00	1,383.28	1,800.00	416.72	23.15	10,350.00
4420-02-000 Supplies-Appliance Parts	693.45	950.00	256.55	27.01	3,384.48	3,800.00	415.52	10.93	21,850.00
4420-03-000 Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	1,160.00	1,160.00	100.00	6,670.00
4420-03-100 Hardware Doors/Windows/Locks	85.60	350.00	264.40	75.54	1,088.70	1,400.00	311.30	22.24	8,050.00
4420-03-200 Window Treatments	0.00	200.00	200.00	100.00	1,262.31	800.00	-462.31	-57.79	4,600.00

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

Period = Apr 2026

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-04-000	Electrical - Supplies/Fixtures	222.36	750.00	527.64	70.35	3,114.93	3,000.00	-114.93	-3.83	17,250.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	15.95	0.00	-15.95	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	324.78	280.00	-44.78	-15.99	2,071.63	1,120.00	-951.63	-84.97	6,440.00
4420-07-000	Repairs - Materials & Supplies	26.72	350.00	323.28	92.37	1,014.65	1,400.00	385.35	27.52	8,050.00
4420-08-000	Supplies-Plumbing	283.27	780.00	496.73	63.68	3,717.83	3,120.00	-597.83	-19.16	17,940.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	130.39	200.00	69.61	34.80	1,150.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	1,122.80	0.00	-1,122.80	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	672.92	800.00	127.08	15.88	4,600.00
4420-10-100	Countertops/Cabinets	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	9,200.00
4420-10-200	Carpet and Flooring Supplies	278.10	0.00	-278.10	N/A	2,085.10	0.00	-2,085.10	N/A	0.00
4420-11-000	Supplies- HVAC	1,089.73	375.00	-714.73	-190.59	2,136.61	1,500.00	-636.61	-42.44	8,625.00
4420-12-000	Supplies- Painting	38.44	330.00	291.56	88.35	4,963.27	1,320.00	-3,643.27	-276.01	7,590.00
4429-00-000	Total Materials	3,042.45	5,755.00	2,712.55	47.13	28,164.85	23,020.00	-5,144.85	-22.35	132,365.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	1,800.00	1,800.00	100.00	10,350.00
4430-01-100	Fire Alarms/Extinguisher Repairs	835.00	0.00	-835.00	N/A	835.00	0.00	-835.00	N/A	0.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	6,900.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	752.00	1,400.00	648.00	46.29	8,050.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	2,300.00
4430-05-200	Painting Contract - Cycle Paint	1,105.00	0.00	-1,105.00	N/A	2,010.00	0.00	-2,010.00	N/A	0.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	2,300.00
4430-07-000	Contract-Exterminating/Pest Control	1,920.00	987.00	-933.00	-94.53	5,308.00	3,948.00	-1,360.00	-34.45	22,701.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	3,450.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	11,125.00	4,000.00	-7,125.00	-178.12	23,000.00
4430-13-400	Repairs/Maint - A/C Units	0.00	0.00	0.00	N/A	1,400.00	0.00	-1,400.00	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	0.00	3,200.00	3,200.00	100.00	18,400.00
4430-18-000	Contract-Alarm Monitoring	2,959.82	1,707.00	-1,252.82	-73.39	4,372.91	6,828.00	2,455.09	35.96	39,261.00
4430-23-000	Contract-Consultants	7,479.00	100.00	-7,379.00	-7,379.00	7,479.00	400.00	-7,079.00	-7,079.00	400.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	16,000.00	20,000.00	4,000.00	20.00	115,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	4,400.00	4,400.00	100.00	25,300.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	23,000.00
4430-27-000	Contract - Lease	0.00	1,110.69	1,110.69	100.00	7,971.78	4,442.76	-3,529.02	-79.43	25,545.87
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	3,400.00	3,400.00	100.00	19,550.00
4439-00-000	Total Contract Costs	18,298.82	15,104.69	-3,194.13	-6,326.92	57,253.69	60,418.76	3,165.07	-6,368.75	345,507.87
4499-00-000	TOTAL MAINTENANCE EXPENSES	59,515.20	49,158.11	-10,357.09	-6,314.69	190,266.90	196,632.44	6,365.54	-6,383.73	1,164,393.69
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	35,444.55	27,766.02	-7,678.53	-27.65	117,743.61	111,064.08	-6,679.53	-6.01	638,618.46
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	808.35	3,240.00	2,431.65	75.05	18,630.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	1,400.00	1,400.00	100.00	8,050.00
4599-00-000	TOTAL GENERAL EXPENSES	35,444.55	28,926.02	-6,518.53	-22.54	118,551.96	115,704.08	-2,847.88	-2.46	665,298.46
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	2,690.00	1,539.00	-1,151.00	-74.79	12,033.00	6,156.00	-5,877.00	-95.47	35,397.00
4715-03-000	FSS Escrow Payments	1,887.00	3,304.00	1,417.00	42.89	7,967.98	13,216.00	5,248.02	39.71	75,992.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	-661.12	0.00	661.12	N/A	-661.12	0.00	661.12	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,915.88	4,843.00	927.12	19.14	19,339.86	19,372.00	32.14	0.17	111,389.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	25,367.11	20,639.37	-4,727.74	-22.91	100,256.81	82,557.48	-17,699.33	-21.44	474,705.51
4857-00-000	Debt Service Contra Account	-16,786.76	-16,314.22	472.54	2.90	-65,935.41	-65,256.88	678.53	1.04	-375,227.06
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	34,321.40	17,300.60	-17,020.80	-98.38	99,478.45
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	230,612.88	268,488.00	37,875.12	14.11	1,543,806.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	991.96	991.96	0.00	0.00	5,703.77

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

Period = Apr 2026
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	16,319.99	-41,581.22	-254.79	231,604.84	65,279.96	-166,324.88	-254.79	375,359.77
8000-00-000	TOTAL EXPENSES	220,758.54	157,219.81	-63,538.73	-6,572.14	800,007.55	628,879.24	-171,128.31	-6,633.97	3,697,068.09
9000-00-000	NET INCOME	-52,560.63	-22,465.25	96,982.08	6,596.96	-140,696.88	-89,861.00	291,420.74	6,656.29	-597,713.21
	Net Income After Depreciation	5,340.58	-6,145.26	55,400.86	6,342.17	90,907.96				

Renaissance Partnership (.partren) Balance Sheet

Period = Apr 2026

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		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	13,992.37
1111-15-000	Cash-Payroll	-54,960.42
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	-39,968.05
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,801.99
1112-02-000	Cash Restricted - FSS Escrow	79,996.05
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	79,122.85
1112-06-000	Cash Restricted - Reserve/Escrow	288,991.61
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,623.76
1112-09-000	Restricted Cash - AA Reserve	49,939.86
1112-99-000	Total Restricted Cash	663,288.71
1119-00-000	TOTAL CASH	623,320.66
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	48,637.15
1122-01-000	Allowance for Doubtful Accounts-Tenar	-20,034.00
1122-99-000	TOTAL: AR	28,603.15
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	64,234.64
1129-56-000	Due from Colton Meadow	230,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	360,340.20
1135-01-000	A/R-HUD	213,668.00
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	666,141.71
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	5,518.00
1211-01-000	Prepaid Insurance	31,189.08
1211-02-000	Prepaid Software Licenses	5,692.83
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	64,899.91
1300-00-000	TOTAL CURRENT ASSETS	1,354,362.28
1400-00-000	NONCURRENT ASSETS	

1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,105,584.03
1400-06-200	Building Improvements	504,645.82
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	658,917.68
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1400-15-000	Construction In Progress	95,500.35
1405-01-000	Accum Depreciation-Buildings	-11,916,422.12
1405-02-000	Accum Depreciation- Misc FF&E	-769,609.00
1405-03-000	Accum Depreciation-Infrastructure	-2,689,528.76
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	91,968.00
1410-01-001	Amortization Loan Cost	-6,131.00
1410-02-000	Compliance Fees	100.00
1410-03-000	Monitoring Fees	131,658.00
1411-01-000	AA Compliance Fees	-80.92
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-31,707.44
1420-00-000	TOTAL FIXED ASSETS (NET)	9,598,137.98
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	9,602,600.98
1999-00-000	TOTAL ASSETS	10,956,963.26
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	14,269.09
2114-00-000	Tenant Security Deposits	55,496.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,205.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-21,217.14
2138-00-001	Accrued audit fees - LHA	14,862.24
2145-00-000	Due to Federal Master	62,112.52
2145-04-000	Due to (16) Dakota Park Non-ACC	50,663.16
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	72,652.41
2250-00-000	Contract Retentions	38,732.51
2260-00-000	Accrued Compensated Absences-Currel	6,941.44
2299-00-000	TOTAL CURRENT LIABILITIES	327,610.52

2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,891.24
2307-00-000	FSS Due to Tenant Long Term	79,996.05
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,829,802.71
2310-40-001	Short Term - Note Payable	9,885.72
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,313,776.04</u>
2499-00-000	TOTAL LIABILITIES	<u>2,641,386.56</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	1,308,453.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-7,040,269.71
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-7,040,269.71</u>
2899-00-000	TOTAL EQUITY	<u>8,315,576.70</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>10,956,963.26</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	52,284.40	55,720.00	-3,435.60	-6.17	213,149.20	222,880.00	-9,730.80	-4.37	668,640.00
3112-02-000	Gain to Lease Sec8	26,589.60	27,504.00	-914.40	-3.32	108,915.80	110,016.00	-1,100.20	-1.00	330,048.00
3119-00-000	Total Rental Income	78,874.00	83,224.00	-4,350.00	-5.23	322,065.00	332,896.00	-10,831.00	-3.25	998,688.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	60.00	-60.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	30.00	240.00	-210.00	-87.50	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	450.00	-450.00	-100.00	30.00	1,800.00	-1,770.00	-98.33	5,400.00
3199-00-000	TOTAL TENANT INCOME	78,874.00	83,674.00	-4,800.00	-5.74	322,095.00	334,696.00	-12,601.00	-3.76	1,004,088.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,033.97	2,167.75	-133.78	-6.17	8,276.83	8,671.00	-394.17	-4.55	26,013.00
3610-01-000	Interest Income - Unrestricted	0.00	35.00	-35.00	-100.00	2.58	140.00	-137.42	-98.16	420.00
3699-00-000	TOTAL OTHER INCOME	2,033.97	2,202.75	-168.78	-7.66	8,279.41	8,811.00	-531.59	-6.03	26,433.00
3999-00-000	TOTAL INCOME	80,907.97	85,876.75	-4,968.78	-5.79	330,374.41	343,507.00	-13,132.59	-3.82	1,030,521.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	5,029.58	4,231.58	-798.00	-18.86	15,988.66	21,627.75	5,639.09	26.07	69,584.68
4110-00-001	401K-401A Admin	337.25	359.68	22.43	6.24	1,172.87	1,838.35	665.48	36.20	5,115.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	384.26	338.53	-45.73	-13.51	1,258.16	1,730.23	472.07	27.28	5,566.80
4110-00-004	Workers Comp Admin	138.95	169.26	30.31	17.91	274.07	865.10	591.03	68.32	2,783.36
4110-00-006	Legal Shield - Administrative	0.00	36.90	36.90	100.00	147.60	147.60	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	90.67	42.32	-48.35	-114.25	295.86	216.29	-79.57	-36.79	695.88
4110-07-000	Health/Life Insurance	1,046.78	1,394.07	347.29	24.91	3,488.35	5,576.28	2,087.93	37.44	16,728.84
4110-99-000	Total Administrative Salaries	7,027.49	6,572.34	-455.15	-6.93	22,625.57	32,001.60	9,376.03	29.30	100,917.78
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	0.00	1,400.00	1,400.00	100.00	4,200.00
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	75.00	75.00	100.00	115.00	300.00	185.00	61.67	900.00
4130-04-000	General Legal Expense	35,370.00	150.00	-35,220.00	-23,480.00	45,533.94	600.00	-44,933.94	-7,488.99	1,800.00
4130-99-000	Total Legal Expense	35,370.00	575.00	-34,795.00	-6,051.30	45,648.94	2,300.00	-43,348.94	-1,884.74	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	88.32	420.00	331.68	78.97	609.07	1,680.00	1,070.93	63.75	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	2,160.00	2,160.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	3,691.68	3,968.88	277.20	6.98	11,906.64
4173-00-000	Management Fee	5,902.84	4,674.86	-1,227.98	-26.27	22,517.41	18,699.44	-3,817.97	-20.42	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	1,600.00	-1,400.00	-87.50	4,800.00
4189-00-000	Total Other Admin Expenses	7,454.08	7,027.08	-427.00	-6.08	31,978.16	28,108.32	-3,869.84	-13.77	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.99	150.00	130.01	86.67	378.69	600.00	221.31	36.88	1,800.00
4190-02-000	Printing/Publications & Subscriptions	1,092.49	95.00	-997.49	-1,049.99	1,780.27	380.00	-1,400.27	-368.49	1,140.00
4190-03-000	Advertising Publications	0.00	450.00	450.00	100.00	0.00	1,800.00	1,800.00	100.00	5,400.00
4190-04-000	Stationery & Office Supplies	186.38	290.00	103.62	35.73	386.88	1,160.00	773.12	66.65	3,480.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000 Computer Equipment	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	720.00
4190-07-000 Telephone	140.98	150.00	9.02	6.01	749.11	600.00	-149.11	-24.85	1,800.00
4190-08-000 Postage	169.41	25.00	-144.41	-577.64	394.25	100.00	-294.25	-294.25	300.00
4190-09-000 Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	1,993.64	1,555.44	-438.20	-28.17	4,666.32
4190-10-000 Copiers - Lease & Service	303.40	75.00	-228.40	-304.53	871.73	300.00	-571.73	-190.58	900.00
4190-13-000 Internet	246.11	260.00	13.89	5.34	945.18	1,040.00	94.82	9.12	3,120.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	179.49	0.00	-179.49	N/A	0.00
4190-19-000 IT Contract Fees	426.96	560.00	133.04	23.76	2,255.52	2,240.00	-15.52	-0.69	6,720.00
4190-22-000 Other Misc Admin Expenses	347.24	200.00	-147.24	-73.62	792.84	800.00	7.16	0.90	2,400.00
4190-23-000 Compliance Fees	371.84	348.80	-23.04	-6.61	1,115.52	1,395.20	279.68	20.05	4,185.60
4190-24-000 Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	777.50	1,260.00	482.50	38.29	3,780.00
4191-00-000 Total Miscellaneous Admin Expenses	3,693.66	3,367.66	-326.00	-9.68	12,620.62	13,470.64	850.02	6.31	40,411.92
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	53,545.23	17,542.08	-36,003.15	-205.24	112,873.29	75,880.56	-36,992.73	-48.75	232,554.66
TENANT SERVICES									
4200-00-000 Resident Services Exp	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
UTILITIES									
4300-00-000 Electricity	626.33	800.00	173.67	21.71	2,118.49	3,200.00	1,081.51	33.80	9,600.00
4340-00-000 Garbage/Trash Removal	7,499.43	3,500.00	-3,999.43	-114.27	20,741.93	14,000.00	-6,741.93	-48.16	42,000.00
4390-01-100 Water/Sewer Combined	6,205.96	5,900.00	-305.96	-5.19	24,348.46	23,600.00	-748.46	-3.17	70,800.00
4399-00-000 TOTAL UTILITY EXPENSES	14,331.72	10,200.00	-4,131.72	-40.51	47,208.88	40,800.00	-6,408.88	-15.71	122,400.00
MAINTENANCE AND OPERATIONS									
4400-00-000 General Maint Expense									
4410-00-000 Maintenance Salaries	6,001.51	4,488.10	-1,513.41	-33.72	17,676.19	21,325.61	3,649.42	17.11	68,382.75
4410-01-000 Maintenance Labor-Grounds	1,800.00	0.00	-1,800.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4410-06-000 401K-401A Maintenance	423.22	381.49	-41.73	-10.94	1,257.44	1,812.68	555.24	30.63	5,253.00
4410-07-000 Payroll Taxes Maintenance	451.36	359.05	-92.31	-25.71	1,331.08	1,706.05	374.97	21.98	5,470.62
4410-08-000 Health/Life Insurance Maint.	1,454.14	1,824.18	370.04	20.29	5,210.67	7,296.72	2,086.05	28.59	21,890.16
4410-09-000 Workers Comp Maintenance	165.80	179.52	13.72	7.64	313.63	853.01	539.38	63.23	2,735.27
4410-10-000 Payroll Prep Fees Maint.	108.23	44.88	-63.35	-141.15	341.87	213.26	-128.61	-60.31	683.84
4410-11-000 Legal Shield - Maint	0.00	36.90	36.90	100.00	147.60	147.60	0.00	0.00	442.80
4411-00-000 Maintenance Uniforms	28.63	60.00	31.37	52.28	236.87	240.00	3.13	1.30	720.00
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	265.03	190.00	-75.03	-39.49	892.66	760.00	-132.66	-17.46	2,280.00
4419-00-000 Total General Maint Expense	10,697.92	7,564.12	-3,133.80	-41.43	29,208.01	34,354.93	5,146.92	14.98	107,858.44
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	366.30	650.00	283.70	43.65	366.30	2,600.00	2,233.70	85.91	7,800.00
4420-02-000 Supplies-Appliance Parts	0.00	1,000.00	1,000.00	100.00	963.85	4,000.00	3,036.15	75.90	12,000.00
4420-03-000 Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4420-03-100 Hardware Doors/Windows/Locks	143.10	100.00	-43.10	-43.10	223.82	400.00	176.18	44.04	1,200.00
4420-03-200 Window Treatments	267.32	130.00	-137.32	-105.63	310.34	520.00	209.66	40.32	1,560.00
4420-04-000 Electrical - Supplies/Fixtures	2,045.99	900.00	-1,145.99	-127.33	4,171.14	3,600.00	-571.14	-15.86	10,800.00
4420-05-000 Supplies-Exterminating	59.58	0.00	-59.58	N/A	59.58	0.00	-59.58	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	475.28	150.00	-325.28	-216.85	593.57	600.00	6.43	1.07	1,800.00
4420-07-000 Repairs - Materials & Supplies	128.21	100.00	-28.21	-28.21	128.21	400.00	271.79	67.95	1,200.00
4420-08-000 Supplies-Plumbing	17.83	870.00	852.17	97.95	479.96	3,480.00	3,000.04	86.21	10,440.00
4420-09-000 Supplies- Tools Equipmt	73.71	150.00	76.29	50.86	73.71	600.00	526.29	87.72	1,800.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	758.88	1,200.00	441.12	36.76	3,600.00
4420-10-000 Maint - Miscellaneous Supplies	20.26	400.00	379.74	94.94	20.26	1,600.00	1,579.74	98.73	4,800.00
4420-10-200 Carpet and Flooring Supplies	51.84	0.00	-51.84	N/A	51.84	0.00	-51.84	N/A	0.00
4420-11-000 Supplies- HVAC	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4420-12-000 Supplies- Painting	1,400.89	200.00	-1,200.89	-600.45	1,400.89	800.00	-600.89	-75.11	2,400.00
4429-00-000 Total Materials	5,050.31	5,375.00	324.69	6.04	9,602.35	21,500.00	11,897.65	55.34	64,500.00
4430-00-000 Contract Costs									

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Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	640.00	640.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	425.02	550.00	124.98	22.72	1,275.06	2,200.00	924.94	42.04	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	1,625.00	4,000.00	2,375.00	59.38	12,000.00
4430-18-000	Contract-Alarm Monitoring	1,294.96	594.00	-700.96	-118.01	2,589.92	2,376.00	-213.92	-9.00	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	8,000.00	10,340.00	2,340.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	2,958.32	2,958.32	100.00	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-27-000	Contract - Lease	0.00	1,271.52	1,271.52	100.00	898.52	5,086.08	4,187.56	82.33	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4439-00-000	Total Contract Costs	3,719.98	7,900.10	4,180.12	52.91	14,388.50	31,600.40	17,211.90	54.47	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,468.21	20,839.22	1,371.01	6.58	53,198.86	87,455.33	34,256.47	39.17	267,159.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,182.94	8,613.27	430.33	5.00	31,313.84	34,453.08	3,139.24	9.11	103,359.24
4510-01-000	General Liability Insurance - Auto	800.13	835.00	34.87	4.18	3,200.52	3,340.00	139.48	4.18	10,020.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	13,942.52	11,079.80	-2,862.72	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,468.70	12,468.22	-0.48	0.00	48,456.88	49,872.88	1,416.00	2.84	149,618.64
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	223.20	223.20	100.00	669.59	892.80	223.21	25.00	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	4,104.76	4,104.76	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	144.88	152.16	7.28	4.78	579.52	608.64	29.12	4.78	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	11,272.00	11,272.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,989.07	4,219.55	230.48	5.46	16,625.87	16,878.20	252.33	1.50	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	156,708.76	156,708.76	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	4,637.68	4,637.68	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	161,346.44	105,266.44	-56,080.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	144,139.54	91,635.68	-52,503.86	-186.98	439,710.22	376,353.41	-63,356.81	25.78	1,138,766.86
9000-00-000	NET INCOME	-63,231.57	-5,758.93	47,535.08	181.19	-109,335.81	-32,846.41	50,224.22	-29.60	-108,245.86
	Net Income After Depreciation	-22,894.96				52,010.63				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-9,351.94
1111-15-000	Cash-Payroll	-11,463.67
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-20,215.61
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	27,825.00
1112-03-000	Cash Restricted-Operating Reserve	473,667.61
1112-04-000	Cash Restricted-Reserve for Replac	203,191.51
1112-05-000	Cash-Tax & Insurance Escrow	100,550.98
1112-99-000	Total Restricted Cash	805,235.10
1119-00-000	TOTAL CASH	785,019.49
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,252.51
1122-99-000	TOTAL: AR	2,252.51
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	101,151.61
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	103,404.12
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,999.93
1211-01-000	Prepaid Insurance	87,548.59
1211-02-000	Prepaid Software Licenses	5,164.56
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	102,713.08
1300-00-000	TOTAL CURRENT ASSETS	991,136.69
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	856,353.89
1400-06-100	Building Acquisition	2,010,000.00
1400-06-200	Building Improvements	5,861,925.11
1400-07-000	Machinery & Equipment	67,970.48
1400-07-001	Automobiles/Vehicles	15,484.50
1400-08-000	Furniture & Fixtures	1,503,657.00
1400-10-000	Site Improvement-Infrastructure	1,496,187.97
1405-01-000	Accum Depreciation-Buildings	-6,421,935.43

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	29,500.00
1410-02-001	Amortization Tax Credit Fees	-212,159.00
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,715,679.52</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>5,820,325.29</u>
1999-00-000	TOTAL ASSETS	<u>6,811,461.98</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	9,339.25
2114-00-000	Tenant Security Deposits	26,425.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	59,255.66
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	26,625.27
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	11,259.15
2145-05-000	Due to (17) Renaissance Family Non-AI	230,647.25
2149-27-000	Due to West Lake Mgmt.	5,422.56
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	6,638.00
2260-00-000	Accrued Compensated Absences-Curren	-54.14
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	351,564.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>2,890,024.47</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,471.23
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>5,471.23</u>
2499-00-000	TOTAL LIABILITIES	<u>2,895,495.70</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>2,710,634.16</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,710,634.16
2899-00-000	TOTAL EQUITY	<u>3,915,966.28</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,811,461.98</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	53,772.00	51,414.00	2,358.00	4.59	212,258.00	205,656.00	6,602.00	3.21	616,968.00
3112-02-000	Gain to Lease Sec8	34,078.00	28,476.00	5,602.00	19.67	126,118.00	113,904.00	12,214.00	10.72	341,712.00
3119-00-000	Total Rental Income	87,850.00	79,890.00	7,960.00	9.96	338,376.00	319,560.00	18,816.00	5.89	958,680.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	260.00	-260.00	-100.00	780.00
3120-04-000	Late and Admin Charges	-55.00	50.00	-105.00	-210.00	5.00	200.00	-195.00	-97.50	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-10-000	Application Fees	120.00	50.00	70.00	140.00	240.00	200.00	40.00	20.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	65.00	365.00	-300.00	-82.19	245.00	1,460.00	-1,215.00	-83.22	4,380.00
3199-00-000	TOTAL TENANT INCOME	87,915.00	80,255.00	7,660.00	9.54	338,621.00	321,020.00	17,601.00	5.48	963,060.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,537.74	2,532.00	5.74	0.23	9,578.91	10,128.00	-549.09	-5.42	30,384.00
3610-01-000	Interest Income - Unrestricted	99.38	35.00	64.38	183.94	233.17	140.00	93.17	66.55	420.00
3699-00-000	TOTAL OTHER INCOME	2,637.12	2,567.00	70.12	2.73	9,812.08	10,268.00	-455.92	-4.44	30,804.00
3999-00-000	TOTAL INCOME	90,552.12	82,822.00	7,730.12	9.33	348,433.08	331,288.00	17,145.08	5.18	993,864.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	5,029.58	4,132.58	-897.00	-21.71	15,988.66	19,531.76	3,543.10	18.14	61,596.72
4110-00-001	401K-401A Admin	337.25	351.27	14.02	3.99	1,172.87	1,660.20	487.33	29.35	4,725.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	387.67	330.61	-57.06	-17.26	1,274.86	1,562.55	287.69	18.41	4,927.76
4110-00-004	Workers Comp Admin	138.95	165.30	26.35	15.94	274.07	781.26	507.19	64.92	2,463.84
4110-00-006	Legal Shield - Administrative	0.00	36.90	36.90	100.00	147.60	147.60	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	90.67	41.33	-49.34	-119.38	295.86	195.33	-100.53	-51.47	616.00
4110-07-000	Health/Life Insurance	1,390.68	1,853.11	462.43	24.95	4,634.47	7,412.44	2,777.97	37.48	22,237.32
4110-99-000	Total Administrative Salaries	7,374.80	6,911.10	-463.70	-6.71	23,788.39	31,291.14	7,502.75	23.98	97,009.92
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/Dr	60.00	50.00	-10.00	-20.00	221.00	200.00	-21.00	-10.50	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	4,074.00	200.00	-3,874.00	-1,937.00	600.00
4130-99-000	Total Legal Expense	60.00	150.00	90.00	60.00	4,295.00	600.00	-3,695.00	-615.83	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	88.32	150.00	61.68	41.12	310.53	600.00	289.47	48.24	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	2,250.00	2,250.00	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	3,691.68	3,691.68	0.00	0.00	11,075.04
4173-00-000	Management Fee	6,025.26	5,592.30	-432.96	-7.74	22,798.73	22,369.20	-429.53	-1.92	67,107.60
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	1,000.00	-2,000.00	-200.00	3,000.00
4189-00-000	Total Other Admin Expenses	7,599.00	7,502.72	-96.28	-1.28	32,050.94	30,010.88	-2,040.06	-6.80	90,032.64
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.99	50.00	30.01	60.02	169.26	200.00	30.74	15.37	600.00
4190-02-000	Printing/Publications & Subscriptions	971.26	50.00	-921.26	-1,842.52	1,659.04	200.00	-1,459.04	-729.52	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	900.00	900.00	100.00	2,700.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	385.60	200.00	-185.60	-92.80	385.60	800.00	414.40	51.80	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4190-07-000	Telephone	67.32	125.00	57.68	46.14	422.64	500.00	77.36	15.47	1,500.00
4190-08-000	Postage	169.41	25.00	-144.41	-577.64	644.25	100.00	-544.25	-544.25	300.00
4190-09-000	Computer Software License Fees/Exp	428.54	404.55	-23.99	-5.93	2,152.36	1,618.20	-534.16	-33.01	4,854.60
4190-10-000	Copiers - Lease & Service	87.88	80.00	-7.88	-9.85	325.81	320.00	-5.81	-1.82	960.00
4190-13-000	Internet	248.08	209.33	-38.75	-18.51	985.68	837.32	-148.36	-17.72	2,511.96
4190-19-000	IT Contract Fees	426.96	800.00	373.04	46.63	2,249.52	3,200.00	950.48	29.70	9,600.00
4190-22-000	Other Misc Admin Expenses	347.24	220.00	-127.24	-57.84	599.17	880.00	280.83	31.91	2,640.00
4190-23-000	Compliance Fees	385.25	361.25	-24.00	-6.64	1,155.75	1,445.00	289.25	20.02	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	700.00	800.00	100.00	12.50	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	3,537.53	3,075.13	-462.40	-15.04	11,449.08	12,300.52	851.44	6.92	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,571.33	17,638.95	-932.38	-5.29	71,583.41	74,202.54	2,619.13	3.53	225,744.12
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	491.33	400.00	-91.33	-22.83	1,721.89	1,600.00	-121.89	-7.62	4,800.00
4340-00-000	Garbage/Trash Removal	5,630.21	3,250.00	-2,380.21	-73.24	17,143.12	13,823.00	-3,320.12	-24.02	39,823.00
4390-01-100	Water/Sewer Combined	2,999.89	4,600.00	1,600.11	34.78	16,710.28	18,400.00	1,689.72	9.18	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	9,121.43	8,250.00	-871.43	-10.56	35,575.29	33,823.00	-1,752.29	-5.18	99,823.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,001.51	4,569.86	-1,431.65	-31.33	17,676.19	20,564.37	2,888.18	14.04	63,978.04
4410-06-000	401K-401A Maintenance	423.22	388.44	-34.78	-8.95	1,257.44	1,747.98	490.54	28.06	5,049.72
4410-07-000	Payroll Taxes Maintenance	474.03	365.59	-108.44	-29.66	1,393.73	1,645.15	251.42	15.28	5,118.24
4410-08-000	Health/Life Insurance Maint.	1,447.92	1,806.52	358.60	19.85	4,562.00	7,226.08	2,664.08	36.87	21,678.24
4410-09-000	Workers Comp Maintenance	165.80	182.79	16.99	9.29	313.63	822.56	508.93	61.87	2,559.08
4410-10-000	Payroll Prep Fees Maint.	108.23	45.70	-62.53	-136.83	341.86	205.65	-136.21	-66.23	639.80
4410-11-000	Legal Shield - Maint	0.00	36.90	36.90	100.00	147.60	147.60	0.00	0.00	442.80
4411-00-000	Maintenance Uniforms	16.32	50.00	33.68	67.36	16.32	215.00	198.68	92.41	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	39.09	200.00	160.91	80.46	656.30	800.00	143.70	17.96	2,400.00
4419-00-000	Total General Maint Expense	8,676.12	7,645.80	-1,030.32	-13.48	26,365.07	33,374.39	7,009.32	21.00	102,525.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	49.05	250.00	200.95	80.38	49.05	1,000.00	950.95	95.10	3,000.00
4420-02-000	Supplies-Appliance Parts	507.17	675.00	167.83	24.86	1,347.03	2,700.00	1,352.97	50.11	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	478.82	1,200.00	721.18	60.10	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	187.28	400.00	212.72	53.18	1,200.00
4420-03-200	Window Treatments	391.45	50.00	-341.45	-682.90	1,211.37	200.00	-1,011.37	-505.68	600.00
4420-04-000	Electrical - Supplies/Fixtures	1,237.00	650.00	-587.00	-90.31	2,237.49	2,600.00	362.51	13.94	7,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	75.81	0.00	-75.81	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	185.82	200.00	14.18	7.09	877.50	800.00	-77.50	-9.69	2,400.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	106.91	100.00	-6.91	-6.91	300.00
4420-08-000	Supplies-Plumbing	465.95	400.00	-65.95	-16.49	465.95	1,600.00	1,134.05	70.88	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	34.20	400.00	365.80	91.45	1,200.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	758.88	0.00	-758.88	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	500.00	500.00	0.00	0.00	1,500.00
4420-11-000	Supplies- HVAC	20.16	700.00	679.84	97.12	227.56	2,800.00	2,572.44	91.87	8,400.00
4420-12-000	Supplies- Painting	1,245.68	400.00	-845.68	-211.42	3,362.62	1,600.00	-1,762.62	-110.16	4,800.00
4429-00-000	Total Materials	4,102.28	3,975.00	-127.28	-3.20	11,920.47	15,900.00	3,979.53	25.03	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	200.00	200.00	100.00	600.00
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	294.00	0.00	-294.00	N/A	0.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

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 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	1,298.08	2,194.00	895.92	40.84	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	900.00	900.00	100.00	915.00	3,600.00	2,685.00	74.58	10,800.00
4430-18-000	Contract-Alarm Monitoring	1,318.12	570.82	-747.30	-130.92	2,830.04	2,283.28	-546.76	-23.95	6,849.84
4430-23-000	Contract-Consultants	3,925.00	50.00	-3,875.00	-7,750.00	3,925.00	200.00	-3,725.00	-1,862.50	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	8,333.32	10,800.00	2,466.68	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4430-27-000	Contract - Lease	0.00	379.43	379.43	100.00	2,451.57	1,517.72	-933.85	-61.53	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	1,680.00	1,680.00	100.00	5,040.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	550.00	0.00	-550.00	N/A	0.00
4439-00-000	Total Contract Costs	7,745.97	7,318.75	-427.22	-5.84	20,597.01	29,275.00	8,677.99	29.64	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	20,524.37	18,939.55	-1,584.82	-8.37	58,882.55	78,549.39	19,666.84	25.04	238,050.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,900.39	9,582.04	681.65	7.11	35,005.21	38,328.16	3,322.95	8.67	114,984.48
4510-01-000	General Liability Insurance - Auto	800.13	628.75	-171.38	-27.26	3,200.52	2,515.00	-685.52	-27.26	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	16,179.24	14,094.08	-2,085.16	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	13,745.33	13,809.31	63.98	0.46	54,384.97	55,237.24	852.27	1.54	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	1,937.93	2,583.92	645.99	25.00	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	12,730.84	12,730.84	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	163.79	171.98	8.19	4.76	655.16	687.92	32.76	4.76	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	25,246.92	25,246.92	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,658.23	10,312.40	654.17	6.34	40,570.85	41,249.60	678.75	1.65	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	42,300.06	2,690.19	6.36	158,439.48	169,200.24	10,760.76	6.36	507,600.72
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	6,170.08	6,170.08	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	30,342.58	-10,809.81	-35.63	164,609.56	121,370.32	-43,239.24	-35.63	364,110.96
8000-00-000	TOTAL EXPENSES	112,773.08	99,317.79	-13,455.29	46.95	425,606.63	404,532.09	-21,074.54	90.95	1,217,489.52
9000-00-000	NET INCOME	-22,220.96	-16,495.79	21,185.41	-37.62	-77,173.55	-73,244.09	38,219.62	-85.77	-223,625.52
	Net Income After Depreciation	18,931.43				87,436.01				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	106,797.16
1111-15-000	Cash-Payroll	17,118.76
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	124,515.92
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,565.00
1112-03-000	Cash Restricted-Operating Reserve	494,463.44
1112-04-000	Cash Restricted-Reserve for Replac	296,142.98
1112-05-000	Cash-Tax & Insurance Escrow	98,511.88
1112-99-000	Total Restricted Cash	920,683.30
1119-00-000	TOTAL CASH	1,045,199.22
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	12,507.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-3,126.00
1122-99-000	TOTAL: AR	9,381.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	9,381.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	3,002.94
1211-01-000	Prepaid Insurance	103,856.09
1211-02-000	Prepaid Software Licenses	7,981.76
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	121,840.79
1300-00-000	TOTAL CURRENT ASSETS	1,176,421.36
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-6,457,594.40
1405-02-000	Accum Depreciation- Misc FF&E	-465,693.39
1405-03-000	Accum Depreciation-Infrastructure	-698,645.72

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	31,774.96
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-252,070.32
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,332,236.76</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,332,236.76
1999-00-000	TOTAL ASSETS	<u>6,508,658.12</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,680.53
2114-00-000	Tenant Security Deposits	29,025.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	68,761.77
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	86,059.72
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	1,010,442.76
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	11,259.15
2240-00-000	Tenant Prepaid Rents	7,596.00
2260-00-000	Accrued Compensated Absences-Currel	2,840.12
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,191,835.99
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>4,914.46</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	16,283.46
2499-00-000	TOTAL LIABILITIES	<u>6,208,119.45</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	<u>-40,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-6,409,819.07</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-6,409,819.07
2899-00-000	TOTAL EQUITY	<u>300,538.67</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>6,508,658.12</u>

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	25,547.00	25,445.00	102.00	0.40	100,664.00	101,780.00	-1,116.00	-1.10	305,340.00
3112-02-000	Gain to Lease Sec8	130,463.00	122,034.00	8,429.00	6.91	509,835.00	488,136.00	21,699.00	4.45	1,464,408.00
3119-00-000	Total Rental Income	156,010.00	147,479.00	8,531.00	5.78	610,499.00	589,916.00	20,583.00	3.49	1,769,748.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	175.00	-175.00	-100.00	167.00	700.00	-533.00	-76.14	2,100.00
3120-03-000	Damages & Cleaning	60.00	30.00	30.00	100.00	270.00	120.00	150.00	125.00	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-4,000.00	-4,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc.Tenant Income	100.00	25.00	75.00	300.00	150.00	100.00	50.00	50.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-840.00	-600.00	-240.00	-40.00	-3,413.00	-2,400.00	-1,013.00	-42.21	-7,200.00
3199-00-000	TOTAL TENANT INCOME	155,170.00	146,879.00	8,291.00	5.64	607,086.00	587,516.00	19,570.00	3.33	1,762,548.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	58.67	185.00	-126.33	-68.29	234.61	740.00	-505.39	-68.30	2,220.00
3610-01-000	Interest Income - Unrestricted	28.51	110.00	-81.49	-74.08	283.53	440.00	-156.47	-35.56	1,320.00
3699-00-000	TOTAL OTHER INCOME	87.18	295.00	-207.82	-70.45	518.14	1,180.00	-661.86	-56.09	3,540.00
3999-00-000	TOTAL INCOME	155,257.18	147,174.00	8,083.18	5.49	607,604.14	588,696.00	18,908.14	3.21	1,766,088.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,040.55	8,641.12	-3,399.43	-39.34	40,949.32	39,922.33	-1,026.99	-2.57	125,124.84
4110-00-001	401K-401A Admin	1,023.44	734.50	-288.94	-39.34	3,480.67	3,393.41	-87.26	-2.57	9,724.82
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	906.72	691.29	-215.43	-31.16	3,142.76	3,193.79	51.03	1.60	10,010.00
4110-00-004	Workers Comp Admin	332.63	259.23	-73.40	-28.31	666.31	1,337.65	671.34	50.19	4,313.68
4110-00-006	Legal Shield - Administrative	0.00	87.80	87.80	100.00	351.20	351.20	0.00	0.00	1,053.60
4110-00-007	Payroll Prep Fees	217.18	86.41	-130.77	-151.34	727.41	399.22	-328.19	-82.21	1,251.24
4110-07-000	Health/Life Insurance	3,335.92	2,955.89	-380.03	-12.86	11,110.85	11,823.56	712.71	6.03	35,470.68
4110-99-000	Total Administrative Salaries	17,856.44	13,456.24	-4,400.20	-32.70	60,428.52	60,421.16	-7.36	-0.01	186,948.86
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	392.00	392.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	0.00	0.00	N/A	655.00	0.00	-655.00	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	0.00	440.00	440.00	100.00	1,320.00
4130-04-000	General Legal Expense	0.00	400.00	400.00	100.00	3,114.00	1,600.00	-1,514.00	-94.62	4,800.00
4130-99-000	Total Legal Expense	0.00	608.00	608.00	100.00	3,769.00	2,432.00	-1,337.00	-54.98	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	88.32	370.00	281.68	76.13	310.52	1,480.00	1,169.48	79.02	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	3,691.68	3,688.88	-2.80	-0.08	11,066.64
4173-00-000	Management Fee	9,194.70	8,848.74	-345.96	-3.91	36,459.60	35,394.96	-1,064.64	-3.01	106,184.88
4189-00-000	Total Other Admin Expenses	10,205.94	10,165.96	-39.98	-0.39	40,461.80	40,663.84	202.04	0.50	121,991.52
4190-00-000	Miscellaneous Admin Expenses									

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	19.99	102.00	82.01	80.40	1,164.84	408.00	-756.84	-185.50	1,224.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	117.89	100.00	-17.89	-17.89	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	414.45	100.00	-314.45	-314.45	1,355.54	400.00	-955.54	-238.88	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4190-07-000	Telephone	802.00	1,100.00	298.00	27.09	3,934.24	4,400.00	465.76	10.59	13,200.00
4190-08-000	Postage	169.41	75.00	-94.41	-125.88	494.25	300.00	-194.25	-64.75	900.00
4190-09-000	Computer Software License Fees/Exp	587.38	539.40	-47.98	-8.90	2,787.72	2,157.60	-630.12	-29.20	6,472.80
4190-10-000	Copiers - Lease & Service	205.86	170.00	-35.86	-21.09	816.44	680.00	-136.44	-20.06	2,040.00
4190-13-000	Internet	506.91	126.46	-380.45	-300.85	2,045.01	505.84	-1,539.17	-304.28	1,517.52
4190-19-000	IT Contract Fees	498.12	800.00	301.88	37.74	2,533.08	3,200.00	666.92	20.84	9,600.00
4190-20-000	Bank Fees - Restricted	32.00	250.00	218.00	87.20	123.00	1,000.00	877.00	87.70	3,000.00
4190-22-000	Other Misc Admin Expenses	347.24	100.00	-247.24	-247.24	636.33	400.00	-236.33	-59.08	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	711.25	400.00	-311.25	-77.81	1,200.00
4190-30-000	Equipment Service Contracts	9,885.12	1,400.00	-8,485.12	-606.08	12,039.05	5,600.00	-6,439.05	-114.98	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	13,743.48	5,212.86	-8,530.62	-163.65	29,858.64	20,851.44	-9,007.20	-43.20	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41,805.86	29,443.06	-12,362.80	-41.99	134,517.96	124,368.44	-10,149.52	-8.16	378,790.70
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	92.43	90.00	-2.43	-2.70	368.72	360.00	-8.72	-2.42	1,080.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	92.43	90.00	-2.43	-2.70	368.72	360.00	-8.72	-2.42	1,080.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,271.65	1,680.00	-591.65	-35.22	8,814.46	6,720.00	-2,094.46	-31.17	20,160.00
4320-00-000	Electricity	2,075.91	2,192.00	116.09	5.30	8,100.19	8,768.00	667.81	7.62	26,304.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	46.63	0.00	-46.63	N/A	0.00
4330-00-000	Gas	1,486.04	825.00	-661.04	-80.13	3,349.35	3,300.00	-49.35	-1.50	9,900.00
4340-00-000	Garbage/Trash Removal	2,361.58	1,501.88	-859.70	-57.24	7,960.52	6,007.52	-1,953.00	-32.51	18,022.56
4390-00-000	Sewer	2,692.50	2,900.00	207.50	7.16	10,711.13	11,600.00	888.87	7.66	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,887.68	9,098.88	-1,788.80	-19.66	38,982.28	36,395.52	-2,586.76	-7.11	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,505.64	8,953.15	2,447.51	27.34	27,611.28	39,702.48	12,091.20	30.45	122,997.32
4410-06-000	401K-401A Maintenance	342.55	761.02	418.47	54.99	1,675.76	3,374.72	1,698.96	50.34	9,793.52
4410-07-000	Payroll Taxes Maintenance	497.69	716.25	218.56	30.51	2,143.57	3,176.19	1,032.62	32.51	9,839.76
4410-08-000	Health/Life Insurance Maint.	1,099.06	1,659.96	560.90	33.79	6,222.60	7,904.68	1,682.08	21.28	24,978.88
4410-09-000	Workers Comp Maintenance	179.81	268.59	88.78	33.05	413.21	1,319.49	906.28	68.68	4,203.60
4410-10-000	Payroll Prep Fees Maint.	114.24	89.53	-24.71	-27.60	516.83	397.02	-119.81	-30.18	1,229.96
4410-11-000	Legal Shield - Maint	0.00	45.00	45.00	100.00	175.60	178.90	3.30	1.84	535.60
4411-00-000	Maintenance Uniforms	168.71	160.00	-8.71	-5.44	566.51	640.00	73.49	11.48	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	404.70	602.00	197.30	32.77	1,714.30	2,408.00	693.70	28.81	7,224.00
4419-00-000	Total General Maint Expense	9,312.40	13,255.50	3,943.10	29.75	41,039.66	59,101.48	18,061.82	30.56	182,722.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	19.56	180.00	160.44	89.13	540.00
4420-02-000	Supplies-Appliance Parts	862.62	260.00	-602.62	-231.78	1,461.70	1,040.00	-421.70	-40.55	3,120.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	214.22	0.00	-214.22	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	200.00	200.00	100.00	514.61	800.00	285.39	35.67	2,400.00
4420-03-200	Window Treatments	345.60	150.00	-195.60	-130.40	828.72	600.00	-228.72	-38.12	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	1,240.80	800.00	-440.80	-55.10	3,487.64	3,200.00	-287.64	-8.99	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	306.41	500.00	193.59	38.72	879.02	2,000.00	1,120.98	56.05	6,000.00
4420-08-000	Supplies-Plumbing	445.26	200.00	-245.26	-122.63	832.05	800.00	-32.05	-4.01	2,400.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	603.99	1,000.00	396.01	39.60	3,000.00
4420-12-000	Supplies- Painting	20.50	200.00	179.50	89.75	456.36	800.00	343.64	42.96	2,400.00
4429-00-000	Total Materials	3,221.19	2,605.00	-616.19	-23.65	9,297.87	10,420.00	1,122.13	10.77	31,260.00
4430-00-000	Contract Costs									

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	3,396.00	1,600.00	-1,796.00	-112.25	4,800.00
4430-11-000	Contract-Plumbing	378.40	400.00	21.60	5.40	378.40	1,600.00	1,221.60	76.35	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	550.00	1,125.00	575.00	51.11	550.00	4,500.00	3,950.00	87.78	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	3,045.55	2,180.00	-865.55	-39.70	6,540.00
4430-18-000	Contract-Alarm Monitoring	8,821.02	700.00	-8,121.02	-1,160.15	14,609.31	2,800.00	-11,809.31	-421.76	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	4,277.00	10,000.00	5,723.00	57.23	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4430-27-000	Contract - Lease	0.00	0.00	0.00	N/A	388.15	0.00	-388.15	N/A	0.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	2,333.32	2,333.32	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4439-00-000	Total Contract Costs	11,725.88	8,920.00	-2,805.88	-31.46	26,644.41	35,680.00	9,035.59	25.32	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	24,259.47	24,780.50	521.03	2.10	76,981.94	105,201.48	28,219.54	26.82	321,022.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	11,241.93	12,293.36	1,051.43	8.55	44,967.72	49,173.44	4,205.72	8.55	147,520.32
4510-01-000	General Liability Insurance - Auto	800.13	658.75	-141.38	-21.46	3,200.52	2,635.00	-565.52	-21.46	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	1,778.88	478.48	-1,300.40	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	12,486.78	13,096.73	609.95	4.66	49,947.12	52,386.92	2,439.80	4.66	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	0.00	900.00	900.00	100.00	2,700.00
4855-00-000	Interest Expense-Mortgage	0.00	19,000.00	19,000.00	100.00	0.00	76,000.00	76,000.00	100.00	228,000.00
4855-01-000	Interest - Third Mortgage	1,659.36	464.28	-1,195.08	-257.40	6,637.44	1,857.12	-4,780.32	-257.40	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	1,659.36	19,689.28	18,029.92	91.57	6,637.44	78,757.12	72,119.68	91.57	236,271.36
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	124,014.96	124,014.96	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	10,662.80	10,662.80	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	33,669.44	0.00	0.00	134,677.76	134,677.76	0.00	0.00	404,033.28
8000-00-000	TOTAL EXPENSES	124,861.02	129,867.89	5,006.87	33.98	442,113.22	532,147.24	90,034.02	105.36	1,607,545.30
9000-00-000	NET INCOME	27,596.16	6,131.11	21,465.05	350.10	154,630.17	11,848.76	142,781.41	1,205.03	24,442.70
	Net Income After Depreciation	61,265.60				289,307.93				

The Manor at West Bartow (62)

Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	408,732.98
1111-15-000	Cash-Payroll	-70,604.77
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	338,728.21
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,100.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replac	147,610.28
1112-05-000	Cash-Tax & Insurance Escrow	128,340.88
1112-12-000	Restricted Investment	158,660.87
1112-99-000	Total Restricted Cash	445,731.65
1118-00-000	Clearing	100.00
1119-00-000	TOTAL CASH	784,559.86
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	624.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,529.00
1122-99-000	TOTAL: AR	-1,905.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-1,905.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	-0.10
1211-01-000	Prepaid Insurance	11,043.52
1211-02-000	Prepaid Software Licenses	7,442.35
1299-00-000	TOTAL OTHER CURRENT ASSETS	18,985.77
1300-00-000	TOTAL CURRENT ASSETS	801,640.63
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	-5,431,174.52
1405-02-000	Accum Depreciation- Misc FF&E	-1,238,283.23
1405-03-000	Accum Depreciation-Infrastructure	-598,928.88
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42

1410-01-001	Amortization Loan Cost	313,385.88
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-218,385.52
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>7,231,211.65</u>
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	<u>7,942,808.65</u>
1999-00-000	TOTAL ASSETS	<u>8,744,449.28</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-11,707.05
2114-00-000	Tenant Security Deposits	9,800.00
2114-02-000	Security Deposit Clearing Account	175.00
2114-03-000	Security Deposit-Pet	1,350.00
2119-92-000	Accrued Property Taxes	597.72
2131-01-000	Accrued Interest NLP Loan	16,551.64
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	11,565.40
2149-27-000	Due to West Lake Mgmt.	25,000.00
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	1,707.01
2260-00-000	Accrued Compensated Absences-Currel	1,555.80
2297-00-000	Mortgage Note Payable	2,478,125.50
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	246,752.38
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>4,678,630.71</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,889.35
2310-01-000	Due to Affiliates	10,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>13,489.35</u>
2499-00-000	TOTAL LIABILITIES	<u>4,692,120.06</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56

2804-00-000	Syndication Costs	<u>-30,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-2,885,885.34</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-2,885,885.34
2899-00-000	TOTAL EQUITY	<u>4,052,329.22</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,744,449.28</u>

**Youthbuild (.ybuild)
Budget Comparison**

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	41,000.00	41,667.00	-667.00	-1.60	224,467.33	166,668.00	57,799.33	34.68	500,004.00
3499-00-000	TOTAL GRANT INCOME	41,000.00	41,667.00	-667.00	-1.60	224,467.33	166,668.00	57,799.33	34.68	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	90.36	0.00	90.36	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	90.36	0.00	90.36	N/A	0.00
3999-00-000	TOTAL INCOME	41,000.00	41,667.00	-667.00	-1.60	224,557.69	166,668.00	57,889.69	34.73	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	18,053.86	15,288.49	-2,765.37	-18.09	58,864.59	61,153.96	2,289.37	3.74	183,461.88
4110-00-001	401K-401A Admin	1,458.08	1,299.52	-158.56	-12.20	4,926.74	5,198.08	271.34	5.22	15,594.24
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,381.43	1,133.00	-248.43	-21.93	4,508.52	4,532.00	23.48	0.52	13,596.00
4110-00-004	Workers Comp Admin	498.72	566.00	67.28	11.89	934.89	2,264.00	1,329.11	58.71	6,792.00
4110-00-006	Legal Shield - Administrative	0.00	36.90	36.90	100.00	147.60	147.60	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	326.50	142.00	-184.50	-129.93	1,127.00	568.00	-559.00	-98.42	1,704.00
4110-07-000	Health/Life Insurance	3,458.14	4,460.96	1,002.82	22.48	11,239.82	17,843.84	6,604.02	37.01	53,531.52
4110-99-000	Total Administrative Salaries	25,176.73	22,926.87	-2,249.86	-9.81	81,749.16	91,707.48	9,958.32	10.86	275,122.44
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	633.19	1,000.00	366.81	36.68	11,316.48	4,000.00	-7,316.48	-182.91	12,000.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	564.00	564.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	552.00	552.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	633.19	1,279.00	645.81	50.49	11,316.48	5,116.00	-6,200.48	-121.20	15,348.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	0.00	9,152.00	9,152.00	100.00	27,456.00
4190-07-000	Telephone	45.72	250.00	204.28	81.71	833.53	1,000.00	166.47	16.65	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	55.43	120.00	64.57	53.81	360.00
4190-09-000	Computer Software License Fees/Exp	23.99	0.00	-23.99	N/A	95.96	0.00	-95.96	N/A	0.00
4190-10-000	Copiers - Lease & Service	177.92	289.00	111.08	38.44	895.34	1,156.00	260.66	22.55	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	3,302.68	6,056.00	2,753.32	45.46	18,168.00
4190-19-000	IT Contract Fees	0.00	150.00	150.00	100.00	873.44	600.00	-273.44	-45.57	1,800.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	N/A	1,604.18	0.00	-1,604.18	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	87.89	0.00	-87.89	N/A	87.89	0.00	-87.89	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,161.19	4,521.00	3,359.81	74.32	7,748.45	18,084.00	10,335.55	57.15	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,971.11	28,726.87	1,755.76	6.11	100,814.09	114,907.48	14,093.39	12.26	344,722.44
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	11,205.00	6,605.00	-4,600.00	-69.64	38,587.63	26,420.00	-12,167.63	-46.05	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	936.06	528.00	-408.06	-77.28	3,222.68	2,112.00	-1,110.68	-52.59	6,336.00
4210-00-004	Workers Comp - Tenant Svc	309.62	264.00	-45.62	-17.28	571.26	1,056.00	484.74	45.90	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	199.59	66.00	-133.59	-202.41	589.29	264.00	-325.29	-123.22	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	12,988.00	12,988.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	12,650.27	10,710.00	-1,940.27	-18.12	42,970.86	42,840.00	-130.86	-0.31	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,100.00	1,100.00	100.00	3,300.00

**Youthbuild (.ybuild)
Budget Comparison**

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,100.00	1,100.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	129.09	300.00	170.91	56.97	1,278.43	1,200.00	-78.43	-6.54	3,600.00
4419-00-000	Total General Maint Expense	129.09	300.00	170.91	56.97	1,278.43	1,200.00	-78.43	-6.54	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	961.70	0.00	-961.70	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	0.00	0.00	N/A	64.47	0.00	-64.47	N/A	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	N/A	1,026.17	0.00	-1,026.17	N/A	0.00
4430-00-000	Contract Costs									
4430-27-000	Contract - Lease	0.00	0.00	0.00	N/A	126.82	0.00	-126.82	N/A	0.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	N/A	126.82	0.00	-126.82	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	129.09	300.00	170.91	56.97	2,431.42	1,200.00	-1,231.42	-102.62	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	872.74	1,255.00	382.26	30.46	3,490.96	5,020.00	1,529.04	30.46	15,060.00
4510-01-000	General Liability Insurance - Auto	170.99	400.00	229.01	57.25	683.96	1,600.00	916.04	57.25	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	1,043.73	1,655.00	611.27	36.93	4,174.92	6,620.00	2,445.08	36.93	19,860.00
8000-00-000	TOTAL EXPENSES	40,794.20	41,666.87	872.67	2.09	150,391.29	166,667.48	16,276.19	9.77	500,002.44
9000-00-000	NET INCOME	205.80	0.13	205.67	158,207.69	74,166.40	0.52	74,165.88	14,262,669.23	1.56

Youthbuild (.ybuild) Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	112,744.66
1111-15-000	Cash-Payroll	5,874.39
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	119,619.05
1119-00-000	TOTAL CASH	119,619.05
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,781.85
1300-00-000	TOTAL CURRENT ASSETS	124,120.83
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	122,378.86
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	106,860.11
1499-00-000	TOTAL NONCURRENT ASSETS	106,860.11
1999-00-000	TOTAL ASSETS	230,980.94
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	1,102.27
2146-00-000	Due to LPHC General	3,500.00
2149-33-000	Due to Magnolia Pointe Sales	447,679.86
2149-96-000	Due to Central Office Cost Center	51,087.08
2260-00-000	Accrued Compensated Absences-Currei	6,678.41
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	514,020.07
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,402.76

2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>12,402.76</u>
2499-00-000	TOTAL LIABILITIES	<u>526,422.83</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-308,713.89
2809-03-000	Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-295,441.89
2899-00-000	TOTAL EQUITY	<u>-295,441.89</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>230,980.94</u>

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	13,507.00	13,550.00	-43.00	-0.32	53,259.00	54,200.00	-941.00	-1.74	162,600.00
3119-00-000	Total Rental Income	13,507.00	13,550.00	-43.00	-0.32	53,259.00	54,200.00	-941.00	-1.74	162,600.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	1,400.00	-1,400.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	300.00	0.00	300.00	N/A	300.00	0.00	300.00	N/A	0.00
3129-00-000	Total Other Tenant Income	300.00	425.00	-125.00	-29.41	320.00	1,700.00	-1,380.00	-81.18	5,100.00
3199-00-000	TOTAL TENANT INCOME	13,807.00	13,975.00	-168.00	-1.20	53,579.00	55,900.00	-2,321.00	-4.15	167,700.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	29,329.00	12,865.00	16,464.00	127.98	117,317.00	51,460.00	65,857.00	127.98	154,380.00
3499-00-000	TOTAL GRANT INCOME	29,329.00	12,865.00	16,464.00	127.98	117,317.00	51,460.00	65,857.00	127.98	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	210.59	10.00	200.59	2,005.90	1,045.59	40.00	1,005.59	2,513.98	120.00
3699-00-000	TOTAL OTHER INCOME	210.59	10.00	200.59	2,005.90	1,045.59	40.00	1,005.59	2,513.98	120.00
3999-00-000	TOTAL INCOME	43,346.59	26,850.00	16,496.59	61.44	171,941.59	107,400.00	64,541.59	60.09	322,200.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,889.94	2,323.41	-566.53	-24.38	9,094.88	9,293.64	198.76	2.14	27,880.92
4110-00-001	401K-401A Admin	188.63	197.49	8.86	4.49	655.47	789.96	134.49	17.02	2,369.88
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	222.57	185.87	-36.70	-19.74	697.90	743.48	45.58	6.13	2,230.44
4110-00-004	Workers Comp Admin	79.85	92.94	13.09	14.08	156.91	371.76	214.85	57.79	1,115.28
4110-00-007	Payroll Prep Fees	52.10	23.23	-28.87	-124.28	168.33	92.92	-75.41	-81.16	278.76
4110-07-000	Health/Life Insurance	664.60	886.13	221.53	25.00	2,215.33	3,544.52	1,329.19	37.50	10,633.56
4110-99-000	Total Administrative Salaries	4,097.69	3,709.07	-388.62	-10.48	12,988.82	14,836.28	1,847.46	12.45	44,508.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/Dr	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	29.00	600.00	571.00	95.17	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	29.00	680.00	651.00	95.74	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	88.32	0.00	-88.32	N/A	310.56	0.00	-310.56	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	1,440.00	1,440.00	100.00	4,320.00
4171-00-000	Auditing Fees	1,872.92	2,025.28	152.36	7.52	7,644.04	8,101.12	457.08	5.64	24,303.36
4173-00-000	Management Fee	3,906.64	3,567.84	-338.80	-9.50	15,626.56	14,271.36	-1,355.20	-9.50	42,814.08
4173-01-000	Bookkeeping Fee	352.50	0.00	-352.50	N/A	1,410.00	0.00	-1,410.00	N/A	0.00
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	1,880.00	1,920.00	40.00	2.08	5,760.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,690.38	6,683.12	-7.26	-0.11	26,871.16	26,732.48	-138.68	-0.52	80,197.44
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	19.99	0.00	-19.99	N/A	19.99	0.00	-19.99	N/A	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000 Telephone	320.63	137.39	-183.24	-133.37	1,284.77	549.56	-735.21	-133.78	1,648.68
4190-08-000 Postage	0.00	25.00	25.00	100.00	355.43	100.00	-255.43	-255.43	300.00
4190-09-000 Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,046.60	1,046.60	0.00	0.00	3,139.80
4190-13-000 Internet	1,182.72	1,332.62	149.90	11.25	4,730.88	5,330.48	599.60	11.25	15,991.44
4190-18-000 Small Office Equipment	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-22-000 Other Misc Admin Expenses	347.24	25.00	-322.24	-1,288.96	379.73	100.00	-279.73	-279.73	300.00
4190-24-000 Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	200.00	-300.00	-150.00	600.00
4191-00-000 Total Miscellaneous Admin Expenses	2,132.23	1,906.66	-225.57	-11.83	8,317.40	7,626.64	-690.76	-9.06	22,879.92
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	12,920.30	12,468.85	-451.45	-3.62	48,206.38	49,875.40	1,669.02	3.35	149,626.20
TENANT SERVICES									
4200-00-000									
4230-00-000 Resident Services Exp	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	33.67	0.00	-33.67	N/A	0.00
UTILITIES									
4300-00-000									
4310-00-000 Water	412.58	1,163.00	750.42	64.52	8,323.67	4,652.00	-3,671.67	-78.93	13,956.00
4320-00-000 Electricity	257.45	300.00	42.55	14.18	1,094.12	1,200.00	105.88	8.82	3,600.00
4340-00-000 Garbage/Trash Removal	640.90	545.68	-95.22	-17.45	2,543.48	2,182.72	-360.76	-16.53	6,548.16
4390-00-000 Sewer	678.45	560.28	-118.17	-21.09	2,615.76	2,241.12	-374.64	-16.72	6,723.36
4399-00-000 TOTAL UTILITY EXPENSES	1,989.38	2,568.96	579.58	22.56	14,577.03	10,275.84	-4,301.19	-41.86	30,827.52
MAINTENANCE AND OPERATIONS									
4400-00-000									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	3,790.42	2,886.23	-904.19	-31.33	11,163.89	11,544.92	381.03	3.30	34,634.76
4410-06-000 401K-401A Maintenance	267.30	115.45	-151.85	-131.53	794.18	461.80	-332.38	-71.97	1,385.40
4410-07-000 Payroll Taxes Maintenance	285.07	230.90	-54.17	-23.46	843.31	923.60	80.29	8.69	2,770.80
4410-08-000 Health/Life Insurance Maint.	936.78	1,152.11	215.33	18.69	2,959.32	4,608.44	1,649.12	35.78	13,825.32
4410-09-000 Workers Comp Maintenance	104.71	115.45	10.74	9.30	198.12	461.80	263.68	57.10	1,385.40
4410-10-000 Payroll Prep Fees Maint.	68.36	28.86	-39.50	-136.87	215.91	115.44	-100.47	-87.03	346.32
4413-00-000 Vehicle Repairs/Maint - Gas, Oil, Grease	232.98	250.00	17.02	6.81	778.21	1,000.00	221.79	22.18	3,000.00
4419-00-000 Total General Maint Expense	5,685.62	4,779.00	-906.62	-18.97	16,952.94	19,116.00	2,163.06	11.32	57,348.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	1,032.70	100.00	-932.70	-932.70	1,048.04	400.00	-648.04	-162.01	1,200.00
4420-02-000 Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-03-000 Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-03-100 Hardware Doors/Windows/Locks	346.30	50.00	-296.30	-592.60	722.19	200.00	-522.19	-261.10	600.00
4420-03-200 Window Treatments	0.00	0.00	0.00	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000 Electrical - Supplies/Fixtures	10.68	50.00	39.32	78.64	324.75	200.00	-124.75	-62.38	600.00
4420-06-000 Supplies-Janitorial/Cleaning	53.46	50.00	-3.46	-6.92	500.47	200.00	-300.47	-150.24	600.00
4420-07-000 Repairs - Materials & Supplies	277.94	25.00	-252.94	-1,011.76	458.45	100.00	-358.45	-358.45	300.00
4420-08-000 Supplies-Plumbing	0.00	25.00	25.00	100.00	868.48	100.00	-768.48	-768.48	300.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-10-000 Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	64.10	0.00	-64.10	N/A	0.00
4420-11-000 Supplies- HVAC	13.44	50.00	36.56	73.12	13.44	200.00	186.56	93.28	600.00
4420-12-000 Supplies- Painting	671.73	50.00	-621.73	-1,243.46	671.73	200.00	-471.73	-235.86	600.00
4420-13-000 Materials- Emergency Roof	0.00	0.00	0.00	N/A	-1,000.00	0.00	1,000.00	N/A	0.00
4429-00-000 Total Materials	2,406.25	525.00	-1,881.25	-358.33	3,719.78	2,100.00	-1,619.78	-77.13	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	100.00	100.00	100.00	300.00
4430-07-000 Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	290.00	660.00	370.00	56.06	1,980.00
4430-13-000 Contract-HVAC - Repairs & Maint	0.00	125.00	125.00	100.00	1,000.00	500.00	-500.00	-100.00	1,500.00
4430-18-000 Contract-Alarm Monitoring	449.78	185.00	-264.78	-143.12	674.67	740.00	65.33	8.83	2,220.00
4430-24-000 Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	4,000.00	4,400.00	400.00	9.09	13,200.00
4430-24-300 Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4430-28-000 Unit Inspections	1,200.00	280.00	-920.00	-328.57	1,200.00	1,120.00	-80.00	-7.14	3,360.00
4439-00-000 Total Contract Costs	2,649.78	2,280.00	-369.78	-16.22	7,164.67	9,120.00	1,955.33	21.44	27,360.00

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

Period = Apr 2026
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4499-00-000 TOTAL MAINTENANCE EXPENSES	10,741.65	7,584.00	-3,157.65	-41.64	27,837.39	30,336.00	2,498.61	8.24	91,008.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	0.00	4,000.00	4,000.00	100.00	12,237.27	16,000.00	3,762.73	23.52	48,000.00
4570-00-000 Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	4,050.00	4,050.00	100.00	12,237.27	16,200.00	3,962.73	24.46	48,600.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-001 Tenant Utility Payments-PH	71.00	0.00	-71.00	N/A	284.00	0.00	-284.00	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	71.00	0.00	-71.00	N/A	284.00	0.00	-284.00	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	31,258.76	31,258.76	0.00	0.00	93,776.28
5199-00-000 TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	31,258.76	3,658.76	-27,600.00	-754.35	10,976.28
8000-00-000 TOTAL EXPENSES	33,537.02	27,586.50	-5,950.52	-677.05	134,434.50	110,346.00	-24,088.50	-760.16	331,038.00
9000-00-000 NET INCOME	9,809.57	-736.50	22,447.11	738.49	37,507.09	-2,946.00	88,630.09	820.25	-8,838.00
Net Income After Depreciation	17,624.26				68,765.85				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Apr 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	129,438.89
1111-15-000	Cash-Payroll	66,189.21
1111-99-000	Total Unrestricted Cash	195,628.10
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,400.00
1112-04-000	Cash Restricted-Reserve for Replac	86,256.88
1112-99-000	Total Restricted Cash	100,656.88
1119-00-000	TOTAL CASH	296,284.98
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	8,004.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	3,364.00
1122-99-000	TOTAL: AR	11,368.00
1135-01-000	A/R-HUD	86,296.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	124,246.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	63,013.61
1211-02-000	Prepaid Software Licenses	6,196.13
1299-00-000	TOTAL OTHER CURRENT ASSETS	69,209.74
1300-00-000	TOTAL CURRENT ASSETS	489,740.72
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	296,687.00
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-689,421.76
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,358,607.07
1499-00-000	TOTAL NONCURRENT ASSETS	3,358,607.07
1999-00-000	TOTAL ASSETS	3,848,347.79
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	

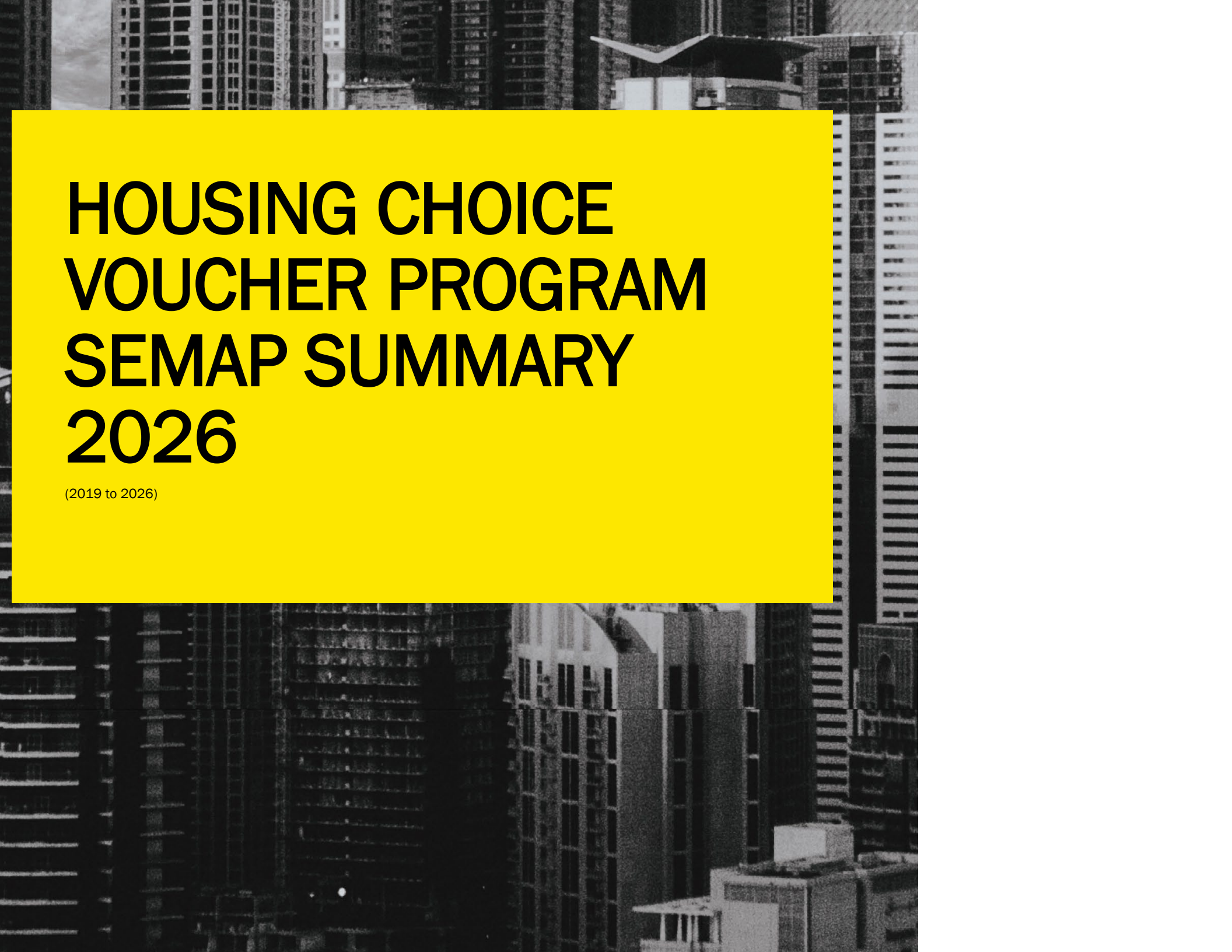
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	3,777.55
2114-00-000	Tenant Security Deposits	13,813.00
2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	12,066.71
2138-00-001	Accrued audit fees - LHA	15,952.36
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	27,909.00
2260-00-000	Accrued Compensated Absences-Currel	976.91
2299-00-000	TOTAL CURRENT LIABILITIES	<u>81,610.45</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,814.26
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,814.26</u>
2499-00-000	TOTAL LIABILITIES	<u>83,424.71</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,764,923.08
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,764,923.08</u>
2899-00-000	TOTAL EQUITY	<u>3,764,923.08</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>3,848,347.79</u>

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of April 2026

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 862,855.66	\$ 107,454.34
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 589,790.06	\$ 332,340.94
CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
			CFP Total:	\$ 11,558,748.00	\$ 9,558,537.30	\$10,620,597.00	\$10,180,165.41	\$ 1,378,582.59
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 92,381.08	\$ 55,105.92
ROSS-Family Self Sufficiency 2025	1-Jan-25	31-Dec-25	31-Dec-25	\$ 229,860.00	\$ 206,874.00	\$ 229,860.00	\$ 229,860.00	\$ -
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ 65,585.49	\$ 186,213.51
			ROSS Total:	\$ 828,046.00	\$ 518,622.30	\$ 828,046.00	\$ 582,233.42	\$ 245,812.58
YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 381,395.28	\$ 381,395.28	\$ 976,980.72
			YouthBuild Total:	\$ 2,858,376.00	\$ 2,722,538.40	\$ 1,881,395.28	\$ 1,881,395.28	\$ 976,980.72

OTHER BUSINESS

◀ **Lakeland Housing Budget Approval Award**



HOUSING CHOICE VOUCHER PROGRAM SEMAP SUMMARY 2026

(2019 to 2026)

Section 8 SEMAP Executive Summary

The Section 8 Management Assessment Program (SEMAP) is HUD's performance measurement tool for Public Housing Authorities (PHAs) administering the Housing Choice Voucher (HCV) program. It serves as a "report card" to assess whether PHAs help eligible families afford decent rental units at the correct subsidy costs.

Purpose and Applicability

SEMAP evaluates PHA management in key program areas such as leasing, rent reasonableness, tenant selection, and unit inspections. It is required for all PHAs administering the tenant-based Section 8 program, and applies to project-based vouchers and family self-sufficiency program data when reported under HUD's verification methods.

Certification and Scoring

- PHAs submit an annual SEMAP certification within 60 days after the fiscal year-end to HUD.
- **Scoring:** Based on 14 program indicators and one optional bonus indicator. Each indicator is scored on a point scale; the total is divided by 145 to yield a percentage.
- **Performance designations:**
 - **High Performer: 90%+ (e.g., HACLA's 102% score in FY 2024)**
 - **Standard Performer: 60–89%.**
 - **Troubled: 59% and below**
- **Quality control:** Many indicators are scored based on samples showing compliance with written policies (e.g., 98% of waiting list selections follow policy)

Indicators

Examples included here are only 2 out of 14 indicators:

1. **Selection from Waiting List – Written policy and compliance in applicant selection.**

- 2. Rent Reasonableness – Written method and documentation of reasonable rents for comparable units**
Other indicators cover tenant rent reviews, unit inspections, and program compliance.

HUD's Role

- **Reviews and monitors PHA submissions.**
- **May conduct confirmatory on-site reviews.**
- **Issues Corrective Action Plans (CAPs) for troubled PHAs to address deficiencies**
- **Can limit HUD funding awards for failing performance**

Key Takeaways

SEMAP is a mandatory, annual (or biennial for small, non-troubled PHAs) compliance and performance tool. High scores reflect effective program management, while low scores trigger HUD intervention. It is both an assessment and a regulatory requirement, directly impacting PHA operations, funding, and community service quality.

Fiscal Year	PHA Code	PHA Name	Field Office Code	Program Type	PHA SEMAP Fiscal Year End Date	Version Number	SEMAP Submission Due Date	SEMAP Verification Approval Date	SEMAP Designation Code	SEMAP Score Value
2025	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2025	2	12/31/2025	05/04/2026	High Performer	100
2024	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2024	2	12/31/2024	08/04/2025	High Performer	100

2023	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2023	2	12/31/2023	05/08/2024	High Performer	100
2022	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2022	2	12/31/2022	05/15/2023	High Performer	100
2021	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2021	2	12/31/2021	05/22/2023	High Performer	100
2019	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2019	2	12/31/2019	04/23/2020	High Performer	100

Conclusion

The achievements of the past 5 years are a testament to the dedication and hard work of our team. We are grateful for the support of our stakeholders, residents and participants and look forward to continuing our journey of growth and innovation.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

OFFICE OF PUBLIC HOUSING

Benjamin Stevenson, Executive Director
 Lakeland Housing Authority
 430 Hartsell Avenue
 Lakeland, FL 33702

Dear Mr. Stevenson,

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

The LHA’s **final** SEMAP score for the fiscal year ended December 31, 2025, is **100%**. The following are your scores on each indicator:

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

Indicator No.	Indicator Description & Criteria	Score
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator 15	De-concentration Bonus	0
Congratulations on your High Performer rating!		

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

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

If you have any questions or concerns pertaining to this letter, please contact Ms. Elivette Torres, Portfolio Management Specialist by email at Elivette.torres@hud.gov, or by telephone at 305-520-5003.

Sincerely,

Eric Hoe, Division Director,
Florida State Office of Public
Housing, Region IV

END OF REPORT