LAKELAND HOUSING AUTHORITY

430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-6911

https://LakelandHousing.org

BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

March 17, 2025

Benjamin Stevenson, Executive Director

AGENDA

Regular Board Meeting of the Board of Commissioners for The Housing Authority of the City of Lakeland, Florida

Monday, March 17, 2025 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance
Moment of Silence
Establish a Quorum

1. **Approval of the Meeting Agenda**

2. **Approval of the Board Meeting Minutes for February 24, 2025**
   Commissioners present during last meeting were Asbury, Samples, Gibson, Chancey, Konen, and Welch

3. **Public Forum**

4. **Old Business**

5. **New Business**
   • Employee of the Month

6. **Committee Reports**
   - Finance

7. **Secretary's Report**
   • Housing and Operations
   • Administration and Finance

8. **Legal Report**

9. **Other Business**
   a. **2025 Family Self-Sufficiency Grant Award Notice**
   b. **2025 Designated Housing Plan Approval Letter**

10. **Adjournment**

MINUTES

Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, February 24, 2025
430 Hartsell Avenue, Lakeland, Florida.

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

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

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

APPROVAL OF THE AGENDA

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

Vote:

Shelly Asbury – Aye	Annie Gibson – Aye	Michael Konen – Aye
David Samples – Aye	Dewey Chancey – Aye	Charles Welch – Aye

APPROVAL OF THE MINUTES

● Motion to approve and accept the minutes of the meeting of Board of Commissioners held on January 27, 2025.

Motion by Commissioner Samples, seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye	Annie Gibson – Aye	Michael Konen – Aye
David Samples – Aye	Dewey Chancey – Present	Charles Welch – Aye

PUBLIC FORUM
None.

OLD BUSINESS
None.

NEW BUSINESS

Employee of The Month

Mr. Stevenson presented the Employee of the Month for January 2025, Raymond Perez. He works at the Willie Downs Apartments property in Sebring and was unable to attend the meeting. Mr. Perez is a maintenance tech and a very valued worker who is doing an excellent job with the property.

COMMITTEE REPORTS

Commissioner Samples reported that the Finance Committee met on Thursday, February 20, 2025. The meeting was very informative. A thorough overview was given of the financial report along with updates on the various properties. The staff will give more details during their report.

SECRETARY

Mr. Stevenson gave updates on the West Bartow Property. At last month's meeting, staff were authorized by the Board to seek funding to purchase the property from the Limited Partner. Permission was also granted by the General Partner, LPHC, to pursue this option. A meeting was also held with the Limited Partner after sharing the first appraisal. The Limited Partner advised they want to have another appraisal done at their expense. They are concerned that the value of the property may be undervalued.

The Highlands County Board of Commissioners decided that they would no longer pursue affordable housing efforts. So, they withdrew the offer of free land to use as the project site for the Section 202 grant application. If the application is successful, LHA will identify another development site outside of Highlands County.

HOUSING AND OPERA TION

Carlos Pizarro gave updates on the properties. He stated all of the properties are doing great. They are currently over 95% occupied.

Mr. Pizarro stated he will be presenting Resolution No. 25-1556 which is asking the Board of Commissioners to authorize the Executive Director to submit the 2024 SEMAP report to HUD.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore thanked the Commissioners for submitting their Executive Director evaluation forms. He encouraged the Board regarding the atmosphere in which the world is experiencing. There are three (3) words which the Board to embrace and remember: "1) Change – Change will always occur, and we should learn how to adapt to change. 2). Pivot – when change occurs, we pivot making sure we continue to do what we are supposed to do. 3). Continue – no matter what happens we are to continue to serve the people we are here to serve. "

RESOLUTION

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

- Motion to approve Resolution No. 25-1556.

Motion by Commissioner Chancey, seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye	Annie Gibson – Aye	Michael Konen – Aye
David Samples – Aye	Dewey Chancey – Present	Charles Welch – Aye

OTHER BUSINESS

Chairman Asbury stated she has served on the Board for the last eight (8) years and her terms have come to an end. Her replacement's term will begin in the middle of March 2025. She said it has been a pleasure to serve on the LHA Board of Commissioners. Nominees for chairman will be considered at the next Board meeting.

Mr. Stevenson stated Chairman Asbury has been a model commissioner and great chairman. She has been very supportive of staff and the goals of the agency. She always put the residents and community first. He is appreciative and grateful for her service to the Board and the LHA community.

The meeting adjourned at 6:26 p.m.

_____

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◄ March 2025

Secretary's Report
March 2025
DEVELOPMENT UPDATES

Twin Lakes Estates Phases I and II

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

Twin Lakes Estates Phase III

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

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

Secretary's Report
March 2025
West Lake Phase III Disposition and Demolition

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

Renaissance at Washington Ridge

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

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

Carrington Place, formerly known as Dakota Apartments

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

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

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

Secretary's Report
March 2025
Manor at West Bartow

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

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

Eddie Woodard Apartments

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

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

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

Secretary's Report
March 2025
Highlands County

Section 202 Elderly Grant Application

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

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

Wille Downs Apartments

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

10th Street Apartments

LHA staff has issued a Request for Qualifications to find a new developer partner for this project. The previous partner had over three years to bring the project to fruition. A new developer partner will be selected sometime within the next ninety (90) days.

Move To Work

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

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

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

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

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

Family Self-Sufficiency

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

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

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

Secretary's Report
March 2025

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

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

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

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

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

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

LHA-IRS Volunteer Income Tax Assistance (VITA) Program is a partnership between LHA and the IRS to assist low-income persons with filing their tax returns for the 2022 Tax Year. LHA staff received training and certification from IRS in order to assist underserved taxpayers with preparation of their tax returns free of charge. Specifically, the program services help low- to moderate-income individuals, persons with disabilities, elderly and limited English speakers file their tax returns. IRS has asked LHA to extend this service through October 2023.

Community and Other Activities

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

Secretary's Report
March 2025

I met with former City of Lakeland City Council member Don Selvage. He wanted to discuss a potential partnership between the City of Lakeland Police Athletic League (PAL) and YouthBuild-Lakeland. Mr. Selvage is also leading a fundraising campaign to build a new community building for the PAL. The new building will be on a strip of property at Simpson Park which was donated by the City of Lakeland.

LHA received written approval from HUD of the audited financial data submitted for December 31, 2023 fiscal year end. A copy of the approval letter is included in this month's Board Report under "Other Business."

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

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◄ Housing Report

◄ FSS and Resident Activities

◄Youth Build Report

Affordable Housing Department
Board Report
March 2025

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**

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

    - Housing Choice Voucher Program
        1. Intake & Occupancy Report
        2. Housing Choice Voucher report

    - ROSS and Family Self-Sufficiency Programs Plus Resident Activities (4 Coordinators)
    - Total number of visitors for the month of February 2025: **691**

News
The U.S. Department of Housing and Urban Development (HUD)'s approximately 8,300 employees run affordable housing programs that serve millions of people nationwide, including children, veterans, seniors and persons with disabilities. The administration has asked HUD to cut its workforce by about half, with deep cuts in field offices nationwide and threatened reductions to programs and funding.
Staff and funding cuts to an already under-resourced HUD will reduce government efficiency, increase housing instability and homelessness (especially for low-income families and individuals), and worsen an already historic national affordable housing crisis. Local communities and businesses will suffer, and property owners will lose rent revenue, which in turn could cause increased mortgage defaults and foreclosures.

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

The Homeownership Program closed on the first house under the City of Lakeland Program.

Program type: **All Relevant Programs/PH/S8HCV/Updated: 1/31/2025**
Level of Information: **Polk County vs State FL**

Race/Ethnicity

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

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination	
FL State	40%	58%	0%	0%	0%	0%	1%	
FL: Polk County	27%	72%	0%	0%	1%	0%	0%	

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

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

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

Effective Date	Public Housing	Date Collected
1/31/2025	98.79%	2/12/2025

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

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

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

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

Port Ins

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

Homeownership HCV

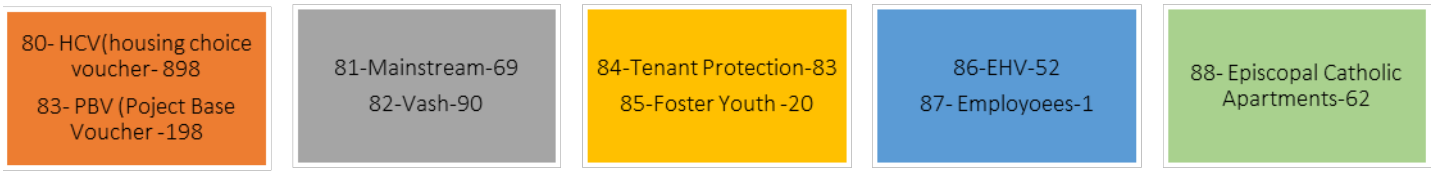
We have two (2) active families.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 28 vouchers to movers. We received 22 Requests for Tenancy Approvals during the month. We processed 23 initial move-in and 5 port-ins, and 5 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,453 families on the Housing Choice Voucher program.



EOP – End of Participation

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

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

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
1/31/2025	102.70%	2/12/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 103 annual certifications and 55 interim certifications.
- The Inspections Unit conducted a total of 104 inspections.
- A total of 2 hearings were conducted.

Reports from the Communities

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

Item	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates I and II	Eddie Woodard	Williamstown
Occupancy	*100%*	*100%*	*98%*	*99%*	*100%*	*100%*	*97%*	*100%*	*99%*	*100%*
Down units due to modernization/Insurance	4 offline fire units									
Vacant units	0	0	1	2	0	0	3	0	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

Family Self-Sufficiency
FSS Program Statistics

Programs	Mandatory	Enrolled Families	Participants with Escrow	% With Escrow
FSS Section 8 (HCV)	25	72	40	56%
FSS Public Housing	25	27	17	63%

Escrow Balances

Programs	Escrow Balances	Enrolled Families	Participants with Escrow	% With Escrow
FSS Section 8 (HCV)	$215,567	80	42	53
FSS Public Housing	$101,958	28	16	64

Recruiting

- 85 Prospective persons are on the FSS Waiting List

FSS PROGRAM SERVICES AND ACTIVITIES:

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

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

Graduation Preparation

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

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

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

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

ENROLLED - Public Housing and Section 8:

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

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

COMMUNITY NETWORKING

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

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

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

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President

ADMINISTRATION REPORT

- Finance
- Contracting
- Development
- YouthBuild

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

Monthly Statement of Operations
Narrative Summary Report

RE: For the current month and Year to Date ending February 28, 2025

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
   COCC has a Net Operating Income (NOI) of *-$9,523.95 year-to-date*.

2. Section 8 Housing Choice Voucher (HCV) Program:
   The HCV program has a NOI of *$53,982.21 year-to-date*.

3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
   NOI is *-$30,631.98 year-to-date*.

4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is *$17,621.76 year-to-date*.

5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is *$69,796.42 year-to-date*.

6. Colton Meadow, LLLP:
   The NOI for Colton Meadow is *$29,438.84 year-to-date*.

7. Bonnet Shores, LLLP:
   Villas at Lake Bonnet have a NOI of *$26,262.66 year-to-date*.

8. West Bartow Partnership, LTD, LLLP:
   The property has a NOI of *$19,739.95 year-to-date*.

9. Hampton Hills (AMP 4):
   This item number is reserved for the former AMP.

10. YouthBuild:
    YouthBuild has a NOI of *-$43,073*, for the month but $102,105.62 year-to-date.

11. Williamstown, LLLP (AMP 5):
    The property has a NOI of *$16,027.72 year-to-date*.

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

12. West Lake 1, LTD (AMP 6):
    The property has an NOI of *$36,738*, for the year-to-date.

The table below summarizes LHA's current financial position for its 11 most active properties. One inactive property.

LAKELAND HOUSING AUTHORITY (FL011)
Affordable Housing Portfolio

Item #	Property #	Name	NOI Before Depreciation	NOI Prior Period
			February 2025	***January 2025***
1	*96*	*Central Office Cost Center (COCC)*	*-$9,523.95*	*$5,133*
2	*80*	Housing Choice Voucher (HCV)	*$53,982.21*	$52,925
3	*10*	*Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes*	*-$30,362*	*-$9,809*
4	*16*	*Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place*	*$17,622*	*$8,033*
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	*$69,796*	*$74,499*
6	56	Colton Meadow, LLLP	*$29,439*	$26,013
7	57	Bonnet Shores, LLLP	*$26,263*	$83,978.74
8	62	West Bartow Partnership, Ltd., LLLP	*$19,740*	*$99,388*
9	12	Hampton Hills (AMP 4)	*Disposed*	*Disposed*
10	49	YouthBuild-Lakeland	*$102,106*	*-$43,073*
11	99	Williamstown, LLLP (AMP 5)	*$16,028*	*$22,557*
12	100	West Lake 1, LTD (AMP 6)	*$36,738*	*$154,623*

Conclusion: Eight (9) of the eleven (11) properties/Programs have positive Net Operating Income (NOI) for the year-to-date totals and one has a negative NOI for the current month. Three (3) properties now have negative NOI, two of them year to date and one for the current month only. However, note one property (YouthBuild) is a reimbursable grant. Accordingly, negative NOI for YouthBuild is simply due to timing of the vouchers for reimbursement. Shortfalls within LHA's Public Housing Program are normal and they will be adjusted accordingly .

CENTRAL OFFICE
Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	8.51	0.00	8.51	N/A	65.60	0.00	65.60	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,441.37	7,441.37	0.00	0.00	14,882.74	14,882.74	0.00	0.00	89,296.44
3620-00-600	Mgmt Fee Income - HCV	17,004.00	20,000.00	-2,996.00	-14.98	33,876.00	40,000.00	-6,124.00	-15.31	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,221.27	4,236.81	-15.54	-0.37	8,442.54	8,473.62	-31.08	-0.37	50,841.72
3620-01-000	Bookkeeping Fee Income	11,010.00	14,427.50	-3,417.50	-23.69	21,937.50	28,855.00	-6,917.50	-23.97	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	1,020.00	1,140.00	-120.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	0.00	483.34	-483.34	-100.00	483.34	966.68	-483.34	-50.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	28,000.00	0.00	28,000.00	N/A	0.00
3690-00-000	Other Income	7,742.36	7,000.00	742.36	10.61	14,655.37	14,000.00	655.37	4.68	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	1,651.34	1,651.34	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	18,603.42	19,000.00	-396.58	-2.09	37,206.84	38,000.00	-793.16	-2.09	228,000.00
3699-00-000	TOTAL OTHER INCOME	81,366.60	73,984.69	7,381.91	9.98	162,221.27	147,969.38	14,251.89	9.63	887,816.28
3999-00-000	TOTAL INCOME	82,366.60	74,984.69	7,381.91	9.84	164,221.27	149,969.38	14,251.89	9.50	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	65,808.16	40,877.47	-24,930.69	-60.99	112,541.67	100,941.99	-11,599.68	-11.49	567,277.84
4110-00-001	401K-401A Admin	1,091.98	1,635.10	543.12	33.22	2,244.62	4,037.68	1,793.06	44.41	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,964.12	3,270.20	-1,693.92	-51.80	8,486.95	8,075.36	-411.59	-5.10	45,382.24
4110-00-004	Workers Comp Admin	1,440.11	1,635.10	194.99	11.93	2,926.41	4,037.68	1,111.27	27.52	22,691.12
4110-00-006	Legal Shield - Administrative	187.55	245.35	57.80	23.56	187.55	503.70	316.15	62.77	2,996.20
4110-00-007	Payroll Prep Fees	735.56	408.77	-326.79	-79.94	1,428.77	1,009.42	-419.35	-41.54	5,672.76
4110-07-000	Health/Life Insurance	5,859.66	6,811.70	952.04	13.98	9,768.48	13,623.40	3,854.92	28.30	81,740.40
4110-99-000	Total Administrative Salaries	80,087.14	54,883.69	-25,203.45	-45.92	137,584.45	132,229.23	-5,355.22	-4.05	748,451.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
4130-04-000	General Legal Expense	448.00	1,100.00	652.00	59.27	448.00	2,200.00	1,752.00	79.64	13,200.00
4130-99-000	Total Legal Expense	448.00	1,175.00	727.00	61.87	448.00	2,350.00	1,902.00	80.94	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	1,949.38	2,500.00	550.62	22.02	6,455.34	5,000.00	-1,455.34	-29.11	30,000.00
4140-00-100	Travel/Mileage	46.23	90.00	43.77	48.63	46.23	180.00	133.77	74.32	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	1,995.61	2,690.00	694.39	25.81	6,501.57	5,380.00	-1,121.57	-20.85	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	2,890.08	750.00	-2,140.08	-285.34	2,890.08	1,500.00	-1,390.08	-92.67	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	180.00	180.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	871.58	800.00	-71.58	-8.95	895.27	1,600.00	704.73	44.05	9,600.00
4190-06-000	Computer Equipment	1,353.03	200.00	-1,153.03	-576.52	1,547.00	400.00	-1,147.00	-286.75	2,400.00
4190-07-000	Telephone	2,441.83	1,300.00	-1,141.83	-87.83	3,342.19	2,600.00	-742.19	-28.55	15,600.00
4190-08-000	Postage	4.96	160.00	155.04	96.90	389.91	320.00	-69.91	-21.85	1,920.00

CENTRAL OFFICE
Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000	Computer Software License Fees/Exp	0.00	160.00	160.00	100.00	1,320.40	320.00	-1,000.40	-312.62	1,920.00
4190-10-000	Copiers - Lease & Service	667.49	650.00	-17.49	-2.69	1,349.60	1,300.00	-49.60	-3.82	7,800.00
4190-13-000	Internet	969.41	850.00	-119.41	-14.05	2,390.35	1,700.00	-690.35	-40.61	10,200.00
4190-19-000	IT Contract Fees	145.59	200.00	54.41	27.20	291.18	400.00	108.82	27.20	2,400.00
4190-22-000	Other Misc Admin Expenses	6,143.82	1,500.00	-4,643.82	-309.59	9,877.58	3,000.00	-6,877.58	-229.25	18,000.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	488.51	0.00	-488.51	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	15,487.79	6,660.00	-8,827.79	-132.55	24,782.07	13,320.00	-11,462.07	-86.05	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	98,018.54	65,408.69	-32,609.85	-49.86	169,316.09	153,279.23	-16,036.86	-10.46	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	409.27	409.27	0.00	0.00	818.54	818.54	0.00	0.00	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	409.27	409.27	0.00	0.00	818.54	818.54	0.00	0.00	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	1,204.69	350.00	-854.69	-244.20	1,692.13	700.00	-992.13	-141.73	4,200.00
4419-00-000	Total General Maint Expense	1,204.69	350.00	-854.69	-244.20	1,692.13	700.00	-992.13	-141.73	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	38.98	300.00	261.02	87.01	401.98	600.00	198.02	33.00	3,600.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4429-00-000	Total Materials	38.98	570.00	531.02	93.16	401.98	1,140.00	738.02	64.74	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	20.00	20.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	90.00	90.00	100.00	50.00	180.00	130.00	72.22	1,080.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	72.37	55.00	-17.37	-31.58	72.37	110.00	37.63	34.21	660.00
4439-00-000	Total Contract Costs	72.37	165.00	92.63	56.14	122.37	330.00	207.63	62.92	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,316.04	1,085.00	-231.04	-21.29	2,216.48	2,170.00	-46.48	-2.14	13,020.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	618.42	0.00	0.00	1,236.84	1,236.84	0.00	0.00	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	650.00	650.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	943.42	325.00	34.45	1,236.84	1,886.84	650.00	34.45	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	157.27	120.00	-37.27	-31.06	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	157.27	120.00	-37.27	-31.06	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.27	313.26	-0.01	0.00	626.53	626.52	-0.01	0.00	3,759.12
5100-50-000	Amortization Expense	3,214.04	9,391.21	6,177.17	65.78	6,428.08	18,782.42	12,354.34	65.78	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.31	9,704.47	6,177.16	63.65	7,054.61	19,408.94	12,354.33	63.65	116,453.64
8000-00-000	TOTAL EXPENSES	104,046.85	77,610.85	-26,436.00	-34.06	180,799.83	177,683.55	-3,116.28	-1.75	1,021,177.60
9000-00-000	NET INCOME	-21,680.25	-2,626.16	-19,054.09	-725.55	-16,578.56	-27,714.17	11,135.61	40.18	-121,361.32
	NET INCOME AFTER DEPRECIATION	**-18,152.94**				**-9,523.95**				

COCC (.cocc)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	3,055.58
1111-15-000	Cash-Payroll	-186,426.26
1111-99-000	Total Unrestricted Cash	-183,370.68
1119-00-000	TOTAL CASH	-183,370.68
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	358,979.87
1129-11-000	A/R - ROSS/HUD	483.34
1129-17-000	Due from Renaissance FAM Non ACC	355.13
1129-28-000	Due from West Lake Management, LLC	-2,996.45
1129-49-000	A/R - Youthbuild DOL	-9,599.27
1129-50-000	A/R - Capital Fund Grants/HUD	-59,061.82
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	292,285.97
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	236,804.70
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	57,649.41
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-52,427.39
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	213,334.07
1420-00-000	TOTAL FIXED ASSETS (NET)	237,480.47
1499-00-000	TOTAL NONCURRENT ASSETS	237,480.47
1999-00-000	TOTAL ASSETS	295,129.88
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	6,570.13
2117-03-000	Misc Payroll Witholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	43,659.33
2117-11-000	401 Plan Payable	21,673.83
2117-12-000	457 Plan Payable	2,138.58
2117-13-000	Aflac Payable	-11,669.39
2117-17-000	Health Insurance Payable	71,710.64
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	-20,296.97
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2149-96-000	Due to Central Office Cost Center	126.29
2260-00-000	Accrued Compensated Absences-Curre	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	892,034.66
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,294.95
2321-00-000	Lease Payable	76,288.56
2399-00-000	TOTAL NONCURRENT LIABILITIES	161,583.51
2499-00-000	TOTAL LIABILITIES	1,053,618.17
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-2,500.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-2,500.00
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-755,988.29
2809-99-000	TOTAL RETAINED EARNINGS:	-755,988.29
2899-00-000	TOTAL EQUITY	-758,488.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	295,129.88

HOUSING CHOICE VOUCHER S8

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,455,855.00	1,459,519.00	-3,664.00	-0.25	2,911,710.00	2,919,038.00	-7,328.00	-0.25	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	129,507.00	115,900.00	13,607.00	11.74	233,356.00	231,800.00	1,556.00	0.67	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	370.32	0.00	370.32	N/A	2,093.72	0.00	2,093.72	N/A	0.00
3410-06-000	Port In HAP Earned	3,239.00	0.00	3,239.00	N/A	38,789.00	0.00	38,789.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	67,653.00	60,500.00	7,153.00	11.82	135,305.00	121,000.00	14,305.00	11.82	726,000.00
3410-08-000	Section 8 EHV Admin Fee	4,277.00	4,027.00	250.00	6.21	8,553.00	8,054.00	499.00	6.20	48,324.00
3499-00-000	TOTAL GRANT INCOME	1,660,901.32	1,639,946.00	20,955.32	1.28	3,329,806.72	3,279,892.00	49,914.72	1.52	19,679,352.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	27.03	25.00	2.03	8.12	27.03	50.00	-22.97	-45.94	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	1,100.00	-1,100.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	1,100.00	-1,100.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	7,200.00
3699-00-000	TOTAL OTHER INCOME	27.03	1,750.00	-1,722.97	-98.46	27.03	3,500.00	-3,472.97	-99.23	21,000.00
3999-00-000	TOTAL INCOME	1,660,928.35	1,641,696.00	19,232.35	1.17	3,329,833.75	3,283,392.00	46,441.75	1.41	19,700,352.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	53,811.42	33,011.63	-20,799.79	-63.01	94,685.75	88,513.93	-6,171.82	-6.97	486,102.24
4110-00-001	401K-401A Admin	1,577.03	1,320.47	-256.56	-19.43	3,138.63	3,540.56	401.93	11.35	19,444.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	4,164.43	2,640.93	-1,523.50	-57.69	7,437.03	7,081.11	-355.92	-5.03	38,888.16
4110-00-004	Workers Comp Admin	1,333.98	990.35	-343.63	-34.70	2,633.40	2,655.42	22.02	0.83	14,583.08
4110-00-006	Legal Shield - Administrative	482.75	526.65	43.90	8.34	482.75	1,053.30	570.55	54.17	6,319.80
4110-00-007	Payroll Prep Fees	621.78	330.12	-291.66	-88.35	1,236.07	885.14	-350.93	-39.65	4,861.04
4110-07-000	Health/Life Insurance	8,651.19	5,169.60	-3,481.59	-67.35	13,838.37	10,339.20	-3,499.17	-33.84	62,035.20
4110-99-000	Total Administrative Salaries	70,642.58	43,989.75	-26,652.83	-60.59	123,452.00	114,068.66	-9,383.34	-8.23	632,233.64
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	500.00	500.00	100.00	74.00	1,000.00	926.00	92.60	6,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,400.00	1,400.00	100.00	0.00	2,800.00	2,800.00	100.00	16,800.00
4130-99-000	Total Legal Expense	0.00	1,900.00	1,900.00	100.00	79.00	3,800.00	3,721.00	97.92	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	4,000.00	3,951.51	98.79	2,736.68	8,000.00	5,263.32	65.79	48,000.00
4172-00-000	Port Out Admin Fee Paid	2,303.43	1,400.00	-903.43	-64.53	3,967.67	2,800.00	-1,167.67	-41.70	16,800.00
4173-00-000	Management Fee	17,004.00	19,000.00	1,996.00	10.51	33,876.00	38,000.00	4,124.00	10.85	228,000.00
4173-01-000	Bookkeeping Fee	10,627.50	13,000.00	2,372.50	18.25	21,172.50	26,000.00	4,827.50	18.57	156,000.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	4,706.10	4,000.00	-706.10	-17.65	24,000.00
4189-00-000	Total Other Admin Expenses	29,983.42	39,400.00	9,416.58	23.90	66,458.95	78,800.00	12,341.05	15.66	472,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	300.00	75.00	-225.00	-300.00	699.50	150.00	-549.50	-366.33	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	592.17	500.00	-92.17	-18.43	997.16	1,000.00	2.84	0.28	6,000.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	0.00	350.00	350.00	100.00	2,100.00
4190-07-000	Telephone	956.74	800.00	-156.74	-19.59	1,899.38	1,600.00	-299.38	-18.71	9,600.00
4190-08-000	Postage	4.96	1,400.00	1,395.04	99.65	3,517.80	2,800.00	-717.80	-25.64	16,800.00
4190-09-000	Computer Software License Fees/Exp	7,551.55	7,551.55	0.00	0.00	15,295.02	15,103.10	-191.92	-1.27	90,618.60

HOUSING CHOICE VOUCHER S8

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-10-000	Copiers - Lease & Service	1,133.69	1,200.00	66.31	5.53	2,168.99	2,400.00	231.01	9.63	14,400.00
4190-13-000	Internet	690.25	490.00	-200.25	-40.87	1,301.00	980.00	-321.00	-32.76	5,880.00
4190-19-000	IT Contract Fees	170.58	2,250.00	2,079.42	92.42	341.16	4,500.00	4,158.84	92.42	27,000.00
4190-22-000	Other Misc Admin Expenses	88.00	600.00	512.00	85.33	209.00	1,200.00	991.00	82.58	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	11,487.94	15,091.55	3,603.61	23.88	26,429.01	30,183.10	3,754.09	12.44	181,098.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	112,113.94	100,381.30	-11,732.64	-11.69	216,418.96	226,851.76	10,432.80	4.60	1,308,932.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4411-00-000	Maintenance Uniforms	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	69.09	360.00	290.91	80.81	290.27	720.00	429.73	59.68	4,320.00
4419-00-000	Total General Maint Expense	69.09	420.00	350.91	83.55	290.27	840.00	549.73	65.44	5,040.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4420-07-000	Repairs - Materials & Supplies	1,090.60	100.00	-990.60	-990.60	1,090.60	200.00	-890.60	-445.30	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	510.10	0.00	-510.10	N/A	0.00
4420-12-000	Supplies- Painting	238.63	0.00	-238.63	N/A	238.63	0.00	-238.63	N/A	0.00
4429-00-000	Total Materials	1,329.23	400.00	-929.23	-232.31	1,839.33	800.00	-1,039.33	-129.92	4,800.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	0.00	350.00	350.00	100.00	0.00	700.00	700.00	100.00	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	72.00	72.00	100.00	432.00
4430-23-000	Contract-Consultants	150.00	150.00	0.00	0.00	150.00	300.00	150.00	50.00	1,800.00
4430-27-000	Contract - Lease	1,676.98	1,690.36	13.38	0.79	2,522.16	3,380.72	858.56	25.40	20,284.32
4439-00-000	Total Contract Costs	1,826.98	2,226.36	399.38	17.94	2,672.16	4,452.72	1,780.56	39.99	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	3,225.30	3,046.36	-178.94	-5.87	4,801.76	6,092.72	1,290.96	21.19	36,556.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	377.94	5,327.19	4,949.25	92.91	755.88	10,654.38	9,898.50	92.91	63,926.28
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	0.00	360.00	360.00	100.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	377.94	5,507.19	5,129.25	93.14	755.88	11,014.38	10,258.50	93.14	66,086.28
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,486,226.00	1,425,336.00	-60,890.00	-4.27	2,936,672.00	2,850,672.00	-86,000.00	-3.02	17,104,032.00
4715-01-000	Tenant Utility Payments-S8	20,074.00	28,762.00	8,688.00	30.21	44,161.00	57,524.00	13,363.00	23.23	345,144.00
4715-02-000	Portable Out HAP Payments	31,972.00	57,815.00	25,843.00	44.70	62,745.00	115,630.00	52,885.00	45.74	693,780.00
4715-03-000	FSS Escrow Payments	5,843.96	8,681.00	2,837.04	32.68	10,296.94	17,362.00	7,065.06	40.69	104,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,544,115.96	1,520,594.00	-23,521.96	-1.55	3,053,874.94	3,041,188.00	-12,686.94	-0.42	18,247,128.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	0.00	1,000.00	1,000.00	100.00	-175,000.00	2,000.00	177,000.00	8,850.00	12,000.00
5700-99-000	Intra-Funds Transfer In/Out	0.00	0.00	0.00	N/A	-175,000.00	0.00	175,000.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	1,659,833.14	1,630,528.85	-29,304.29	-1.80	3,275,851.54	3,287,146.86	11,295.32	0.34	19,670,702.84
9000-00-000	**NET INCOME**	**1,095.21**	11,167.15	-10,071.94	-90.19	**53,982.21**	-3,754.86	57,737.07	1,537.66	29,649.16

Section 8 (.sec8)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	58,332.28
1111-15-000	Cash-Payroll	-84,470.79
1111-20-100	Cash Operating 2B	123,250.49
1111-50-000	Negative Cash S8	-1,641,124.21
1111-86-000	EHV Admin Cash Account	14,487.25
1111-99-000	Total Unrestricted Cash	111,599.23
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	240,339.71
1112-02-100	Cash Restricted - FSS Escrow Forfei	152,306.21
1112-99-000	Total Restricted Cash	392,645.92
1119-00-000	TOTAL CASH	504,245.15
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	324,549.49
1122-00-001	AR Port in Hap-Suspense	-39,469.57
1122-01-000	Allowance for Doubtful Accounts-Tenar	-250,141.92
1122-99-000	TOTAL: AR	34,938.00
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-116,439.92
1129-86-000	Due from Section 8 Emergency Housing	-352,520.00
1135-03-000	A/R-Other Government	4,288.53
1135-03-001	AR Port in Fee Suspense	-551.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-434,834.94
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,616.70
1211-02-000	Prepaid Software Licenses	45,309.24
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	103,597.39
1300-00-000	TOTAL CURRENT ASSETS	173,007.60
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99
1475-01-000	Non-Dwelling Equipment	2,406.00

1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99
1999-00-000	TOTAL ASSETS	175,879.59
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	-365,810.51
2114-00-000	Tenant Security Deposits	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-11,400.00
2145-00-000	Due to Federal Master	3,949.25
2148-00-000	Due to Section 8	-468,797.92
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	1,521.06
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Curre	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	47,115.60
2299-00-000	TOTAL CURRENT LIABILITIES	-713,295.30
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	240,339.71
2399-00-000	TOTAL NONCURRENT LIABILITIES	249,499.69
2499-00-000	TOTAL LIABILITIES	-463,795.61
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	639,675.20
2809-99-000	TOTAL RETAINED EARNINGS:	639,675.20
2899-00-000	TOTAL EQUITY	639,675.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	175,879.59

AMP 1-LHA PUBLIC HOUSING ONLY (JOHN WRIGHT AND CECIL GOBER)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,802.00	15,322.00	480.00	3.13	31,813.00	30,644.00	1,169.00	3.81	183,864.00
3119-00-000	Total Rental Income	15,802.00	15,322.00	480.00	3.13	31,813.00	30,644.00	1,169.00	3.81	183,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	300.00	-300.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	300.00	-300.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	200.00	-200.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	850.00	-850.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,802.00	15,747.00	55.00	0.35	31,813.00	31,494.00	319.00	1.01	188,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	20,127.67	30,015.00	-9,887.33	-32.94	40,255.34	60,030.00	-19,774.66	-32.94	360,180.00
3499-00-000	TOTAL GRANT INCOME	20,127.67	30,015.00	-9,887.33	-32.94	40,255.34	60,030.00	-19,774.66	-32.94	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	18,259.46	18,259.46	0.00	0.00	109,556.76
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	18,259.46	18,259.46	0.00	0.00	109,556.76
3999-00-000	TOTAL INCOME	45,059.40	54,891.73	-9,832.33	-17.91	90,327.80	109,783.46	-19,455.66	-17.72	658,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	10,174.83	6,603.57	-3,571.26	-54.08	17,922.13	16,764.82	-1,157.31	-6.90	93,473.56
4110-00-001	401K-401A Admin	330.27	264.14	-66.13	-25.04	640.16	670.59	30.43	4.54	3,738.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	773.09	528.29	-244.80	-46.34	1,396.65	1,341.19	-55.46	-4.14	7,477.92
4110-00-004	Workers Comp Admin	257.96	198.11	-59.85	-30.21	504.35	502.95	-1.40	-0.28	2,804.24
4110-00-006	Legal Shield - Administrative	106.70	213.40	106.70	50.00	106.70	426.80	320.10	75.00	2,560.80
4110-00-007	Payroll Prep Fees	118.32	66.04	-52.28	-79.16	232.50	167.65	-64.85	-38.68	934.77
4110-07-000	Health/Life Insurance	1,971.72	928.01	-1,043.71	-112.47	3,162.76	1,856.02	-1,306.74	-70.41	11,136.12
4110-99-000	Total Administrative Salaries	13,732.89	8,801.56	-4,931.33	-56.03	23,965.25	21,730.02	-2,235.23	-10.29	122,126.33
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	381.18	0.00	-381.18	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	4.99	0.00	-4.99	N/A	0.00
4130-04-000	General Legal Expense	877.50	300.00	-577.50	-192.50	877.50	600.00	-277.50	-46.25	3,600.00
4130-99-000	Total Legal Expense	877.50	350.00	-527.50	-150.71	1,263.67	700.00	-563.67	-80.52	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	6.70	900.00	893.30	99.26	5,400.00
4150-00-000	Commissioner Travel	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	2,664.04	2,664.04	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,221.27	4,275.00	53.73	1.26	8,442.54	8,550.00	107.46	1.26	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	765.00	855.00	90.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	1,020.00	1,140.00	120.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	672.53	600.00	-72.53	-12.09	3,600.00
4189-00-000	Total Other Admin Expenses	6,445.79	7,454.52	1,008.73	13.53	13,570.81	14,909.04	1,338.23	8.98	89,454.24
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	609.50	50.00	-559.50	-1,119.00	300.00
4190-02-000	Printing/Publications & Subscriptions	39.24	30.00	-9.24	-30.80	39.24	60.00	20.76	34.60	360.00
4190-04-000	Stationery & Office Supplies	88.75	200.00	111.25	55.62	112.44	400.00	287.56	71.89	2,400.00

4190-07-000	Telephone	1,029.52	750.00	-279.52	-37.27	2,128.41	1,500.00	-628.41	-41.89	9,000.00
4190-08-000	Postage	12.55	75.00	62.45	83.27	317.80	150.00	-167.80	-111.87	900.00
4190-08-100	Express Mail/FED EX/DHL	29.04	0.00	-29.04	N/A	36.63	0.00	-36.63	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,558.85	900.00	-658.85	-73.21	3,501.54	1,800.00	-1,701.54	-94.53	10,800.00
4190-10-000	Copiers - Lease & Service	462.09	460.00	-2.09	-0.45	880.10	920.00	39.90	4.34	5,520.00
4190-11-000	Admin Service Contracts	0.00	0.00	0.00	N/A	18,603.42	0.00	-18,603.42	N/A	0.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4190-13-000	Internet	1,059.52	800.00	-259.52	-32.44	2,035.00	1,600.00	-435.00	-27.19	9,600.00
4190-19-000	IT Contract Fees	1,567.23	1,300.00	-267.23	-20.56	3,134.46	2,600.00	-534.46	-20.56	15,600.00
4190-20-100	Bank Fees - Unrestricted	175.00	200.00	25.00	12.50	525.00	400.00	-125.00	-31.25	2,400.00
4190-22-000	Other Misc Admin Expenses	323.65	300.00	-23.65	-7.88	569.21	600.00	30.79	5.13	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	87.89	50.00	-37.89	-75.78	87.89	100.00	12.11	12.11	600.00
4191-00-000	Total Miscellaneous Admin Expenses	6,433.33	5,240.00	-1,193.33	-22.77	32,580.64	10,480.00	-22,100.64	-210.88	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,489.51	21,846.08	-5,643.43	-25.83	71,380.37	47,819.06	-23,561.31	-49.27	278,660.57
4300-00-000	UTILITIES									
4310-00-000	Water	1,724.30	1,500.00	-224.30	-14.95	3,921.80	3,000.00	-921.80	-30.73	18,000.00
4320-00-000	Electricity	2,444.65	1,800.00	-644.65	-35.81	4,150.11	3,600.00	-550.11	-15.28	21,600.00
4340-00-000	Garbage/Trash Removal	7,826.61	3,000.00	-4,826.61	-160.89	16,028.70	6,000.00	-10,028.70	-167.14	36,000.00
4390-00-000	Sewer	3,433.69	1,500.00	-1,933.69	-128.91	7,750.69	3,000.00	-4,750.69	-158.36	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	15,429.25	7,800.00	-7,629.25	-97.81	31,851.30	15,600.00	-16,251.30	-104.18	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,604.31	3,615.64	-2,988.67	-82.66	11,389.71	10,691.28	-698.43	-6.53	57,227.68
4410-06-000	401K-401A Maintenance	176.18	144.63	-31.55	-21.81	367.59	427.66	60.07	14.05	2,289.16
4410-07-000	Payroll Taxes Maintenance	531.74	289.25	-242.49	-83.83	961.68	855.30	-106.38	-12.44	4,578.20
4410-08-000	Health/Life Insurance Maint.	1,768.02	560.00	-1,208.02	-215.72	2,370.39	1,120.00	-1,250.39	-111.64	6,720.00
4410-09-000	Workers Comp Maintenance	137.58	108.47	-29.11	-26.84	723.13	320.74	-402.39	-125.46	1,716.84
4410-10-000	Payroll Prep Fees Maint.	73.01	36.16	-36.85	-101.91	140.51	106.92	-33.59	-31.42	572.32
4410-11-000	Legal Shield - Maint	49.85	99.70	49.85	50.00	49.85	199.40	149.55	75.00	1,196.40
4411-00-000	Maintenance Uniforms	52.75	250.00	197.25	78.90	369.25	500.00	130.75	26.15	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	0.00	556.00	556.00	100.00	591.49	1,112.00	520.51	46.81	6,672.00
4419-00-000	Total General Maint Expense	9,393.44	5,659.85	-3,733.59	-65.97	16,963.60	15,333.30	-1,630.30	-10.63	83,972.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	140.00	140.00	100.00	840.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	33.86	100.00	66.14	66.14	33.86	200.00	166.14	83.07	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	0.00	70.00	70.00	100.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	63.64	150.00	86.36	57.57	224.65	300.00	75.35	25.12	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	417.80	150.00	-267.80	-178.53	642.20	300.00	-342.20	-114.07	1,800.00
4420-07-000	Repairs - Materials & Supplies	53.48	100.00	46.52	46.52	53.48	200.00	146.52	73.26	1,200.00
4420-08-000	Supplies-Plumbing	881.17	150.00	-731.17	-487.45	902.28	300.00	-602.28	-200.76	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4420-12-000	Supplies- Painting	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4429-00-000	Total Materials	1,449.95	1,055.00	-394.95	-37.44	1,856.47	2,110.00	253.53	12.02	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	100.00	100.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	902.00	400.00	-502.00	-125.50	902.00	800.00	-102.00	-12.75	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	1,589.95	200.00	-1,389.95	-694.98	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	550.00	500.00	-50.00	-10.00	1,100.00	1,000.00	-100.00	-10.00	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	8,300.00	9,000.00	700.00	7.78	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	0.00	1,600.00	1,600.00	100.00	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	1,400.00	1,400.00	100.00	8,400.00
4430-26-000	Contract-Security Camera System	1,345.82	0.00	-1,345.82	N/A	1,345.82	0.00	-1,345.82	N/A	0.00

4430-27-000	Contract - Lease	1,065.88	1,110.69	44.81	4.03	2,092.97	2,221.38	128.41	5.78	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4439-00-000	Total Contract Costs	8,013.70	9,160.69	1,146.99	12.52	15,330.74	18,321.38	2,990.64	16.32	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	18,857.09	15,875.54	-2,981.55	-18.78	34,150.81	35,764.68	1,613.87	4.51	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	343.58	4,481.36	4,137.78	92.33	687.16	8,962.72	8,275.56	92.33	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	0.00	1,190.10	1,190.10	100.00	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	343.58	5,076.41	4,732.83	93.23	687.16	10,152.82	9,465.66	93.23	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	33.00	500.00	467.00	93.40	66.00	1,000.00	934.00	93.40	6,000.00
4715-03-000	FSS Escrow Payments	0.01	1,106.00	1,105.99	100.00	640.01	2,212.00	1,571.99	71.07	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	33.01	1,606.00	1,572.99	97.94	706.01	3,212.00	2,505.99	78.02	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.07	7,782.12	0.05	0.00	15,564.19	15,564.24	0.05	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.07	7,782.12	0.05	0.00	15,564.19	15,564.24	0.05	0.00	93,385.44
5600-00-100	CAPITAL/OPER REPLACEMENT ITEMS									
5600-01-000	Refrigerators	787.55	0.00	-787.55	N/A	787.55	0.00	-787.55	N/A	0.00
5699-00-000	TOTAL CAPITAL/OPER REPLACEMENT EXPEN	787.55	0.00	-787.55	N/A	787.55	0.00	-787.55	N/A	0.00
8000-00-000	TOTAL EXPENSES	70,722.06	59,986.15	-10,735.91	-17.90	136,523.97	128,112.80	-8,411.17	-6.57	752,395.81
9000-00-000	NET INCOME	-25,662.66	-5,094.42	-20,568.24	-403.74	-46,196.17	-18,329.34	-27,866.83	-152.03	-93,695.05
	NET INCOME AFTER DEPRECIATION	**-17,880.59**				**-30,631.98**				

AMP 1-LHA Owned (.amp1)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	219,897.17
1111-15-000	Cash-Payroll	102,115.20
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	322,812.37
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	43,523.93
1112-02-100	Cash Restricted - FSS Escrow Forfei	985.39
1112-99-000	Total Restricted Cash	62,709.32
1119-00-000	TOTAL CASH	385,521.69
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	4,267.38
1122-99-000	TOTAL: AR	4,267.38
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-05-000	Due from John Wright Homes	-684.91
1129-06-000	Due from Cecil Gober	12,302.46
1129-11-000	A/R - ROSS/HUD	35,253.61
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,111.93
1129-50-000	A/R - Capital Fund Grants/HUD	-918,640.82
1129-78-000	Due From FSS	66,428.31
1129-80-000	Due from Section 8 HCV	3,949.25
1129-96-000	Due from Central Office Cost Center	-9,517.66
1129-99-000	TOTAL: DUE FROM	-801,320.35
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	922,078.54
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,007,846.35
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	122,772.59

1211-02-000	Prepaid Software Licenses	-5,663.73
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	196,454.86
1300-00-000	TOTAL CURRENT ASSETS	2,589,822.90
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	6,687.73
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	582,079.00
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,101,189.77
1405-02-000	Accum Depreciation- Misc FF&E	-800,539.47
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,846,126.90
1430-01-000	Fees & Costs - Architect & Engineering	72,255.82
1450-01-000	Site Improvement	4,064,767.49
1460-01-000	Dwelling Structures	5,154,722.42
1465-01-000	Dwelling Equipment	26,717.87
1470-01-000	Non-Dwelling Structures	679,307.53
1475-01-000	Non-Dwelling Equipment	737,435.65
1499-00-000	TOTAL NONCURRENT ASSETS	1,889,079.88
1999-00-000	TOTAL ASSETS	4,478,902.78
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	15,360.41
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,131.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	21,557.08
2145-00-000	Due to Federal Master	6,975.86
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	144,481.67
2160-00-000	Dakota Park Subsidy Payable	-27.00

2164-00-200	Twin Lake II Subsidy Payable	59,170.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,873.07
2260-00-000	Accrued Compensated Absences-Curre	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	461,716.98
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	43,523.94
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	349,660.94
2499-00-000	TOTAL LIABILITIES	811,377.92
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,000,528.14
2809-99-000	TOTAL RETAINED EARNINGS:	3,667,524.86
2899-00-000	TOTAL EQUITY	3,667,524.86
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,478,902.78

Dakota Park Partnership (.partdak)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	15,869.00	15,663.00	206.00	1.32	31,584.00	31,326.00	258.00	0.82	187,956.00
3112-02-000	Gain to Lease Sec8	666.00	1,568.00	-902.00	-57.53	1,405.00	3,136.00	-1,731.00	-55.20	18,816.00
3119-00-000	Total Rental Income	16,535.00	17,231.00	-696.00	-4.04	32,989.00	34,462.00	-1,473.00	-4.27	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	300.00	-300.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	225.00	-225.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	20.00	-20.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	75.00	-75.00	-100.00	575.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	0.00	1,020.00	-1,020.00	-100.00	6,120.00
3199-00-000	TOTAL TENANT INCOME	16,535.00	17,741.00	-1,206.00	-6.80	32,989.00	35,482.00	-2,493.00	-7.03	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	13,327.33	10,758.50	2,568.83	23.88	26,654.66	21,095.00	-7,767.67	-36.82	128,680.00
3499-00-000	TOTAL GRANT INCOME	13,327.33	10,758.50	2,568.83	23.88	26,654.66	21,095.00	-7,767.67	-36.82	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	0.00	30.00	-30.00	-100.00	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	80.00	-80.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	0.00	110.00	-110.00	-100.00	660.00
3999-00-000	TOTAL INCOME	29,862.33	28,554.50	1,307.83	4.58	59,643.66	56,687.00	-10,370.67	-18.29	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	3,595.40	3,595.40	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	143.82	143.82	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	287.64	287.64	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	143.82	143.82	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	35.96	35.96	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	4,606.64	4,606.64	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	1,002.00	100.00	-902.00	-902.00	1,513.86	200.00	-1,313.86	-656.93	1,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	5.00	200.00	195.00	97.50	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4130-99-000	Total Legal Expense	1,002.00	325.00	-677.00	-208.31	1,518.86	650.00	-868.86	-133.67	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	25.00	-23.49	-93.96	128.08	50.00	-78.08	-156.16	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	1,841.56	922.92	50.12	1,837.28	3,683.12	1,845.84	50.12	22,098.72
4173-00-000	Management Fee	2,072.63	1,986.60	-86.03	-4.33	4,145.26	3,973.20	-172.06	-4.33	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	585.00	0.00	-585.00	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	400.00	1,000.00	600.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	672.53	150.00	-522.53	-348.35	900.00
4189-00-000	Total Other Admin Expenses	3,532.26	4,438.16	905.90	20.41	7,768.15	8,876.32	1,108.17	12.48	53,257.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00

4190-02-000	Printing/Publications & Subscriptions	76.66	90.00	13.34	14.82	76.66	180.00	103.34	57.41	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	252.64	25.00	-227.64	-910.56	276.33	50.00	-226.33	-452.66	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4190-08-000	Postage	22.56	50.00	27.44	54.88	72.56	100.00	27.44	27.44	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	431.50	431.50	0.00	0.00	2,589.00
4190-13-000	Internet	94.27	94.27	0.00	0.00	188.54	188.54	0.00	0.00	1,131.24
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	355.80	355.80	0.00	0.00	2,134.80
4190-22-000	Other Misc Admin Expenses	213.12	100.00	-113.12	-113.12	213.12	200.00	-13.12	-6.56	1,200.00
4190-23-000	Compliance Fees	438.40	216.00	-222.40	-102.96	438.40	432.00	-6.40	-1.48	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	1,491.30	1,293.92	-197.38	-15.25	2,052.91	2,587.84	534.93	20.67	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,025.56	8,360.40	2,334.84	27.93	11,339.92	16,720.80	5,380.88	32.18	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	71.66	100.00	28.34	28.34	134.34	200.00	65.66	32.83	1,200.00
4320-00-000	Electricity	642.97	800.00	157.03	19.63	1,346.72	1,600.00	253.28	15.83	9,600.00
4340-00-000	Garbage/Trash Removal	2,342.76	1,100.00	-1,242.76	-112.98	3,514.14	2,200.00	-1,314.14	-59.73	13,200.00
4390-00-000	Sewer	71.04	262.00	190.96	72.89	143.55	524.00	380.45	72.60	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	3,128.43	2,262.00	-866.43	-38.30	5,138.75	4,524.00	-614.75	-13.59	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,060.63	2,912.56	-148.07	-5.08	6,386.09	5,825.12	-560.97	-9.63	34,950.72
4410-06-000	401K-401A Maintenance	122.42	116.50	-5.92	-5.08	255.44	233.00	-22.44	-9.63	1,398.00
4410-07-000	Payroll Taxes Maintenance	230.88	233.00	2.12	0.91	480.47	466.00	-14.47	-3.11	2,796.00
4410-08-000	Health/Life Insurance Maint.	1,228.62	109.98	-1,118.64	-1,017.13	1,948.28	219.96	-1,728.32	-785.74	1,319.76
4410-09-000	Workers Comp Maintenance	95.61	116.50	20.89	17.93	201.44	233.00	31.56	13.55	1,398.00
4410-10-000	Payroll Prep Fees Maint.	37.88	29.13	-8.75	-30.04	84.78	58.26	-26.52	-45.52	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	142.84	25.00	-117.84	-471.36	285.68	50.00	-235.68	-471.36	300.00
4419-00-000	Total General Maint Expense	4,918.88	3,542.67	-1,376.21	-38.85	9,642.18	7,085.34	-2,556.84	-36.09	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	0.00	260.00	260.00	100.00	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	108.04	150.00	41.96	27.97	311.21	300.00	-11.21	-3.74	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	500.88	100.00	-400.88	-400.88	600.00
4420-06-000	Supplies-Janitorial/Cleaning	399.71	25.00	-374.71	-1,498.84	399.71	50.00	-349.71	-699.42	300.00
4420-07-000	Repairs - Materials & Supplies	463.25	250.00	-213.25	-85.30	496.20	500.00	3.80	0.76	3,000.00
4420-08-000	Supplies-Plumbing	577.31	150.00	-427.31	-284.87	577.31	300.00	-277.31	-92.44	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4420-12-000	Supplies- Painting	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
4429-00-000	Total Materials	1,548.31	1,195.00	-353.31	-29.57	2,285.31	2,390.00	104.69	4.38	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	675.00	300.00	-375.00	-125.00	1,975.00	600.00	-1,375.00	-229.17	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	454.94	452.55	-2.39	-0.53	454.94	905.10	450.16	49.74	5,430.60
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	3,000.00	2,000.00	-1,000.00	-50.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	3,200.00	1,000.00	-2,200.00	-220.00	6,000.00

4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4439-00-000	Total Contract Costs	2,129.94	3,812.55	1,682.61	44.13	8,629.94	7,625.10	-1,004.84	-13.18	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,597.13	8,550.22	-46.91	-0.55	20,557.43	17,100.44	-3,456.99	-20.22	102,602.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	5,839.31	5,839.31	100.00	0.00	11,678.62	11,678.62	100.00	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	0.00	525.00	525.00	100.00	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	2,160.80	1,933.52	-227.28	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	170.00	170.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	2,160.80	14,307.14	12,146.34	84.90	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	727.00	648.00	-79.00	-12.19	1,485.00	1,296.00	-189.00	-14.58	7,776.00
4715-03-000	FSS Escrow Payments	715.00	625.00	-90.00	-14.40	1,340.00	1,250.00	-90.00	-7.20	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,442.00	1,273.00	-169.00	-13.28	2,825.00	2,546.00	-279.00	-10.96	15,276.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	4,227.48	4,227.48	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	4,227.48	-11,372.52	-15,600.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	22,387.26	21,937.93	-449.33	23.53	46,249.38	43,875.86	-2,373.52	35.14	263,255.16
9000-00-000	NET INCOME	7,475.07	6,616.57	1,757.16	-18.95	13,394.28	12,811.14	-7,997.15	-53.43	78,976.84
	NET INCOME AFTER DEPRECIATION	**9,588.81**				**17,621.76**				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	1,830.60
1111-15-000	Cash-Payroll	-14,712.15
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-12,281.55
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,489.00
1112-02-000	Cash Restricted - FSS Escrow	10,303.00
1112-04-000	Cash Restricted-Reserve for Replac	11,437.10
1112-99-000	Total Restricted Cash	36,229.10
1119-00-000	TOTAL CASH	23,947.55
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	19,944.41
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	13,230.50
1129-20-000	Due from LPHC	75,251.87
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	88,482.37
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-01-000	Prepaid Insurance	7,828.41
1211-02-000	Prepaid Software Licenses	1,169.53
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	16,557.94
1300-00-000	TOTAL CURRENT ASSETS	128,987.86
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	-306,480.66
1405-02-000	Accum Depreciation- Misc FF&E	-9,032.40
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)	662,096.47
1499-00-000	TOTAL NONCURRENT ASSETS	662,096.47
1999-00-000	TOTAL ASSETS	791,084.33
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	2,520.96
2114-00-000	Tenant Security Deposits	14,489.00
2119-92-000	Accrued Property Taxes	3,241.20
2119-94-000	Accrued Interest - HOPE VI	922,340.07
2131-00-000	Accrued Interest Payable	31,435.00
2134-00-000	Accrued Interest - Future Advance	21,853.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	7,240.59
2138-00-001	Accrued audit fees - LHA	-28,993.36
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A(	50,481.70
2146-00-000	Due to LPHC General	15,500.00
2149-33-000	Due to Magnolia Pointe Sales	9,111.88
2240-00-000	Tenant Prepaid Rents	1,662.24
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Curre	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,314,368.88
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-4,077.01
2307-00-000	FSS Due to Tenant Long Term	10,303.00
2310-01-000	Due to Affiliates	149,859.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,097,010.13
2499-00-000	TOTAL LIABILITIES	2,411,379.01
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	-978,613.87

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-641,680.81
2809-99-000	TOTAL RETAINED EARNINGS:	-641,680.81
2899-00-000	TOTAL EQUITY	-1,620,294.68
2999-00-000	TOTAL LIABILITIES AND EQUITY	791,084.33

Renaissance Partnership (.partren)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	73,379.00	71,149.00	2,230.00	3.13	145,651.00	142,298.00	3,353.00	2.36	853,788.00
3112-02-000	Gain to Lease Sec8	23,449.00	22,575.00	874.00	3.87	46,133.00	45,150.00	983.00	2.18	270,900.00
3119-00-000	Total Rental Income	96,828.00	93,724.00	3,104.00	3.31	191,784.00	187,448.00	4,336.00	2.31	1,124,688.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3120-01-100	Laundry Room Income	0.00	365.00	-365.00	-100.00	413.92	730.00	-316.08	-43.30	4,380.00
3120-03-000	Damages & Cleaning	276.00	300.00	-24.00	-8.00	276.00	600.00	-324.00	-54.00	3,600.00
3120-04-000	Late and Admin Charges	75.00	50.00	25.00	50.00	150.00	100.00	50.00	50.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	20.00	-20.00	-100.00	120.00
3120-10-000	Application Fees	200.00	160.00	40.00	25.00	240.00	320.00	-80.00	-25.00	1,920.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	300.00	-300.00	-100.00	1,800.00
3129-00-000	Total Other Tenant Income	551.00	1,135.00	-584.00	-51.45	1,079.92	2,270.00	-1,190.08	-52.43	13,620.00
3199-00-000	TOTAL TENANT INCOME	97,379.00	94,859.00	2,520.00	2.66	192,863.92	189,718.00	3,145.92	1.66	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	61,603.33	36,247.54	25,355.79	69.95	61,603.33	72,495.08	-10,891.75	-15.02	434,970.48
3499-00-000	TOTAL GRANT INCOME	61,603.33	36,247.54	25,355.79	69.95	61,603.33	72,495.08	-10,891.75	-15.02	434,970.48
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	7,196.04	-7,196.04	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	2,885.90	50.00	2,835.90	5,671.80	5,843.41	100.00	5,743.41	5,743.41	600.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	165.90	0.00	165.90	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	2,885.90	3,648.02	-762.12	-20.89	6,009.31	7,296.04	-1,286.73	-17.64	43,776.24
3999-00-000	TOTAL INCOME	161,868.23	134,754.56	27,113.67	20.12	260,476.56	269,509.12	-9,032.56	-3.35	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,217.10	3,344.73	-5,872.37	-175.57	18,079.19	8,680.12	-9,399.07	-108.28	48,099.40
4110-00-001	401K-401A Admin	346.36	133.79	-212.57	-158.88	670.80	347.21	-323.59	-93.20	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	715.50	267.58	-447.92	-167.40	1,405.83	694.41	-711.42	-102.45	3,847.96
4110-00-004	Workers Comp Admin	287.95	133.79	-154.16	-115.23	569.81	347.21	-222.60	-64.11	1,924.00
4110-00-006	Legal Shield - Administrative	56.85	56.85	0.00	0.00	56.85	113.70	56.85	50.00	682.20
4110-00-007	Payroll Prep Fees	114.08	33.45	-80.63	-241.05	244.24	86.80	-157.44	-181.38	481.00
4110-07-000	Health/Life Insurance	1,676.98	885.34	-791.64	-89.42	2,686.22	1,770.68	-915.54	-51.71	10,624.08
4110-99-000	Total Administrative Salaries	12,414.82	4,855.53	-7,559.29	-155.68	23,712.94	12,040.13	-11,672.81	-96.95	67,582.64
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	555.74	525.00	-30.74	-5.86	888.74	1,050.00	161.26	15.36	6,300.00
4130-02-000	Criminal Background / Credit Checks/I	71.80	100.00	28.20	28.20	71.80	200.00	128.20	64.10	1,200.00
4130-04-000	General Legal Expense	0.00	450.00	450.00	100.00	0.00	900.00	900.00	100.00	5,400.00
4130-99-000	Total Legal Expense	627.54	1,075.00	447.46	41.62	960.54	2,150.00	1,189.46	55.32	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	100.00	51.51	51.51	143.82	200.00	56.18	28.09	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	2,940.00	2,940.00	100.00	17,640.00
4171-00-000	Auditing Fees	2,480.32	3,403.24	922.92	27.12	4,960.64	6,806.48	1,845.84	27.12	40,838.88
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	26,437.18	22,595.44	-3,841.74	-17.00	135,572.64
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	2,880.00	0.00	-2,880.00	N/A	0.00

Renaissance Partnership (.partren)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	2,140.00	2,160.00	20.00	0.93	12,960.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	1,042.33	150.00	-892.33	-594.89	900.00
4189-00-000	Total Other Admin Expenses	18,257.40	17,450.96	-806.44	-4.62	37,603.97	34,901.92	-2,702.05	-7.74	209,411.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
4190-02-000	Printing/Publications & Subscriptions	199.66	130.00	-69.66	-53.58	199.66	260.00	60.34	23.21	1,560.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	1,537.42	450.00	-1,087.42	-241.65	2,158.30	900.00	-1,258.30	-139.81	5,400.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4190-07-000	Telephone	1,570.05	1,253.00	-317.05	-25.30	3,266.36	2,506.00	-760.36	-30.34	15,036.00
4190-08-000	Postage	59.42	225.00	165.58	73.59	672.26	450.00	-222.26	-49.39	2,700.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	1,051.81	0.00	0.00	2,487.46	2,103.62	-383.84	-18.25	12,621.72
4190-10-000	Copiers - Lease & Service	405.15	409.00	3.85	0.94	768.06	818.00	49.94	6.11	4,908.00
4190-13-000	Internet	567.34	649.75	82.41	12.68	1,143.63	1,299.50	155.87	11.99	7,797.00
4190-19-000	IT Contract Fees	943.53	825.00	-118.53	-14.37	1,887.06	1,650.00	-237.06	-14.37	9,900.00
4190-22-000	Other Misc Admin Expenses	208.65	920.00	711.35	77.32	609.85	1,840.00	1,230.15	66.86	11,040.00
4190-23-000	Compliance Fees	894.76	863.40	-31.36	-3.63	1,789.52	1,726.80	-62.72	-3.63	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,437.79	7,371.96	-65.83	-0.89	14,982.16	14,743.92	-238.24	-1.62	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,737.55	30,753.45	-7,984.10	-25.96	77,259.61	63,835.97	-13,423.64	-21.03	378,357.68
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4300-00-000	UTILITIES									
4310-00-000	Water	910.25	1,600.00	689.75	43.11	1,954.47	3,200.00	1,245.53	38.92	19,200.00
4320-00-000	Electricity	2,950.31	4,200.00	1,249.69	29.75	6,197.49	8,400.00	2,202.51	26.22	50,400.00
4340-00-000	Garbage/Trash Removal	1,169.50	1,850.00	680.50	36.78	2,517.60	3,700.00	1,182.40	31.96	22,200.00
4390-00-000	Sewer	3,587.89	4,200.00	612.11	14.57	7,249.85	8,400.00	1,150.15	13.69	50,400.00
4399-00-000	TOTAL UTILITY EXPENSES	8,617.95	11,850.00	3,232.05	27.27	17,919.41	23,700.00	5,780.59	24.39	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	15,254.48	20,017.53	4,763.05	23.79	30,252.99	50,043.83	19,790.84	39.55	280,245.44
4410-06-000	401K-401A Maintenance	589.21	800.70	211.49	26.41	1,163.93	2,001.75	837.82	41.85	11,209.80
4410-07-000	Payroll Taxes Maintenance	1,216.80	1,601.40	384.60	24.02	2,424.27	4,003.50	1,579.23	39.45	22,419.60
4410-08-000	Health/Life Insurance Maint.	3,261.84	2,879.56	-382.28	-13.28	5,271.00	6,950.09	1,679.09	24.16	39,318.60
4410-09-000	Workers Comp Maintenance	460.15	800.70	340.55	42.53	936.94	2,001.75	1,064.81	53.19	11,209.80
4410-10-000	Payroll Prep Fees Maint.	186.63	200.18	13.55	6.77	412.40	500.44	88.04	17.59	2,802.48
4410-11-000	Legal Shield - Maint	187.50	118.90	-68.60	-57.70	187.50	306.40	118.90	38.81	1,701.20
4411-00-000	Maintenance Uniforms	72.12	265.00	192.88	72.78	504.84	530.00	25.16	4.75	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	416.71	750.00	333.29	44.44	1,437.90	1,500.00	62.10	4.14	9,000.00
4419-00-000	Total General Maint Expense	21,645.44	27,433.97	5,788.53	21.10	42,591.77	67,837.76	25,245.99	37.22	381,086.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	0.00	900.00	900.00	100.00	5,400.00
4420-02-000	Supplies-Appliance Parts	853.22	950.00	96.78	10.19	1,573.24	1,900.00	326.76	17.20	11,400.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	580.00	580.00	100.00	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	173.24	350.00	176.76	50.50	173.24	700.00	526.76	75.25	4,200.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	1,158.53	750.00	-408.53	-54.47	1,286.00	1,500.00	214.00	14.27	9,000.00
4420-05-000	Supplies-Exterminating	23.47	0.00	-23.47	N/A	23.47	0.00	-23.47	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	861.29	280.00	-581.29	-207.60	1,349.21	560.00	-789.21	-140.93	3,360.00
4420-07-000	Repairs - Materials & Supplies	319.76	350.00	30.24	8.64	319.76	700.00	380.24	54.32	4,200.00
4420-08-000	Supplies-Plumbing	570.86	780.00	209.14	26.81	570.86	1,560.00	989.14	63.41	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00

Renaissance Partnership (.partren)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-10-100	Countertops/Cabinets	1,000.00	400.00	-600.00	-150.00	1,310.00	800.00	-510.00	-63.75	4,800.00
4420-11-000	Supplies- HVAC	1,231.63	375.00	-856.63	-228.43	1,482.01	750.00	-732.01	-97.60	4,500.00
4420-12-000	Supplies- Painting	745.95	330.00	-415.95	-126.05	745.95	660.00	-85.95	-13.02	3,960.00
4429-00-000	Total Materials	6,937.95	5,755.00	-1,182.95	-20.56	8,833.74	11,510.00	2,676.26	23.25	69,060.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	900.00	900.00	100.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	578.00	700.00	122.00	17.43	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	2,025.00	987.00	-1,038.00	-105.17	2,025.00	1,974.00	-51.00	-2.58	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	2,525.00	1,000.00	-1,525.00	-152.50	2,525.00	2,000.00	-525.00	-26.25	12,000.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	4,260.50	1,600.00	-2,660.50	-166.28	9,600.00
4430-18-000	Contract-Alarm Monitoring	1,520.32	1,707.00	186.68	10.94	1,600.57	3,414.00	1,813.43	53.12	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	8,000.00	10,000.00	2,000.00	20.00	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	2,200.00	2,200.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
4430-26-000	Contract-Security Camera System	1,345.84	0.00	-1,345.84	N/A	1,345.84	0.00	-1,345.84	N/A	0.00
4430-27-000	Contract - Lease	1,021.92	1,110.69	88.77	7.99	2,049.01	2,221.38	172.37	7.76	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	0.00	1,700.00	1,700.00	100.00	10,200.00
4439-00-000	Total Contract Costs	12,438.08	15,104.69	2,666.61	17.65	22,383.92	30,209.38	7,825.46	25.90	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	41,021.47	48,293.66	7,272.19	15.06	73,809.43	109,557.14	35,747.71	32.63	631,403.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	412.30	23,511.14	23,098.84	98.25	824.60	47,022.28	46,197.68	98.25	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	0.00	1,620.00	1,620.00	100.00	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	700.00	700.00	100.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	412.30	24,671.14	24,258.84	98.33	824.60	49,342.28	48,517.68	98.33	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	1,682.00	1,539.00	-143.00	-9.29	3,054.00	3,078.00	24.00	0.78	18,468.00
4715-03-000	FSS Escrow Payments	3,202.01	3,304.00	101.99	3.09	6,467.01	6,608.00	140.99	2.13	39,648.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	-537.00	0.00	537.00	N/A	-537.00	0.00	537.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,347.01	4,843.00	495.99	10.24	8,984.01	9,686.00	701.99	7.25	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	41,278.74	41,278.74	0.00	0.00	247,672.44
4857-00-000	Debt Service Contra Account	-16,239.86	-16,314.22	-74.36	-0.46	-32,470.26	-32,628.44	-158.18	-0.48	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,399.51	4,325.15	-74.36	-1.72	8,808.48	8,650.30	-158.18	-1.83	51,901.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	57,653.22	67,122.00	9,468.78	14.11	115,306.44	134,244.00	18,937.56	14.11	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	495.98	495.98	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	16,319.99	-41,581.22	-254.79	115,802.42	32,639.98	-83,162.44	-254.79	195,839.88
8000-00-000	TOTAL EXPENSES	155,437.00	141,256.39	-14,180.61	-31.57	303,407.96	297,811.67	-5,596.29	-15.05	1,756,272.24
9000-00-000	NET INCOME	6,431.23	-108,601.83	112,481.03	103.57	-46,006.00	-232,502.55	186,496.55	80.21	-1,364,417.52
	NET INCOME AFTER DEPRECIATION	**64,332.44**				**69,796.42**				

Renaissance Partnership (.partren)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	80,223.40
1111-15-000	Cash-Payroll	28,934.58
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	110,157.98
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	61,670.99
1112-02-000	Cash Restricted - FSS Escrow	77,706.99
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replace	33,163.91
1112-06-000	Cash Restricted - Reserve/Escrow	1,639,369.35
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	80,241.31
1112-09-000	Restricted Cash - AA Reserve	49,204.56
1112-99-000	Total Restricted Cash	1,964,169.70
1119-00-000	TOTAL CASH	2,074,327.68
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	19,430.19
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	9,960.19
1129-00-000	A/R-Other	1,927.36
1129-06-000	Due from Cecil Gober	14,000.00
1129-16-000	Due from Dakota Park Non-ACC	36,481.70
1129-47-000	Due from Youthbuild-DOL	165.90
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	116,105.91
1138-14-000	Renaissance Family-Operating Subsidy	1.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	127,994.46
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-01-000	Prepaid Insurance	54,673.62
1211-02-000	Prepaid Software Licenses	6,310.93
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	83,484.55
1300-00-000	TOTAL CURRENT ASSETS	2,285,806.69
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
1405-01-000	Accum Depreciation-Buildings	-11,257,390.74
1405-02-000	Accum Depreciation- Misc FF&E	-765,395.02
1405-03-000	Accum Depreciation-Infrastructure	-2,550,558.04
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	-77.00
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-25,080.50
1420-00-000	TOTAL FIXED ASSETS (NET)	10,311,484.57
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,315,947.57
1999-00-000	TOTAL ASSETS	12,601,754.26
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	17,150.02
2114-00-000	Tenant Security Deposits	55,465.39
2114-02-000	Security Deposit Clearing Account	1,800.00
2114-03-000	Security Deposit-Pet	6,505.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-20,043.74
2138-00-001	Accrued audit fees - LHA	770.20
2145-00-000	Due to Federal Master	62,112.52
2145-01-000	Due to (13) Dakota Park Public Housing	2,672.05
2145-04-000	Due to (16) Dakota Park Non-ACC	-2,672.05
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	6,629.51
2250-00-000	Contract Retentions	38,732.51
2255-00-004	State of FL Unclaimed Funds	4.00
2260-00-000	Accrued Compensated Absences-Curren	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	200,458.33

2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	13,962.04
2307-00-000	FSS Due to Tenant Long Term	77,706.99
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,882,205.71
2310-40-001	Short Term - Note Payable	-7,862.61
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,347,212.45
2499-00-000	TOTAL LIABILITIES	2,547,670.78
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	15,355,846.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,301,762.93
2809-99-000	TOTAL RETAINED EARNINGS:	-5,301,762.93
2899-00-000	TOTAL EQUITY	10,054,083.48
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,601,754.26

Colton Meadow, LLLP (56)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	46,996.00	45,574.50	1,421.50	3.12	93,796.50	91,149.00	2,647.50	2.90	546,894.00
3112-02-000	Gain to Lease Sec8	25,567.00	27,169.50	-1,602.50	-5.90	51,296.50	54,339.00	-3,042.50	-5.60	326,034.00
3119-00-000	Total Rental Income	72,563.00	72,744.00	-181.00	-0.25	145,093.00	145,488.00	-395.00	-0.27	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	30.00	150.00	-120.00	-80.00	30.00	300.00	-270.00	-90.00	1,800.00
3120-04-000	Late and Admin Charges	270.00	50.00	220.00	440.00	270.00	100.00	170.00	170.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	30.00	-30.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	0.00	120.00	-120.00	-100.00	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	200.00	-200.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	300.00	450.00	-150.00	-33.33	300.00	900.00	-600.00	-66.67	5,400.00
3199-00-000	TOTAL TENANT INCOME	72,863.00	73,194.00	-331.00	-0.45	145,393.00	146,388.00	-995.00	-0.68	878,328.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,167.75	-2,167.75	-100.00	2,321.68	4,335.50	-2,013.82	-46.45	26,013.00
3610-01-000	Interest Income - Unrestricted	131.98	35.00	96.98	277.09	240.01	70.00	170.01	242.87	420.00
3699-00-000	TOTAL OTHER INCOME	131.98	2,202.75	-2,070.77	-94.01	2,561.69	4,405.50	-1,843.81	-41.85	26,433.00
3999-00-000	TOTAL INCOME	72,994.98	75,396.75	-2,401.77	-3.19	147,954.69	150,793.50	-2,838.81	-1.88	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,785.82	4,856.57	-2,929.25	-60.32	11,417.51	12,141.42	723.91	5.96	67,991.96
4110-00-001	401K-401A Admin	155.04	194.26	39.22	20.19	290.16	485.65	195.49	40.25	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	606.76	388.53	-218.23	-56.17	941.86	971.32	29.46	3.03	5,439.40
4110-00-004	Workers Comp Admin	125.74	194.26	68.52	35.27	241.26	485.65	244.39	50.32	2,719.64
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	36.90	71.90	35.00	48.68	427.60
4110-00-007	Payroll Prep Fees	81.45	48.57	-32.88	-67.70	134.61	121.42	-13.19	-10.86	679.96
4110-07-000	Health/Life Insurance	946.23	838.46	-107.77	-12.85	1,401.11	2,187.92	786.81	35.96	12,105.52
4110-99-000	Total Administrative Salaries	9,737.94	6,555.65	-3,182.29	-48.54	14,463.41	16,465.28	2,001.87	12.16	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	72.50	350.00	277.50	79.29	72.50	700.00	627.50	89.64	4,200.00
4130-01-000	Unlawful Detainers	1,000.00	0.00	-1,000.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	32.50	300.00	267.50	89.17	1,800.00
4130-99-000	Total Legal Expense	1,072.50	575.00	-497.50	-86.52	1,105.00	1,150.00	45.00	3.91	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	420.00	371.51	88.45	128.08	840.00	711.92	84.75	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	1,080.00	1,080.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	1,845.84	1,984.44	138.60	6.98	11,906.64
4173-00-000	Management Fee	5,132.58	4,674.86	-457.72	-9.79	10,384.72	9,349.72	-1,035.00	-11.07	56,098.32
4173-03-000	Asset Management Fee-FHFC	3,000.00	400.00	-2,600.00	-650.00	3,000.00	800.00	-2,200.00	-275.00	4,800.00
4189-00-000	Total Other Admin Expenses	9,643.99	7,027.08	-2,616.91	-37.24	16,438.64	14,054.16	-2,384.48	-16.97	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	150.00	150.00	100.00	343.10	300.00	-43.10	-14.37	1,800.00
4190-02-000	Printing/Publications & Subscriptions	90.52	95.00	4.48	4.72	90.52	190.00	99.48	52.36	1,140.00
4190-03-000	Advertising Publications	550.00	450.00	-100.00	-22.22	550.00	900.00	350.00	38.89	5,400.00
4190-04-000	Stationery & Office Supplies	0.00	290.00	290.00	100.00	23.69	580.00	556.31	95.92	3,480.00

Colton Meadow, LLLP (56)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
4190-07-000	Telephone	210.97	150.00	-60.97	-40.65	467.09	300.00	-167.09	-55.70	1,800.00
4190-08-000	Postage	4.96	25.00	20.04	80.16	60.21	50.00	-10.21	-20.42	300.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	777.72	777.72	0.00	0.00	4,666.32
4190-10-000	Copiers - Lease & Service	92.90	75.00	-17.90	-23.87	203.72	150.00	-53.72	-35.81	900.00
4190-13-000	Internet	209.44	260.00	50.56	19.45	418.88	520.00	101.12	19.45	3,120.00
4190-19-000	IT Contract Fees	586.52	560.00	-26.52	-4.74	1,173.04	1,120.00	-53.04	-4.74	6,720.00
4190-22-000	Other Misc Admin Expenses	263.26	200.00	-63.26	-31.63	434.43	400.00	-34.43	-8.61	2,400.00
4190-23-000	Compliance Fees	360.32	348.80	-11.52	-3.30	720.64	697.60	-23.04	-3.30	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	0.00	630.00	630.00	100.00	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,757.75	3,367.66	609.91	18.11	5,263.04	6,735.32	1,472.28	21.86	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,212.18	17,525.39	-5,686.79	-32.45	37,270.09	38,404.76	1,134.67	2.95	223,720.60
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	430.27	800.00	369.73	46.22	829.20	1,600.00	770.80	48.18	9,600.00
4340-00-000	Garbage/Trash Removal	0.00	3,500.00	3,500.00	100.00	3,864.29	7,000.00	3,135.71	44.80	42,000.00
4390-01-100	Water/Sewer Combined	5,819.68	5,900.00	80.32	1.36	11,615.85	11,800.00	184.15	1.56	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	6,249.95	10,200.00	3,950.05	38.73	16,309.34	20,400.00	4,090.66	20.05	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,358.77	4,488.10	-870.67	-19.40	9,161.24	10,254.19	1,092.95	10.66	58,969.16
4410-06-000	401K-401A Maintenance	148.02	179.52	31.50	17.55	290.53	410.16	119.63	29.17	2,358.72
4410-07-000	Payroll Taxes Maintenance	280.20	359.05	78.85	21.96	605.46	820.34	214.88	26.19	4,717.56
4410-08-000	Health/Life Insurance Maint.	1,718.80	568.92	-1,149.88	-202.12	2,851.42	1,680.76	-1,170.66	-69.65	8,998.72
4410-09-000	Workers Comp Maintenance	115.62	179.52	63.90	35.59	236.46	410.16	173.70	42.35	2,358.72
4410-10-000	Payroll Prep Fees Maint.	59.74	44.88	-14.86	-33.11	117.55	102.54	-15.01	-14.64	589.68
4410-11-000	Legal Shield - Maint	49.85	40.00	-9.85	-24.62	49.85	89.85	40.00	44.52	519.40
4411-00-000	Maintenance Uniforms	0.00	70.00	70.00	100.00	65.84	150.00	84.16	56.11	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	39.09	400.00	360.91	90.23	79.18	850.00	770.82	90.68	5,000.00
4419-00-000	Total General Maint Expense	7,770.09	6,329.99	-1,440.10	-22.75	13,457.53	14,768.00	1,310.47	8.87	84,391.96
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	0.00	1,300.00	1,300.00	100.00	7,800.00
4420-02-000	Supplies-Appliance Parts	26.94	1,000.00	973.06	97.31	48.41	2,000.00	1,951.59	97.58	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	0.00	260.00	260.00	100.00	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	465.45	900.00	434.55	48.28	465.45	1,800.00	1,334.55	74.14	10,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4420-07-000	Repairs - Materials & Supplies	43.40	100.00	56.60	56.60	43.40	200.00	156.60	78.30	1,200.00
4420-08-000	Supplies-Plumbing	743.97	870.00	126.03	14.49	743.97	1,740.00	996.03	57.24	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4420-11-000	Supplies- HVAC	0.00	300.00	300.00	100.00	1,279.77	600.00	-679.77	-113.30	3,600.00
4420-12-000	Supplies- Painting	14.94	200.00	185.06	92.53	14.94	400.00	385.06	96.26	2,400.00
4429-00-000	Total Materials	1,294.70	5,375.00	4,080.30	75.91	2,595.94	10,750.00	8,154.06	75.85	64,500.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	160.00	160.00	100.00	0.00	320.00	320.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00

Colton Meadow, LLLP (56)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-07-000	Contract-Exterminating/Pest Control	411.09	550.00	138.91	25.26	610.18	1,100.00	489.82	44.53	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,800.00	1,000.00	-800.00	-80.00	1,800.00	2,000.00	200.00	10.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	594.03	594.00	-0.03	-0.01	594.03	1,188.00	593.97	50.00	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	4,000.00	5,170.00	1,170.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	1,479.16	1,479.16	100.00	8,874.96
4430-26-000	Contract-Security Camera System	1,345.84	50.00	-1,295.84	-2,591.68	1,345.84	100.00	-1,245.84	-1,245.84	600.00
4430-27-000	Contract - Lease	1,248.97	1,271.52	22.55	1.77	2,531.56	2,543.04	11.48	0.45	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4439-00-000	Total Contract Costs	7,399.93	7,900.10	500.17	6.33	10,881.61	15,800.20	4,918.59	31.13	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,464.72	19,605.09	3,140.37	16.02	26,935.08	41,318.20	14,383.12	34.81	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,377.71	9,377.71	0.00	0.00	18,755.42	18,755.42	0.00	0.00	112,532.52
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	1,317.50	1,317.50	0.00	0.00	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	6,971.26	5,539.90	-1,431.36	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,522.09	13,056.41	-465.68	-3.57	27,044.18	26,112.82	-931.36	-3.57	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	223.20	223.20	100.00	104.00	446.40	342.40	76.70	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	2,052.38	2,052.38	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	297.14	304.32	7.18	2.36	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	5,636.00	5,636.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	3,996.35	4,219.55	223.20	5.29	8,089.52	8,439.10	349.58	4.14	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	78,354.38	78,354.38	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	2,318.84	2,318.84	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	80,673.22	52,633.22	-28,040.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	103,781.90	90,923.05	-12,858.85	-29.25	196,321.43	187,308.10	-9,013.33	5.11	1,112,924.60
9000-00-000	NET INCOME	-30,786.92	-43,616.30	9,961.74	22.84	-51,234.38	-92,694.60	41,460.22	44.73	-545,243.60
	NET INCOME AFTER DEPRECIATION	**9,549.69**				**29,438.84**				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	109,283.74
1111-15-000	Cash-Payroll	-1,174.27
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	108,709.47
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	28,575.00
1112-03-000	Cash Restricted-Operating Reserve	454,959.36
1112-04-000	Cash Restricted-Reserve for Replac	231,335.99
1112-05-000	Cash-Tax & Insurance Escrow	121,578.29
1112-99-000	Total Restricted Cash	836,448.64
1119-00-000	TOTAL CASH	945,158.11
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	7,707.40
1122-99-000	TOTAL: AR	7,707.40
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	108,859.01
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	398.10
1211-01-000	Prepaid Insurance	34,741.00
1211-02-000	Prepaid Software Licenses	2,333.16
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	44,472.26
1300-00-000	TOTAL CURRENT ASSETS	1,098,489.38
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	-6,024,245.77

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-195,927.12
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,100,101.06
1450-01-000	Site Improvement	16,364.00
1470-01-000	Non-Dwelling Structures	28,019.32
1475-01-000	Non-Dwelling Equipment	60,262.45
1499-00-000	TOTAL NONCURRENT ASSETS	6,204,746.83
1999-00-000	TOTAL ASSETS	7,303,236.21
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	2,682.47
2114-00-000	Tenant Security Deposits	27,475.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,100.00
2119-92-000	Accrued Property Taxes	10,456.84
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	11,916.63
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	3,147.94
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	4,515.08
2260-00-000	Accrued Compensated Absences-Curre	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,246,094.23
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,571.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,571.78
2499-00-000	TOTAL LIABILITIES	3,251,666.01
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	1,205,286.00
2803-00-000	GP Equity	46.12
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	2,846,238.08
2809-99-000	TOTAL RETAINED EARNINGS:	2,846,238.08
2899-00-000	TOTAL EQUITY	4,051,570.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,303,236.21

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	47,194.35	46,357.00	837.35	1.81	94,243.35	92,714.00	1,529.35	1.65	556,284.00
3112-02-000	Gain to Lease Sec8	25,045.00	26,787.00	-1,742.00	-6.50	50,133.00	53,574.00	-3,441.00	-6.42	321,444.00
3119-00-000	Total Rental Income	72,239.35	73,144.00	-904.65	-1.24	144,376.35	146,288.00	-1,911.65	-1.31	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	130.00	-130.00	-100.00	780.00
3120-04-000	Late and Admin Charges	210.00	50.00	160.00	320.00	210.00	100.00	110.00	110.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3120-10-000	Application Fees	0.00	50.00	-50.00	-100.00	90.00	100.00	-10.00	-10.00	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	200.00	-200.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	210.00	365.00	-155.00	-42.47	300.00	730.00	-430.00	-58.90	4,380.00
3199-00-000	TOTAL TENANT INCOME	72,449.35	73,509.00	-1,059.65	-1.44	144,676.35	147,018.00	-2,341.65	-1.59	882,108.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	2,324.00	-2,324.00	-100.00	2,426.65	4,648.00	-2,221.35	-47.79	27,888.00
3610-01-000	Interest Income - Unrestricted	169.55	35.00	134.55	384.43	285.57	70.00	215.57	307.96	420.00
3699-00-000	TOTAL OTHER INCOME	169.55	2,359.00	-2,189.45	-92.81	2,712.22	4,718.00	-2,005.78	-42.51	28,308.00
3999-00-000	TOTAL INCOME	72,618.90	75,868.00	-3,249.10	-4.28	147,388.57	151,736.00	-4,347.43	-2.87	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,088.19	4,594.49	506.30	11.02	7,751.48	11,486.22	3,734.74	32.52	64,322.84
4110-00-001	401K-401A Admin	155.04	183.78	28.74	15.64	290.16	459.45	169.29	36.85	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	318.92	367.56	48.64	13.23	638.56	918.90	280.34	30.51	5,145.84
4110-00-004	Workers Comp Admin	127.72	183.78	56.06	30.50	244.23	459.45	215.22	46.84	2,572.92
4110-00-006	Legal Shield - Administrative	56.85	45.85	-11.00	-23.99	56.85	102.70	45.85	44.64	594.20
4110-00-007	Payroll Prep Fees	50.63	68.92	18.29	26.54	104.45	137.84	33.39	24.22	827.04
4110-07-000	Health/Life Insurance	1,099.88	425.70	-674.18	-158.37	1,742.56	851.40	-891.16	-104.67	5,108.40
4110-99-000	Total Administrative Salaries	5,897.23	5,870.08	-27.15	-0.46	10,828.29	14,415.96	3,587.67	24.89	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	500.00	50.00	-450.00	-900.00	500.00	100.00	-400.00	-400.00	600.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	53.85	100.00	46.15	46.15	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4130-99-000	Total Legal Expense	500.00	150.00	-350.00	-233.33	553.85	300.00	-253.85	-84.62	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	150.00	101.51	67.67	128.08	300.00	171.92	57.31	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	1,125.00	1,125.00	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	1,845.84	1,845.84	0.00	0.00	11,075.04
4173-00-000	Management Fee	5,326.23	5,150.74	-175.49	-3.41	10,302.04	10,301.48	-0.56	-0.01	61,808.88
4173-03-000	Asset Management Fee-FHFC	3,000.00	250.00	-2,750.00	-1,100.00	3,000.00	500.00	-2,500.00	-500.00	3,000.00
4189-00-000	Total Other Admin Expenses	9,860.14	7,061.16	-2,798.98	-39.64	16,400.96	14,122.32	-2,278.64	-16.14	84,733.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4190-02-000	Printing/Publications & Subscriptions	90.52	50.00	-40.52	-81.04	90.52	100.00	9.48	9.48	600.00
4190-03-000	Advertising Publications	550.00	225.00	-325.00	-144.44	550.00	450.00	-100.00	-22.22	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	23.69	400.00	376.31	94.08	2,400.00

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4190-07-000	Telephone	67.42	125.00	57.58	46.06	182.86	250.00	67.14	26.86	1,500.00
4190-08-000	Postage	4.96	25.00	20.04	80.16	310.21	50.00	-260.21	-520.42	300.00
4190-09-000	Computer Software License Fees/Exp	404.55	404.55	0.00	0.00	1,001.02	809.10	-191.92	-23.72	4,854.60
4190-10-000	Copiers - Lease & Service	71.69	80.00	8.31	10.39	146.02	160.00	13.98	8.74	960.00
4190-13-000	Internet	209.33	209.33	0.00	0.00	418.66	418.66	0.00	0.00	2,511.96
4190-19-000	IT Contract Fees	160.56	800.00	639.44	79.93	748.08	1,600.00	851.92	53.24	9,600.00
4190-22-000	Other Misc Admin Expenses	263.26	220.00	-43.26	-19.66	520.01	440.00	-80.01	-18.18	2,640.00
4190-23-000	Compliance Fees	373.25	361.25	-12.00	-3.32	746.50	722.50	-24.00	-3.32	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	2,195.54	3,075.13	879.59	28.60	4,737.57	6,150.26	1,412.69	22.97	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,452.91	16,156.37	-2,296.54	-14.21	32,520.67	34,988.54	2,467.87	7.05	204,579.64
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	345.49	400.00	54.51	13.63	650.14	800.00	149.86	18.73	4,800.00
4340-00-000	Garbage/Trash Removal	1,387.84	3,250.00	1,862.16	57.30	4,718.07	6,500.00	1,781.93	27.41	39,000.00
4390-01-100	Water/Sewer Combined	5,178.78	4,600.00	-578.78	-12.58	10,792.44	9,200.00	-1,592.44	-17.31	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	6,912.11	8,250.00	1,337.89	16.22	16,160.65	16,500.00	339.35	2.06	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,700.42	2,995.21	-705.21	-23.54	7,502.89	7,669.21	166.32	2.17	42,657.68
4410-06-000	401K-401A Maintenance	148.02	119.81	-28.21	-23.55	290.53	306.77	16.24	5.29	1,706.32
4410-07-000	Payroll Taxes Maintenance	310.84	239.62	-71.22	-29.72	616.86	613.54	-3.32	-0.54	3,412.64
4410-08-000	Health/Life Insurance Maint.	871.18	693.76	-177.42	-25.57	293.56	1,393.68	1,100.12	78.94	8,349.76
4410-09-000	Workers Comp Maintenance	115.61	119.81	4.20	3.51	236.46	306.77	70.31	22.92	1,706.32
4410-10-000	Payroll Prep Fees Maint.	45.79	29.95	-15.84	-52.89	103.62	76.69	-26.93	-35.12	426.56
4410-11-000	Legal Shield - Maint	56.85	45.85	-11.00	-23.99	56.85	102.70	45.85	44.64	594.20
4411-00-000	Maintenance Uniforms	0.00	50.00	50.00	100.00	181.20	115.00	-66.20	-57.57	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	39.09	200.00	160.91	80.46	79.18	400.00	320.82	80.20	2,400.00
4419-00-000	Total General Maint Expense	5,287.80	4,494.01	-793.79	-17.66	9,361.15	10,984.36	1,623.21	14.78	61,913.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4420-02-000	Supplies-Appliance Parts	158.54	675.00	516.46	76.51	649.15	1,350.00	700.85	51.91	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4420-03-200	Window Treatments	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	228.13	650.00	421.87	64.90	346.85	1,300.00	953.15	73.32	7,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	200.00	200.00	100.00	85.36	400.00	314.64	78.66	2,400.00
4420-07-000	Repairs - Materials & Supplies	253.90	25.00	-228.90	-915.60	253.90	50.00	-203.90	-407.80	300.00
4420-08-000	Supplies-Plumbing	751.60	400.00	-351.60	-87.90	813.59	800.00	-13.59	-1.70	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4420-11-000	Supplies- HVAC	0.00	700.00	700.00	100.00	0.00	1,400.00	1,400.00	100.00	8,400.00
4420-12-000	Supplies- Painting	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4429-00-000	Total Materials	1,392.17	3,975.00	2,582.83	64.98	2,148.85	7,950.00	5,801.15	72.97	47,700.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	856.50	0.00	-856.50	N/A	856.50	0.00	-856.50	N/A	0.00
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	404.50	548.50	144.00	26.25	619.00	1,097.00	478.00	43.57	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	700.00	900.00	200.00	22.22	700.00	1,800.00	1,100.00	61.11	10,800.00

Villas at Lake Bonnet, LLLP (57)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-18-000	Contract-Alarm Monitoring	570.82	570.82	0.00	0.00	651.07	1,141.64	490.57	42.97	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	4,166.66	2,700.00	-1,466.66	-54.32	4,166.66	5,400.00	1,233.34	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	1,345.82	0.00	-1,345.82	N/A	1,345.82	0.00	-1,345.82	N/A	0.00
4430-27-000	Contract - Lease	340.64	379.43	38.79	10.22	681.28	758.86	77.58	10.22	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	840.00	840.00	100.00	5,040.00
4439-00-000	Total Contract Costs	8,384.94	7,318.75	-1,066.19	-14.57	9,020.33	14,637.50	5,617.17	38.38	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,064.91	15,787.76	722.85	4.58	20,530.33	33,571.86	13,041.53	38.85	197,438.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,582.04	9,582.04	0.00	0.00	19,164.08	19,164.08	0.00	0.00	114,984.48
4510-01-000	General Liability Insurance - Auto	658.75	628.75	-30.00	-4.77	1,317.50	1,257.50	-60.00	-4.77	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	8,089.62	7,047.04	-1,042.58	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,285.60	13,809.31	-476.29	-3.45	28,571.20	27,618.62	-952.58	-3.45	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	645.98	645.98	100.00	40.00	1,291.96	1,251.96	96.90	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	6,365.42	6,365.42	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	335.88	343.96	8.08	2.35	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	12,623.46	12,623.46	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	9,666.42	10,312.40	645.98	6.26	19,364.76	20,624.80	1,260.04	6.11	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	79,219.74	79,219.74	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	3,085.04	3,085.04	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	82,304.78	57,584.78	-24,720.00	-42.93	345,508.68
8000-00-000	TOTAL EXPENSES	105,534.34	93,108.23	-12,426.11	-33.53	199,452.39	190,888.60	-8,563.79	7.69	1,135,987.32
9000-00-000	NET INCOME	-36,893.74	-41,985.23	5,091.49	12.13	-56,042.12	-88,642.60	32,600.48	36.78	-522,511.32
	NET INCOME AFTER DEPRECIATION	**4,258.65**				**26,262.66**				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	129,405.66
1111-15-000	Cash-Payroll	53,066.39
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	183,072.05
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,925.00
1112-03-000	Cash Restricted-Operating Reserve	474,933.34
1112-04-000	Cash Restricted-Reserve for Replac	248,677.78
1112-05-000	Cash-Tax & Insurance Escrow	112,265.42
1112-99-000	Total Restricted Cash	866,801.54
1119-00-000	TOTAL CASH	1,049,873.59
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	463.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	398.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	398.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	429.00
1211-01-000	Prepaid Insurance	37,243.66
1211-02-000	Prepaid Software Licenses	2,427.26
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	47,099.92
1300-00-000	TOTAL CURRENT ASSETS	1,097,371.86
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-5,959,936.68
1405-02-000	Accum Depreciation- Misc FF&E	-462,374.97
1405-03-000	Accum Depreciation-Infrastructure	-645,083.68

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	29,358.84
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-232,891.16
1420-00-000	TOTAL FIXED ASSETS (NET)	5,908,370.22
1499-00-000	TOTAL NONCURRENT ASSETS	5,908,370.22
1999-00-000	TOTAL ASSETS	7,005,742.08
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	9,499.94
2114-00-000	Tenant Security Deposits	28,325.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	12,134.43
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	43,179.46
2131-03-000	Accrued Interest - Home Loan	2,064.00
2132-00-000	Accrued Interest - 2nd Mortgage	922,078.54
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	3,147.94
2240-00-000	Tenant Prepaid Rents	5,684.00
2260-00-000	Accrued Compensated Absences-Curre	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	1,009,877.00
2299-00-000	TOTAL CURRENT LIABILITIES	5,995,091.29
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,872.21
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	6,010,332.50
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	-40,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,714,948.16
2809-99-000	TOTAL RETAINED EARNINGS:	-5,714,948.16
2899-00-000	TOTAL EQUITY	995,409.58
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,005,742.08

The Manor at West Bartow (62)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	23,107.00	23,279.00	-172.00	-0.74	45,781.00	46,558.00	-777.00	-1.67	279,348.00
3112-02-000	Gain to Lease Sec8	65,076.00	68,300.00	-3,224.00	-4.72	127,070.00	136,600.00	-9,530.00	-6.98	819,600.00
3119-00-000	Total Rental Income	88,183.00	91,579.00	-3,396.00	-3.71	172,851.00	183,158.00	-10,307.00	-5.63	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	190.12	175.00	15.12	8.64	356.96	350.00	6.96	1.99	2,100.00
3120-03-000	Damages & Cleaning	225.00	30.00	195.00	650.00	225.00	60.00	165.00	275.00	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	20.00	-20.00	-100.00	120.00
3120-06-000	NSF Charges	25.00	10.00	15.00	150.00	25.00	20.00	5.00	25.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-2,000.00	-2,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc.Tenant Income	100.00	25.00	75.00	300.00	130.00	50.00	80.00	160.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	200.00	-200.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-459.88	-600.00	140.12	23.35	-1,263.04	-1,200.00	-63.04	-5.25	-7,200.00
3199-00-000	TOTAL TENANT INCOME	87,723.12	90,979.00	-3,255.88	-3.58	171,587.96	181,958.00	-10,370.04	-5.70	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	72.73	185.00	-112.27	-60.69	297.64	370.00	-72.36	-19.56	2,220.00
3610-01-000	Interest Income - Unrestricted	0.00	110.00	-110.00	-100.00	3.49	220.00	-216.51	-98.41	1,320.00
3699-00-000	TOTAL OTHER INCOME	72.73	295.00	-222.27	-75.35	301.13	590.00	-288.87	-48.96	3,540.00
3999-00-000	TOTAL INCOME	87,795.85	91,274.00	-3,478.15	-3.81	171,889.09	182,548.00	-10,658.91	-5.84	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,131.95	8,664.20	-467.75	-5.40	17,796.15	21,660.50	3,864.35	17.84	121,298.80
4110-00-001	401K-401A Admin	365.27	346.57	-18.70	-5.40	711.83	866.42	154.59	17.84	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	694.79	693.14	-1.65	-0.24	1,406.26	1,732.84	326.58	18.85	9,703.92
4110-00-004	Workers Comp Admin	285.29	259.93	-25.36	-9.76	560.83	649.82	88.99	13.69	3,639.00
4110-00-006	Legal Shield - Administrative	87.80	105.00	17.20	16.38	87.80	210.00	122.20	58.19	1,260.00
4110-00-007	Payroll Prep Fees	113.04	86.64	-26.40	-30.47	240.81	216.60	-24.21	-11.18	1,212.96
4110-07-000	Health/Life Insurance	1,959.54	1,721.40	-238.14	-13.83	3,178.78	3,442.80	264.02	7.67	20,656.80
4110-99-000	Total Administrative Salaries	12,637.68	11,876.88	-760.80	-6.41	23,982.46	28,778.98	4,796.52	16.67	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	196.00	196.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/I	99.80	0.00	-99.80	N/A	99.80	0.00	-99.80	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	24.95	220.00	195.05	88.66	1,320.00
4130-04-000	General Legal Expense	577.00	400.00	-177.00	-44.25	938.00	800.00	-138.00	-17.25	4,800.00
4130-99-000	Total Legal Expense	676.80	608.00	-68.80	-11.32	1,062.75	1,216.00	153.25	12.60	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	370.00	321.51	86.89	128.08	740.00	611.92	82.69	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	1,845.84	1,844.44	-1.40	-0.08	11,066.64
4173-00-000	Management Fee	4,870.37	5,494.74	624.37	11.36	10,181.75	10,989.48	807.73	7.35	65,936.88
4189-00-000	Total Other Admin Expenses	5,841.78	6,811.96	970.18	14.24	12,155.67	13,623.92	1,468.25	10.78	81,743.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	426.05	102.00	-324.05	-317.70	426.05	204.00	-222.05	-108.85	1,224.00

The Manor at West Bartow (62)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	550.00	550.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	0.00	100.00	100.00	100.00	241.94	200.00	-41.94	-20.97	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4190-07-000	Telephone	507.17	1,100.00	592.83	53.89	1,134.22	2,200.00	1,065.78	48.44	13,200.00
4190-08-000	Postage	4.96	75.00	70.04	93.39	167.80	150.00	-17.80	-11.87	900.00
4190-09-000	Computer Software License Fees/Exp	539.40	539.40	0.00	0.00	1,462.64	1,078.80	-383.84	-35.58	6,472.80
4190-10-000	Copiers - Lease & Service	214.42	170.00	-44.42	-26.13	392.08	340.00	-52.08	-15.32	2,040.00
4190-13-000	Internet	670.09	126.46	-543.63	-429.88	1,350.18	252.92	-1,097.26	-433.84	1,517.52
4190-19-000	IT Contract Fees	653.88	800.00	146.12	18.26	1,307.76	1,600.00	292.24	18.26	9,600.00
4190-20-000	Bank Fees - Restricted	27.00	250.00	223.00	89.20	54.00	500.00	446.00	89.20	3,000.00
4190-22-000	Other Misc Admin Expenses	200.24	100.00	-100.24	-100.24	520.13	200.00	-320.13	-160.06	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	49.38	100.00	50.62	50.62	49.38	200.00	150.62	75.31	1,200.00
4190-30-000	Equipment Service Contracts	3,014.12	1,400.00	-1,614.12	-115.29	3,234.12	2,800.00	-434.12	-15.50	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	6,581.71	5,212.86	-1,368.85	-26.26	10,890.30	10,425.72	-464.58	-4.46	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,737.97	24,509.70	-1,228.27	-5.01	48,091.18	54,044.62	5,953.44	11.02	314,217.28
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	87.91	91.00	3.09	3.40	87.91	181.00	93.09	51.43	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	87.91	91.00	3.09	3.40	87.91	181.00	93.09	51.43	1,146.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,151.65	1,680.00	-471.65	-28.07	4,203.97	3,360.00	-843.97	-25.12	20,160.00
4320-00-000	Electricity	1,920.12	2,192.00	271.88	12.40	4,102.64	4,384.00	281.36	6.42	26,304.00
4330-00-000	Gas	882.32	825.00	-57.32	-6.95	1,763.60	1,650.00	-113.60	-6.88	9,900.00
4340-00-000	Garbage/Trash Removal	592.46	1,501.88	909.42	60.55	1,188.53	3,003.76	1,815.23	60.43	18,022.56
4390-00-000	Sewer	2,996.11	2,900.00	-96.11	-3.31	6,004.90	5,800.00	-204.90	-3.53	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	8,542.66	9,098.88	556.22	6.11	17,263.64	18,197.76	934.12	5.13	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,822.11	7,599.67	-222.44	-2.93	15,654.61	18,882.80	3,228.19	17.10	105,929.88
4410-06-000	401K-401A Maintenance	224.68	303.99	79.31	26.09	451.73	755.32	303.59	40.19	4,237.24
4410-07-000	Payroll Taxes Maintenance	608.19	607.97	-0.22	-0.04	1,217.58	1,510.62	293.04	19.40	8,474.36
4410-08-000	Health/Life Insurance Maint.	1,768.30	1,659.96	-108.34	-6.53	2,466.08	3,319.92	853.84	25.72	19,919.52
4410-09-000	Workers Comp Maintenance	244.36	227.99	-16.37	-7.18	942.82	566.48	-376.34	-66.43	3,177.88
4410-10-000	Payroll Prep Fees Maint.	96.82	76.00	-20.82	-27.39	212.88	188.83	-24.05	-12.74	1,059.32
4410-11-000	Legal Shield - Maint	36.90	45.00	8.10	18.00	36.90	90.00	53.10	59.00	540.00
4411-00-000	Maintenance Uniforms	159.12	160.00	0.88	0.55	358.02	320.00	-38.02	-11.88	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	52.84	350.00	297.16	84.90	511.50	700.00	188.50	26.93	4,200.00
4419-00-000	Total General Maint Expense	11,013.32	11,030.58	17.26	0.16	21,852.12	26,333.97	4,481.85	17.02	149,458.20
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	540.00
4420-02-000	Supplies-Appliance Parts	211.28	260.00	48.72	18.74	407.18	520.00	112.82	21.70	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	146.31	200.00	53.69	26.84	157.67	400.00	242.33	60.58	2,400.00
4420-03-200	Window Treatments	276.92	150.00	-126.92	-84.61	276.92	300.00	23.08	7.69	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	559.11	800.00	240.89	30.11	1,193.19	1,600.00	406.81	25.43	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	527.41	500.00	-27.41	-5.48	875.34	1,000.00	124.66	12.47	6,000.00
4420-08-000	Supplies-Plumbing	161.82	200.00	38.18	19.09	230.97	400.00	169.03	42.26	2,400.00
4420-11-000	Supplies- HVAC	808.48	250.00	-558.48	-223.39	847.18	500.00	-347.18	-69.44	3,000.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	33.25	400.00	366.75	91.69	2,400.00
4429-00-000	Total Materials	2,691.33	2,605.00	-86.33	-3.31	4,021.70	5,210.00	1,188.30	22.81	31,260.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	225.00	400.00	175.00	43.75	450.00	800.00	350.00	43.75	4,800.00
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	-1,850.00	1,125.00	2,975.00	264.44	-1,850.00	2,250.00	4,100.00	182.22	13,500.00

The Manor at West Bartow (62)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	1,140.04	1,090.00	-50.04	-4.59	6,540.00
4430-18-000	Contract-Alarm Monitoring	1,535.33	700.00	-835.33	-119.33	1,535.33	1,400.00	-135.33	-9.67	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	2,135.00	5,000.00	2,865.00	57.30	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	1,166.66	1,166.66	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4439-00-000	Total Contract Costs	1,480.35	8,920.00	7,439.65	83.40	3,410.37	17,840.00	14,429.63	80.88	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	15,185.00	22,555.58	7,370.58	32.68	29,284.19	49,383.97	20,099.78	40.70	287,758.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	12,293.36	12,293.36	0.00	0.00	24,586.72	24,586.72	0.00	0.00	147,520.32
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	1,317.50	1,317.50	0.00	0.00	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	889.44	239.24	-650.20	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	13,396.83	13,096.73	-300.10	-2.29	26,793.66	26,193.46	-600.20	-2.29	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	262.50	450.00	187.50	41.67	2,700.00
4855-00-000	Interest Expense-Mortgage	14,697.03	14,995.62	298.59	1.99	29,437.50	29,991.24	553.74	1.85	179,947.44
4855-01-000	Interest - Third Mortgage	464.28	464.28	0.00	0.00	928.56	928.56	0.00	0.00	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	15,161.31	15,684.90	523.59	3.34	30,628.56	31,369.80	741.24	2.36	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	62,007.48	62,007.48	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	5,331.40	5,331.40	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	67,338.88	44,988.88	-22,350.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	111,781.12	107,531.23	-4,249.89	-11.45	219,488.02	224,359.49	4,871.47	58.67	1,327,620.88
9000-00-000	NET INCOME	-23,985.27	-16,257.23	771.74	7.64	-47,598.93	-41,811.49	-15,530.38	-64.51	-232,332.88
	NET INCOME AFTER DEPRECIATION	**9,684.17**				**19739.95**				

The Manor at West Bartow (62)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	7,589.98
1111-15-000	Cash-Payroll	-42,754.06
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-34,564.08
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	169,214.35
1112-05-000	Cash-Tax & Insurance Escrow	167,999.33
1112-12-000	Restricted Investment	158,063.46
1112-99-000	Total Restricted Cash	506,396.76
1119-00-000	TOTAL CASH	471,832.68
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	674.00
1122-99-000	TOTAL: AR	674.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	674.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,140.03
1211-01-000	Prepaid Insurance	26,092.34
1211-02-000	Prepaid Software Licenses	3,236.35
1299-00-000	TOTAL OTHER CURRENT ASSETS	30,968.72
1300-00-000	TOTAL CURRENT ASSETS	503,475.40
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	-5,051,408.56
1405-02-000	Accum Depreciation- Misc FF&E	-1,225,506.69
1405-03-000	Accum Depreciation-Infrastructure	-557,419.02
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	291,665.02
1410-02-000	Compliance Fees	200,558.00

1410-02-001	Amortization Tax Credit Fees	-209,463.58
1420-00-000	TOTAL FIXED ASSETS (NET)	7,695,906.81
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,407,503.81
1999-00-000	TOTAL ASSETS	8,910,979.21
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	30,665.43
2114-00-000	Tenant Security Deposits	9,700.00
2114-02-000	Security Deposit Clearing Account	-75.00
2114-03-000	Security Deposit-Pet	1,300.00
2119-92-000	Accrued Property Taxes	-2,806.56
2131-01-000	Accrued Interest NLP Loan	5,043.07
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	3,147.94
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	1,835.92
2260-00-000	Accrued Compensated Absences-Curre	1,101.93
2297-00-000	Mortgage Note Payable	2,531,937.49
2297-02-000	Second Mortgage Payable	850,000.00
2297-03-000	Third Mortgage Payable	260,521.56
2297-04-000	Fourth Mortgage Payable	400,000.00
2298-00-000	Note Payable-City of Bartow Impact Fe	564,621.00
2299-00-000	TOTAL CURRENT LIABILITIES	4,739,529.09
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,860.73
2310-01-000	Due to Affiliates	-5,600.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-3,739.27
2499-00-000	TOTAL LIABILITIES	4,735,789.82
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,437,398.00
2803-00-000	GP Equity	-89.00
2803-01-000	Special LP Equity	1,530,905.56
2804-00-000	Syndication Costs	-30,000.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,938,214.56
2809-00-000	RETAINED EARNINGS	

2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,763,025.17
2809-99-000	TOTAL RETAINED EARNINGS:	-2,763,025.17
2899-00-000	TOTAL EQUITY	4,175,189.39
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,910,979.21

Youthbuild (.ybuild)
Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	0.00	41,667.00	-41,667.00	-100.00	195,331.66	83,334.00	111,997.66	134.40	500,004.00
3499-00-000	TOTAL GRANT INCOME	0.00	41,667.00	-41,667.00	-100.00	195,331.66	83,334.00	111,997.66	134.40	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	104.81	0.00	104.81	N/A	0.00
3690-00-000	Other Income	1,650.00	0.00	1,650.00	N/A	1,650.00	0.00	1,650.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,650.00	0.00	1,650.00	N/A	1,754.81	0.00	1,754.81	N/A	0.00
3999-00-000	TOTAL INCOME	1,650.00	41,667.00	-40,017.00	-96.04	197,086.47	83,334.00	113,752.47	136.50	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	23,169.16	14,162.00	-9,007.16	-63.60	44,948.38	28,324.00	-16,624.38	-58.69	169,944.00
4110-00-001	401K-401A Admin	669.92	566.00	-103.92	-18.36	1,393.40	1,132.00	-261.40	-23.09	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,786.27	1,133.00	-653.27	-57.66	3,585.74	2,266.00	-1,319.74	-58.24	13,596.00
4110-00-004	Workers Comp Admin	638.57	566.00	-72.57	-12.82	1,331.58	1,132.00	-199.58	-17.63	6,792.00
4110-00-006	Legal Shield - Administrative	36.90	35.00	-1.90	-5.43	36.90	70.00	33.10	47.29	420.00
4110-00-007	Payroll Prep Fees	275.85	142.00	-133.85	-94.26	588.51	284.00	-304.51	-107.22	1,704.00
4110-07-000	Health/Life Insurance	3,714.96	1,400.00	-2,314.96	-165.35	6,316.62	2,800.00	-3,516.62	-125.59	16,800.00
4110-99-000	Total Administrative Salaries	30,291.63	18,004.00	-12,287.63	-68.25	58,201.13	36,008.00	-22,193.13	-61.63	216,048.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	5,922.00	5,922.00	100.00	2,022.68	11,844.00	9,821.32	82.92	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	282.00	282.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	276.00	276.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	0.00	6,201.00	6,201.00	100.00	2,022.68	12,402.00	10,379.32	83.69	74,412.00
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Stationery & Office Supplies	0.00	2,288.00	2,288.00	100.00	0.00	4,576.00	4,576.00	100.00	27,456.00
4190-07-000	Telephone	158.64	250.00	91.36	36.54	406.18	500.00	93.82	18.76	3,000.00
4190-08-000	Postage	4.90	30.00	25.10	83.67	67.74	60.00	-7.74	-12.90	360.00
4190-09-000	Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	191.92	0.00	-191.92	N/A	0.00
4190-10-000	Copiers - Lease & Service	279.90	289.00	9.10	3.15	541.24	578.00	36.76	6.36	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	1,651.34	3,028.00	1,376.66	45.46	18,168.00
4190-19-000	IT Contract Fees	140.81	150.00	9.19	6.13	281.62	300.00	18.38	6.13	1,800.00
4190-22-000	Other Misc Admin Expenses	102.08	0.00	-102.08	N/A	192.02	0.00	-192.02	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,512.00	4,521.00	3,009.00	66.56	3,332.06	9,042.00	5,709.94	63.15	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	31,803.63	28,726.00	-3,077.63	-10.71	63,555.87	57,452.00	-6,103.87	-10.62	344,712.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	14,222.00	6,605.00	-7,617.00	-115.32	26,188.50	13,210.00	-12,978.50	-98.25	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	1,312.09	528.00	-784.09	-148.50	2,310.88	1,056.00	-1,254.88	-118.83	6,336.00
4210-00-004	Workers Comp - Tenant Svc	444.29	264.00	-180.29	-68.29	824.62	528.00	-296.62	-56.18	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	175.87	66.00	-109.87	-166.47	357.53	132.00	-225.53	-170.86	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	6,494.00	6,494.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	16,154.25	10,710.00	-5,444.25	-50.83	29,681.53	21,420.00	-8,261.53	-38.57	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	550.00	550.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	550.00	550.00	100.00	3,300.00

Youthbuild (.ybuild)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	0.00	300.00	300.00	100.00	231.69	600.00	368.31	61.38	3,600.00
4419-00-000	Total General Maint Expense	0.00	300.00	300.00	100.00	231.69	600.00	368.31	61.38	3,600.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	0.00	300.00	300.00	100.00	231.69	600.00	368.31	61.38	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	755.88	1,255.00	499.12	39.77	1,511.76	2,510.00	998.24	39.77	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	755.88	1,655.00	899.12	54.33	1,511.76	3,310.00	1,798.24	54.33	19,860.00
8000-00-000	TOTAL EXPENSES	48,713.76	41,666.00	-7,047.76	-16.91	94,980.85	83,332.00	-11,648.85	-13.98	499,992.00
9000-00-000	**NET INCOME**	**-47,063.76**	1.00	-47,064.76	-4,706,476.00	**102,105.62**	2.00	102,103.62	5,105,181.00	12.00

Youthbuild (.ybuild)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,147.77
1111-15-000	Cash-Payroll	96,052.32
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	99,200.09
1119-00-000	TOTAL CASH	99,200.09
1129-27-000	Due from West Lake Realty	-280.07
1129-99-000	TOTAL: DUE FROM	-280.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	-280.07
1300-00-000	TOTAL CURRENT ASSETS	98,920.02
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	21,299.00
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	5,780.25
1499-00-000	TOTAL NONCURRENT ASSETS	5,780.25
1999-00-000	TOTAL ASSETS	104,700.27
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	140.81
2145-02-000	Due to (14) Renaissance Family Public	165.90
2149-33-000	Due to Magnolia Pointe Sales	346,600.00
2149-96-000	Due to Central Office Cost Center	39,527.70
2260-00-000	Accrued Compensated Absences-Curre	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	392,409.17
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,718.57
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,718.57
2499-00-000	TOTAL LIABILITIES	396,127.74

2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-304,699.47
2809-03-000	Retained Earnings - Restricted Net Asse	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	-291,427.47
2899-00-000	TOTAL EQUITY	-291,427.47
2999-00-000	TOTAL LIABILITIES AND EQUITY	104,700.27

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	12,563.00	12,557.00	6.00	0.05	25,126.00	25,114.00	12.00	0.05	150,684.00
3119-00-000	Total Rental Income	12,563.00	12,557.00	6.00	0.05	25,126.00	25,114.00	12.00	0.05	150,684.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	0.00	0.00	N/A	2,380.00	0.00	2,380.00	N/A	0.00
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	700.00	-700.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	2,380.00	850.00	1,530.00	180.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,563.00	12,982.00	-419.00	-3.23	27,506.00	25,964.00	1,542.00	5.94	155,784.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	26,582.33	12,865.00	13,717.33	106.63	26,582.33	25,730.00	852.33	3.31	154,380.00
3499-00-000	TOTAL GRANT INCOME	26,582.33	12,865.00	13,717.33	106.63	26,582.33	25,730.00	852.33	3.31	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	202.09	10.00	192.09	1,920.90	387.64	20.00	367.64	1,838.20	120.00
3699-00-000	TOTAL OTHER INCOME	202.09	10.00	192.09	1,920.90	387.64	20.00	367.64	1,838.20	120.00
3999-00-000	TOTAL INCOME	39,347.42	25,857.00	13,490.42	52.17	54,475.97	51,714.00	2,761.97	5.34	310,284.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	1,991.82	2,179.08	187.26	8.59	4,004.26	5,496.29	1,492.03	27.15	28,425.22
4110-00-001	401K-401A Admin	74.06	87.16	13.10	15.03	147.35	219.85	72.50	32.98	1,136.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	151.22	174.33	23.11	13.26	303.44	439.71	136.27	30.99	2,274.06
4110-00-004	Workers Comp Admin	62.16	87.16	25.00	28.68	126.16	219.85	93.69	42.62	1,136.98
4110-00-007	Payroll Prep Fees	24.16	21.79	-2.37	-10.88	53.71	54.96	1.25	2.27	284.24
4110-07-000	Health/Life Insurance	446.08	120.06	-326.02	-271.55	732.92	240.12	-492.80	-205.23	1,440.72
4110-99-000	Total Administrative Salaries	2,749.50	2,669.58	-79.92	-2.99	5,367.84	6,670.78	1,302.94	19.53	34,698.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	0.00	340.00	340.00	100.00	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	48.49	0.00	-48.49	N/A	51.68	0.00	-51.68	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	352.50	360.00	7.50	2.08	705.00	720.00	15.00	2.08	4,320.00
4171-00-000	Auditing Fees	2,025.28	2,025.28	0.00	0.00	4,050.56	4,050.56	0.00	0.00	24,303.36
4173-00-000	Management Fee	3,493.51	3,567.84	74.33	2.08	6,987.02	7,135.68	148.66	2.08	42,814.08
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	940.00	960.00	20.00	2.08	5,760.00
4174-00-000	Marketing Events	0.00	0.00	0.00	N/A	1,050.00	0.00	-1,050.00	N/A	0.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	672.53	500.00	-172.53	-34.51	3,000.00
4189-00-000	Total Other Admin Expenses	6,389.78	6,683.12	293.34	4.39	14,456.79	13,366.24	-1,090.55	-8.16	80,197.44
4190-00-000	Miscellaneous Admin Expenses									
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-07-000	Telephone	139.31	137.39	-1.92	-1.40	278.62	274.78	-3.84	-1.40	1,648.68
4190-08-000	Postage	4.96	25.00	20.04	80.16	367.79	50.00	-317.79	-635.58	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	523.30	523.30	0.00	0.00	3,139.80

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-13-000	Internet	1,332.62	1,332.62	0.00	0.00	2,665.24	2,665.24	0.00	0.00	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	208.64	25.00	-183.64	-734.56	208.64	50.00	-158.64	-317.28	300.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,947.18	1,906.66	-40.52	-2.13	4,043.59	3,813.32	-230.27	-6.04	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,086.46	11,429.36	342.90	3.00	23,868.22	24,190.34	322.12	1.33	139,815.56
4300-00-000	UTILITIES									
4310-00-000	Water	370.32	1,163.00	792.68	68.16	727.60	2,326.00	1,598.40	68.72	13,956.00
4320-00-000	Electricity	201.87	300.00	98.13	32.71	409.61	600.00	190.39	31.73	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	0.00	0.00	1,091.36	1,091.36	0.00	0.00	6,548.16
4390-00-000	Sewer	599.09	560.28	-38.81	-6.93	1,178.70	1,120.56	-58.14	-5.19	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	1,716.96	2,568.96	852.00	33.17	3,407.27	5,137.92	1,730.65	33.68	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,354.20	2,485.58	131.38	5.29	4,755.77	6,803.69	2,047.92	30.10	33,492.02
4410-06-000	401K-401A Maintenance	94.16	99.42	5.26	5.29	184.17	272.14	87.97	32.33	1,339.64
4410-07-000	Payroll Taxes Maintenance	178.28	198.85	20.57	10.34	359.18	544.30	185.12	34.01	2,679.40
4410-08-000	Health/Life Insurance Maint.	550.22	0.00	-550.22	N/A	908.66	0.00	-908.66	N/A	0.00
4410-09-000	Workers Comp Maintenance	73.48	99.42	25.94	26.09	149.79	272.14	122.35	44.96	1,339.64
4410-10-000	Payroll Prep Fees Maint.	28.54	24.86	-3.68	-14.80	65.05	68.04	2.99	4.39	334.96
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea	52.84	250.00	197.16	78.86	422.59	500.00	77.41	15.48	3,000.00
4419-00-000	Total General Maint Expense	3,331.72	3,158.13	-173.59	-5.50	6,845.21	8,460.31	1,615.10	19.09	42,185.66
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	34.38	25.00	-9.38	-37.52	34.38	50.00	15.62	31.24	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4429-00-000	Total Materials	34.38	525.00	490.62	93.45	34.38	1,050.00	1,015.62	96.73	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	50.00	50.00	100.00	300.00
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	145.00	0.00	-145.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	0.00	330.00	330.00	100.00	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	550.00	125.00	-425.00	-340.00	550.00	250.00	-300.00	-120.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	206.33	185.00	-21.33	-11.53	206.33	370.00	163.67	44.24	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	2,000.00	2,200.00	200.00	9.09	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4430-26-000	Contract-Security Camera System	1,345.84	0.00	-1,345.84	N/A	1,345.84	0.00	-1,345.84	N/A	0.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	0.00	560.00	560.00	100.00	3,360.00
4439-00-000	Total Contract Costs	3,102.17	2,280.00	-822.17	-36.06	4,247.17	4,560.00	312.83	6.86	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	6,468.27	5,963.13	-505.14	-8.47	11,126.76	14,070.31	2,943.55	20.92	75,845.66
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,827.71	4,827.71	100.00	0.00	9,655.42	9,655.42	100.00	57,932.52
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	0.00	9,755.42	9,755.42	100.00	58,532.52
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	23.00	0.00	-23.00	N/A	46.00	0.00	-46.00	N/A	0.00

Micro Cottages at Williamstown (99)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	46.00	0.00	-46.00	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	15,629.38	15,629.38	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	15,629.38	1,829.38	-13,800.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	27,109.38	39,553.85	12,444.47	31.46	54,077.63	82,583.37	28,505.74	34.52	481,597.54
9000-00-000	NET INCOME	12,238.04	-13,696.85	25,934.89	189.35	398.34	-30,869.37	31,267.71	101.29	-171,313.54
	NET INCOME AFTER DEPRECIATION	**20,052.73**				**16027.72**				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Feb 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	69,326.61
1111-15-000	Cash-Payroll	35,538.58
1111-99-000	Total Unrestricted Cash	104,865.19
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,700.00
1112-04-000	Cash Restricted-Reserve for Replac	70,963.47
1112-99-000	Total Restricted Cash	85,663.47
1119-00-000	TOTAL CASH	190,528.66
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	3,496.00
1122-99-000	TOTAL: AR	3,496.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	3,496.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	44,870.06
1211-02-000	Prepaid Software Licenses	1,569.90
1299-00-000	TOTAL OTHER CURRENT ASSETS	46,439.96
1300-00-000	TOTAL CURRENT ASSETS	240,464.62
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-579,993.10
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,172,763.73
1499-00-000	TOTAL NONCURRENT ASSETS	3,172,763.73
1999-00-000	TOTAL ASSETS	3,413,228.35
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABLITIES	
2111-00-000	A/P Vendors and Contractors	2,110.78
2114-00-000	Tenant Security Deposits	14,400.00
2114-03-000	Security Deposit-Pet	300.00

2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	12,411.86
2138-00-001	Accrued audit fees - LHA	24,429.47
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	1,188.00
2260-00-000	Accrued Compensated Absences-Curre	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	62,946.14
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,397.78
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,397.78
2499-00-000	TOTAL LIABILITIES	65,343.92
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,347,884.43
2809-99-000	TOTAL RETAINED EARNINGS:	3,347,884.43
2899-00-000	TOTAL EQUITY	3,347,884.43
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,413,228.35

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of January 31, 2025

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2011	15-Jul-11	3-Aug-13	2-Aug-15	$ 562,980.00	$ 506,682.00	$ 562,980.00	$ 562,980.00	$ -
CFP - 2012	12-Mar-12	11-Mar-14	11-Mar-16	$ 327,414.00	$ 294,672.60	$ 327,414.00	$ 327,414.00	$ -
CFP - 2013	9-Aug-13	8-Sep-15	8-Sep-17	$ 251,538.00	$ 226,384.20	$ 251,538.00	$ 251,538.00	$ -
CFP - 2014	1-May-14	1-May-16	8-May-17	$ 341,004.00	$ 306,903.60	$ 341,004.00	$ 341,004.00	$ -
CFP - 2015	13-Apr-15	12-Apr-17	12-Apr-19	$ 345,575.00	$ 311,017.50	$ 345,575.00	$ 345,575.00	$ -
CFP - 2016	13-Apr-16	12-Apr-18	12-Apr-20	$ 358,393.00	$ 322,553.70	$ 358,393.00	$ 358,393.00	$ -
CFP - 2017	16-Aug-17	15-Aug-20	15-Aug-22	$ 608,069.00	$ 547,262.10	$ 608,069.00	$ 608,069.00	$ -
CFP - 2018	29-May-18	28-Nov-21	28-Nov-23	$ 934,727.00	$ 841,254.30	$ 934,727.00	$ 934,727.00	$ -
CFP - 2019	16-Apr-19	15-Oct-22	15-Oct-24	$ 971,182.00	$ 874,063.80	$ 971,182.00	$ 954,173.99	$ 17,008.01
CFP - 2020	26-Mar-20	25-Sep-23	25-Sep-25	$ 1,115,701.00	$ 1,004,130.90	$ 1,115,701.00	$ 832,702.64	$ 282,998.36
CFP - 2021	23-Feb-21	22-Feb-23	22-Feb-25	$ 1,085,963.00	$ 977,366.70	$ 1,085,963.00	$ 1,085,963.00	$ -
CFP - 2022	12-May-22	11-May-26	11-May-26	$ 892,964.00	$ 803,667.60	$ 892,964.00	$ 666,592.11	$ 226,371.89
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	$ 932,646.00	$ 839,381.40	$ 932,646.00	$ 233,161.50	$ 699,484.50
CFP - 2024	6-May-24	5-May-26	5-May-28	$ 970,310.00	$ 873,279.00	$ -	$ -	$ 970,310.00
			CFP Total:	**$ 9,698,466.00**	**$ 8,728,619.40**	**$ 8,728,156.00**	**$ 7,502,293.24**	**$ 2,196,172.76**
Replacement Housing Factor (HUD)								
RHF - 2009(a)	15-Sep-09	29-Oct-16	07-29-17	$ 282,108.00	$ 253,897.20	$ 282,108.00	$ 282,108.00	$ -
RHF - 2009(b)	2-Apr-10	29-Oct-16	07-29-17	$ 149,804.00	$ 134,823.60	$ 149,804.00	$ 149,804.00	$ -
RHF - 2010	15-Jul-10	29-Oct-16	07-29-18	$ 441,385.00	$ 397,246.50	$ 441,385.00	$ 441,385.00	$ -
RHF - 2011	3-Aug-11	29-Oct-16	10-29-18	$ 380,321.00	$ 342,288.90	$ 380,321.00	$ 380,321.00	$ -
RHF - 2012(b)	12-Mar-12	29-Oct-16	10-29-18	$ 70,661.00	$ 63,594.90	$ 70,661.00	$ 70,661.00	$ -
RHF - 2013(a)	9-Sep-13	29-Oct-16	04-12-19	$ 208,904.00	$ 188,013.60	$ 208,904.00	$ 208,904.00	$ -
RHF - 2013(b)	9-Sep-13	29-Oct-16	10-29-18	$ 62,529.00	$ 56,276.10	$ 62,529.00	$ 62,529.00	$ -
RHF - 2014	13-May-14	29-Oct-16	04-12-19	$ 185,710.00	$ 167,139.00	$ 185,710.00	$ 185,710.00	$ -
RHF - 2015	13-Apr-15	29-Oct-16	04-12-19	$ 187,612.00	$ 168,850.80	$ 187,612.00	$ 187,612.00	$ -
RHF - 2016	13-Apr-16	29-Oct-16	04-12-20	$ 193,574.00	$ 174,216.60	$ 193,574.00	$ 193,574.00	$ -
			RHF Total:	**$ 2,162,608.00**	**$ 1,946,347.20**	**$ 2,162,608.00**	**$ 2,162,608.00**	**$ -**
HOPE VI (HUD)	5-Apr-00		31-Dec-17	**$ 21,842,801.00**	**$ 19,658,520.90**	**$21,842,801.00**	**$21,842,801.00**	**$ -**
Safety & Security Grant (HUD)	20-Mar-13	19-Mar-14	19-Mar-15	$ 250,000.00	$ 225,000.00	$ 250,000.00	$ 250,000.00	$ -
			Safety & Security Total:	**$ 250,000.00**	**$ 225,000.00**	**$ 250,000.00**	**$ 250,000.00**	**$ -**
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Family Self Sufficiency 2020	1-Jan-21	31-Dec-21	31-Dec-21	$ 72,000.00	$ 64,800.00	$ 72,000.00	$ 72,000.00	$ -
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	$ 198,900.00	$ 179,010.00	$ 198,900.00	$ 194,406.85	$ 4,493.15
ROSS-Family Self Sufficiency 2021	1-Jan-22	31-Dec-22	31-Dec-22	$ 127,574.00	$ 114,816.60	$ 127,574.00	$ 127,574.00	$ -
ROSS-Family Self Sufficiency 2022	1-Jan-23	31-Dec-23	31-Dec-23	$ 140,331.00	$ 126,297.90	$ 140,331.00	$ 140,331.00	$ -
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	$ 147,487.00	$ 132,738.30	$ 147,487.00	$ 44,813.64	$ 102,673.36
ROSS-Family Self Sufficiency 2023	1-Jan-25	31-Dec-25	31-Dec-25	$ -	$ -	$ -	$ -	$ -
			ROSS Total:	**$ 686,292.00**	**$ 617,662.80**	**$ 686,292.00**	**$ 579,125.49**	**$ 107,166.51**
YouthBuild 2018 Grant (DOL)	1-Jan-19		31-Aug-22	$ 1,075,472.00	$ 967,924.80	$ 1,075,472.00	$ 1,075,472.00	$ -
YouthBuild 2021 Grant	1-May-22		1-Sep-25	$ 1,500,000.00	$ 1,350,000.00	$ 1,314,334.35	$ 1,314,334.35	$ 185,665.65
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	$ 1,358,376.00	$ 1,222,538.40	$ 371,760.82	$ 371,760.82	$ 986,615.18
			YouthBuild Total:	**$ 3,933,848.00**	**$ 3,540,463.20**	**$ 2,761,567.17**	**$ 2,761,567.17**	**$ 1,172,280.83**
CARES Act								
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)	1-May-20	31-Dec-20	31-Dec-20	$ 104,415.00	$ 93,973.50	$ 104,415.00	$ 104,415.00	$ -
AMP 2 (Dakota Park dba Carrington Place	1-May-20	31-Dec-20	31-Dec-20	$ 14,635.00	$ 13,171.50	$ 14,635.00	$ 14,635.00	$ -
AMP 3 (Renaissance at Washington Park)	1-May-20	31-Dec-20	31-Dec-20	$ 64,418.00	$ 57,976.20	$ 64,418.00	$ 64,418.00	$ -
AMP 4 (Hampton Hills)	1-May-20	31-Dec-20	31-Dec-20	$ 2,391.00	$ 2,151.90	$ 2,391.00	$ 2,391.00	$ -
AMP 5 (Williamstown)	1-May-20	31-Dec-20	31-Dec-20	$ 17,105.00	$ 15,394.50	$ 17,105.00	$ 17,105.00	$ -
AMP 6 (Twin Lakes Estates)	1-May-20	31-Dec-20	31-Dec-20	$ 7,677.00	$ 6,909.30	$ 7,677.00	$ 7,677.00	$ -
			CARES Act Total:	**$ 210,641.00**	**$ 189,576.90**	**$ 210,641.00**	**$ 210,641.00**	**$ -**
Emergency Rental Assistance Program (ERAP-Polk County)	1-Jun-21	31-Oct-22	31-Dec-21	$ 2,421,446.06	$ 2,179,301.45	$ 2,421,446.06	$ 2,421,446.06	$ -
			ERAP Total:	**$ 2,421,446.06**	**$ 2,179,301.45**	**$ 2,421,446.06**	**$ 2,421,446.06**	**$ -**

OTHER BUSINESS

- 2025 Family Self-Sufficiency Grant Award Notice
- 2025 Designated Housing Plan Approval Letter

Outlook

The Grant for HOUSING AUTHORITY OF LAKELAND (FSS25FL6467-01-00) has been awarded.

From (Grantsolutions) <noreply@grantsolutions.gov>
Date Sat 2025-03-01 9:27 AM
To Ben Stevenson <bstevenson@lakelandhousing.org>

The Grant/Cooperative Agreement for Grant# FSS25FL6467-01-00 has been awarded and released.
Organization: HOUSING AUTHORITY OF LAKELAND
Grant#: FSS25FL6467-01-00
Application#: FSS25009681
Application Type: New
Program Office: Family Self-Sufficiecy Grant Program (FSS)
Grant Program: Family Self-Sufficiency Grant Program (FSS)
Project Title: Housing Authority of Lakeland-FSS Program
Agency: The Department of Housing and Urban Development
To view the award in GrantSolutions, please click the grant number below or use the following URL (https://link.edgepilot.com/s/328e14c8/eChMZQM6BUO7ckkfF_QIFA?u=https://www.grantsolutions.gov/gs/ws/process/award/FSS25FL6467-01-00).
If you do not have a Grantee account, please complete the Grantee Account Registration form and submit it to the HelpDesk. After verification with the Grants Service Office associated with this award, the HelpDesk will inform you of your new account information. Please follow the instructions provided in the form.

Grantee Account Registration Form

This message has been sent by GrantSolutions (https://link.edgepilot.com/s/e9574b82/-GS3l03yy0eeAYJqfDP8jg?u=https://www.grantsolutions.gov/)

..... Inbound Mail Check and Verified By AppRiver SpamLab Services .....

..... Inbound Mail Check and Verified By AppRiver SpamLab Services .....

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4410

March 10, 2025

VIA ELECTRONIC MAIL

Mr. Benjamin Stevenson
Executive Director
Lakeland Housing Authority
430 Hartsell Avenue
Lakeland, Florida 33815
bstevenson@lakelandhousing.org

Dear Mr. Stevenson:

This letter is in response to the Lakeland Housing Authority's (LHA) request for HUD to renew LHA's Designated Housing Plan that was last approved on April 20, 2023 with a subsequent 2-year extension effective April 20, 2025. The Jacksonville HUD Field Office received a request to further extend the Plan to April 20, 2027. This Plan designates units at the following development(s) for elderly and/or non-elderly disabled families as noted below:

Development Name	Development Number	Bedroom Type Proposed for Designation				Proposed for Elderly-Only	Proposed for Elderly and/or Non-Elderly Disabled	Total Designated Units
		0-BR	1-BR	2-BR	3-BR			
Cecil Gober Villas	AMP 1		37			37		37
Manor at Washington Oaks	AMP 3		78			78		78
Duplexes at Washington Oaks	AMP 3			12			12	12
Micro-Cottages at Williamstown	AMP 5		10	38		48		48
Twin Lakes Estates	AMP 6		5	5		10		10
Total						173	12	185

The LHA's request was reviewed in accordance with the requirements of Section 7 of the United States Housing Act, and Notice PIH 2010-28 (HA) and subsequent Notice extensions.

Based on the information available to the Jacksonville HUD Field Office, the renewal Plan is approved for an additional two (2) years, with an effective date of April 20, 2025. Please note the revised expiration date is April 20, 2027.

Prior to the expiration date, the LHA may submit a written request for an additional two (2) year extension. The request must be submitted sixty (60) days prior to the expiration date.

This office wishes the LHA continued success in the implementation of the DHP. If you have any questions regarding this approval, please feel free to contact Brandon Lachman, Portfolio Management Specialist, at Brandon.A.Lachman@hud.gov.

Sincerely,

3/10/2025

X Janice Clark

Janice Clark
Director, Office of Public Housing
Signed by: JANICE CLARK

END OF REPORT