



430 Hartsell Avenue
Lakeland, FL 33815

(863) 687-6911

<https://LakelandHousing.org>



BOARD OF COMMISSIONERS

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

Commissioner Emeritus
Rev. Richard Richardson

REGULAR BOARD MEETING

May 19, 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, May 19, 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 April 21, 2025

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

3. Public Forum

4. Old Business

5. New Business

- Employee of the Month

6. Committee Reports

- Sustainability Plan Review Committee

7. Secretary's Report

- Housing and Operations
- Administration and Finance

8. Legal Report

9. Other Business

10. Adjournment

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, April 21, 2025
430 Hartsell Avenue, Lakeland, Florida.**

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

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

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

SWEARING IN OF NEW COMMISSIONER

Mr. Gilmore swore in the newly appointed Commissioner, Curtisha James. Mr. Stevenson and the other commissioners welcomed her to the Board.

APPROVAL OF THE AGENDA

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

Vote:

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

APPROVAL OF THE MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on March 17, 2025.

Motion by Commissioner Chancy, seconded by Commissioner Campbell-Domineck.

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Present

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Employee of The Month

Robert Dixon is the March 2025 Employee of the Month. He is the Lawn Crew Supervisor and was presented by Carlos Pizarro. Mr. Dixon has been employed by LHA for two years and is a valued and dependable supervisor. He supervises maintaining all the property supplies, machinery equipment and daily upkeep of the property lawns. He has a great relationship and communication with the property managers.

Mr. Dixon said he is grateful for the opportunity to work as the supervisor of the lawn crew. Mr. Stevenson also expressed his appreciation for his valued and skilled work.

COMMITTEE REPORTS

Commissioner Samples gave the updates of the Finance Committee meeting held on April 17, 2025. He stated staff presented updates on the properties. All the properties continue to do well. A thorough finance report was also given by staff.

SECRETARY REPORT

Mr. Stevenson gave updates regarding The Manor at West Bartow property buyout. The negotiations continue to go well. The parties have reached an agreement on the price to purchase the property. The pricing amount was reached based on the second appraisal submitted by the Limited Partner. Staff have started discussions with TD Bank regarding the financing of the loan. LHA Legal Counsel is now reviewing the exit agreement. The same process will be done with Colton Meadows and Villas of Lake Bonnet properties once the property tax credits expire later this year.

Mr. Stevenson announced that the agency received another national award from SERC-NAHRO. The award was received for the homeownership program partnership with the City of Lakeland. The award is named the Collaboration Award.

HOUSING AND OPERATION

Carlos Pizarro gave updates on the various housing programs and HUD reports. He stated there may be some changes in the Emergency Homeless Section-8 Voucher Program. The staff meet monthly with HUD over the past few months regarding the Section-8 voucher programs to assure accuracy in reporting information.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore gave brief remarks as he continued to inform the new commissioner regarding her role as a commissioner and the regular monthly board meeting process. He gave additional remarks about some possible upcoming changes and cutbacks in HUD programs and funding.

Mr. Gilmore also spoke about Mr. Stevenson evaluation and contract. Mr. Stevenson previously received a positive performance evaluation from the Board. He met recently with the Board Chairman, and they discussed how to reward his performance evaluation. Items discussed included adding his family to the LHA provided health insurance policy and a five percent increase in pay.

- Motion to approve for adding the Executive Director's Family to his LHA Health Insurance Policy and a five percent increase in his annual salary.

Motion by Commissioner Chancey, seconded by Commissioner Campbell-Domineck

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Aye

RESOLUTION

Resolution No. 25-1557 - The Board of Commissioners is requested to authorize the Executive Director to implement an increase in the employer match contribution and the employee's mandatory contribution to the LHA 401(a) Retirement Plan for employees.

- Motion to approve Resolution No. 25-1557.

Motion by Commissioner Gibson, seconded by Commissioner Campbell-Domineck

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Aye

OTHER BUSINESS

Chairman Samples stated he met with Mr. Stevenson regarding LHA committees. They discussed dissolving all the existing committees and going back to the Sustainability Plan Review Committee. This process will involve amending the by-laws to reflect only one committee. The Chairman will appoint the members of the committee. The Sustainability Plan Review Committee will review everything regarding the agency. Chairman Samples selected Commissioner Gibson as Chairperson along with Commissioners Campbell-Domineck and Konen to serve as members for the Sustainability Plan Review Committee.

The meeting adjourned at 7:25 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

◀ **April 2025**

Secretary's Report
May 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

May 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 has obtained the permits from the City of Lakeland. The demolition of buildings in Phase III has been completed. The contractor is now in the process of removing the utility poles and grading the site.

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.

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

Secretary's Report
May 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.

Previously, after reviewing the information shared by LHA, the Limited Partners decided to utilize their option to obtain a second appraisal. As anticipated, the new appraisal was higher than the first appraisal completed by LHA. Staff had a Zoom meeting with the Limited Partners on Monday, April 7, 2025. We have reached an agreement in principle regarding the appraised value of the property and buy-out payment to be paid to the investor. The next step is to obtain the loan financing to cover the cost of the transaction. LHA has reached out to TD Bank to start the loan process. We anticipate completing this process sometime in June 2025.

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.

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

Highlands County

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.

The 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 currently 92% occupied at this time. The property is also 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 30 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

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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,

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businesses, and other local partners to develop a comprehensive program that gives participating FSS families the skills and experience to enable them to sustain gainful employment and education.

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

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

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

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

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

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

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

Secretary's Report

May 2025

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

I attended a community meeting with former City of Lakeland City Council member Don Selvage, Assistant Chief of Police Marvin Tarver, and Sergeant Bradley Dollison, Supervisor of the Police Athletic and Activities League (PAL), Mayor Mutz, three current City Council members and other community leaders at the PAL building. We were given a presentation about the PAL fund raiser for their new facility. They showed architectural renderings of the new building and mentioned the potential partnership between the PAL and YouthBuild-Lakeland. The new building will be on a strip of property at Simpson Park which was donated by the City of Lakeland. PAL would like to house the YouthBuild program in the new facility.

We received a SERC-NAHRO award for Community Innovation. The award is in recognition of our partnership with the City of Lakeland and their Infill Land Bank Homeownership Program. It will be given at the Summer Conference in Atlanta.

I have been selected to receive a Minority Business Award from Central Florida Business and Diversity Council and the Business and Culture Connection. The award is being given to entrepreneurs, small businesses owners, community leaders, nonprofits and organizations that have made a significant and positive impact on the Lakeland community. The awards will be received at the Minority Business Awards Gala as a part of the 2025 Black Business Expo on June 7th.

I have been invited to serve as a panelist at the Annual Conference for Florida Housing Coalition. The panelists will be discussing first time homebuyer programs and affordable housing. The conference will be in August.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**

Affordable Housing Department

Board Report

May 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 April 2025: 745

News

HUD Releases Guidance on Interest Earned on Operating Funds

May 7, 2025 — Today, HUD published new guidance on its Asset Management webpage to help Public Housing Agencies (PHAs) comply with the requirement to return interest earnings over \$500 to the Department of Health and Human Services (HHS). This requirement was first outlined in Notice PIH-2024-25, Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year (CY) 2025. The notice states that PHAs must deposit Operating Subsidy grants, program income, and disposition proceeds into interest-bearing accounts, and remit any interest exceeding \$500 to HHS at least annually. While this requirement aligns with federal procurement regulations, it had not been included in prior years' operating subsidy notices.

FY 2026 Budget Proposes Devastating Cuts to Housing and Community Development, Block Granting Rental-Assistance to States

May 2, 2025 — The Trump Administration released their FY 2026 skinny budget proposal. Although the president's budget is a political document and does not have the force of law, it does propose devastating cuts to housing and community development programs. The budget proposes the creation of a State Rental Assistance Block Grant, which would block grant funding for Public Housing, Section 8 Tenant-Based and Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities to the states – and cut these programs by an overall \$26.718 billion. The budget would also institute a two-year cap on rental assistance for able bodied adults. These cuts would have a devastating impact on millions of families across the country and block granting funding would make it easier for Congress to cut rental-assistance in the future. The budget also proposes eliminating the HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs, which provide critical resources to communities across the country. Eliminating these programs would make it more difficult for communities to provide the services needed and increase the

supply of affordable housing. Further, the budget would consolidate the Continuum of Care (CoC) program and Housing Opportunities for Persons with AIDS (HOPWA) into a more targeted Emergency Solutions Grant (ESG) program. Funding for individuals would be capped at two years.

Public Housing Agencies (PHAs) are vital to communities nationwide, effectively managing resources to support vulnerable residents and upholding local accountability. They reduce homelessness, stabilize families, create jobs, and lead community development that enhances neighborhood safety and livability. By providing direct rental assistance, PHAs enable low- to middle-income families to afford housing near their workplaces, driving positive economic outcomes in communities of all sizes. The proposals in the President’s budget would have devastating impacts on communities across the country.

Proposed Cuts to Programs:

- Tenant-Based Rental Assistance, Public Housing, Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities: -\$26.718 billion, a 43% cut (remainder of funds to combined and block granted to states with a two-year cap on assistance for able bodied adults). The budget does include \$25 million specifically allocated in housing grants for youth aging out of foster care.
- CDBG: – \$3.3 billion, eliminating the program.
- HOME Investment Partnerships Program: -\$1.25 billion, eliminating the program.
- Homeless Assistance Program Consolidations: -\$532 million, a 12% cut (ESG, HOPWA, and CoC grants would be combined into one program).
- Self-Sufficiency Programs: -\$196 million, eliminating FSS, Jobs Plus, and ROSS.

LIHTC Expansion Bill Reintroduced in U.S. Senate

April 30, 2025—On April 29, Senators Maria Cantwell (D-WA) and Todd Young (R-IN), senior members of the Senate Finance Committee, reintroduced the Affordable Housing Credit Improvement Act (AHCIA) in the U.S. Senate. This bipartisan bill has 30 total original cosponsors from both sides of the aisle and has strong support in the Senate as well as the U.S. House of Representatives.

If passed, this bill would call for key improvements to the low-income housing tax credit (LIHTC) and will support the financing of nearly 2 million affordable new homes by:

- Raising the number of credits allocated to each state by 50%
- Reducing the 50% test for private-activity bond homes to 25%
- Improve the LIHTC program to serve at-risk and underserved groups such as veterans, victims of domestic violence, and Americans in rural areas

“Housing inflation is up 4% over the past year nationally and 4.5% in the Pacific Northwest-and that was before homebuilders reported an additional 5.5% increase in costs due to tariffs this year. We need to do more to lower housing costs for everyone. Expanding the Low-Income Housing Tax Credit will do just that by making it more affordable to build homes and lower rents,” Sen. Cantwell said upon passage.

Program type: **All Relevant Programs/PH/S8HCV/Updated: 4/30/2025**

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	37%	61%	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	25%	75%
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
4/30/2025	98%	5/8/2025

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 0 port-outs for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 1 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 27 Requests for Tenancy Approvals during the month. We processed 19 initial move-in and 1 port-ins, and 0 port outs were sent to another jurisdiction. 2 HCV Homeownership.

Active Clients

LHA is servicing 1,476 families on the Housing Choice Voucher program.

80- HCV(housing choice voucher- 898 83- PBV (Project Base Voucher -198	81-Mainstream-69 82-Vash-90	84-Tenant Protection-84 85-Foster Youth -19	86-EHV-52 87- Employees-1	88- Episcopal Catholic Apartments-65
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EOP – End of Participation

LHA processed 6 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
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• 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	6
Total	6

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
4/30/2025	101.29%	5/8/2025

General information and activities for the month

- The Housing Choice Voucher Department processed 112 annual certifications and 70 interim certifications.
- The Inspections Unit conducted a total of 68 inspections.
- A total of 5 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%	96%	97%	98%	99%	96%	95%	99%	100%
Down units due to modernization/Insurance	4 offline fire units		2 Structural							
Vacant units	0	0	2	4	2	1	4	7	1	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	N/A	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Gladys Delgado	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino and Angela Johnson	Pamela Branagan	Gladys Delgado

Family Self-Sufficiency FSS Program Statistics

<u>Programs</u>	<u>Mandatory</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>25</u>	<u>71</u>	<u>40</u>	<u>57%</u>
<u>FSS Public Housing</u>	<u>25</u>	<u>25</u>	<u>15</u>	<u>60%</u>

Escrow Balances

<u>Programs</u>	<u>Escrow Balances</u>	<u>Enrolled Families</u>	<u>Participants with Escrow</u>	<u>% With Escrow</u>
<u>FSS Section 8 (HCV)</u>	<u>\$222,768</u>	<u>71</u>	<u>40</u>	<u>57%</u>
<u>FSS Public Housing</u>	<u>\$94,361</u>	<u>25</u>	<u>15</u>	<u>60%</u>

Recruiting

- 71 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 people, who wish to graduate and/or to request an extension to their Contract of Participation under the new HUD - FSS Finale Rule.

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

COMMUNITY NETWORKING

Agency Connection Network Meeting every Wednesday via Zoom Monthly Meeting. This partner meeting will be held on the first - 1st Wednesday of every month. The LHA will join Homeless Coalition of Polk County monthly meeting every third - 3rd Wednesday. With the networking opportunity as mentioned, the LHA – FSS will coordinate our monthly meeting with community partner to develop the FSS Program Coordinating Committee (PCC). FSS Coordinator attends the monthly Women Resource Center community meeting providers and leaders.

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

FSS PROGRAM COORDINATING COMMITTEE

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

UPCOMING SERVICES AND ACTIVITIES

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

Portability Processing:

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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Senior Vice-President



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and Year to Date ending April 30, 2025

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of *\$96,272 year-to-date*.
2. Section 8 Housing Choice Voucher (HCV) Program:
The HCV program has a NOI of *-\$29 year-to-date* for the HAP and Administrative budget combined, however the administrative budget NOI is a positive \$35,046.95 for the year to date. The HAP income was funded at 93% last month.
3. Public Housing (AMP 1 - John Wright Homes and Cecil Gober Villas):
NOI is *\$3,105 year-to-date*.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is *\$31,259 year-to-date*.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is *\$157,194 year-to-date*.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is *\$47,273 year-to-date*.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet have a NOI of *\$48,271 year-to-date*.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of *\$42,158 year-to-date*.
9. Hampton Hills (AMP 4):
This item number is reserved for the former AMP.
10. YouthBuild:
YouthBuild has a NOI of *\$164,728 year-to-date*.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of *\$55,920 year-to-date*.





12. West Lake 1, LTD (AMP 6):

The property has an NOI of \$3,022, 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
			April 2025	March 2025
1	96	Central Office Cost Center (COCC)	\$7,485	\$99,060
2	80	Housing Choice Voucher (HCV)	-\$20,078	\$24,897
3	10	Public Housing General (AMP 1) – West Lake/Cecil Gober Villas/John Wright Homes	\$39,635	\$88,817
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$9,207	\$706
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$64,186	\$41,358
6	56	Colton Meadow, LLLP	\$2,894	\$41,512
7	57	Bonnet Shores, LLLP	\$3,506	\$47,227
8	62	West Bartow Partnership, Ltd., LLLP	\$22,966	\$5,575
9	12	Hampton Hills (AMP 4)	Disposed	Disposed
10	49	YouthBuild-Lakeland	\$49,004	\$116,238
11	99	Williamstown, LLLP (AMP 5)	\$20,498	\$19,673
12	100	West Lake 1, LTD (AMP 6)	\$57,727	\$49,671

Conclusion: Ten (10) of the eleven (11) properties reported positive Net Operating Income (NOI) performance both for the month and year-to-date. The overall NOI for the Housing Choice Voucher (HCV) program is being negatively impacted by the rental assistance component; however, the administrative portion of the program continues to report a positive bottom line.



**CENTRAL OFFICE
Budget Comparison**

Period = Apr 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	4,000.00	4,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	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	29,765.48	29,765.48	0.00	0.00	89,296.44
3620-00-600	Mgmt Fee Income - HCV	17,136.00	20,000.00	-2,864.00	-14.32	68,016.00	80,000.00	-11,984.00	-14.98	240,000.00
3620-00-700	Mgmt Fee Income - PH	4,221.27	4,236.81	-15.54	-0.37	16,885.08	16,947.24	-62.16	-0.37	50,841.72
3620-01-000	Bookkeeping Fee Income	11,092.50	14,427.50	-3,335.00	-23.12	44,040.00	57,710.00	-13,670.00	-23.69	173,130.00
3620-02-000	Asset Management Fee Income	510.00	570.00	-60.00	-10.53	2,040.00	2,280.00	-240.00	-10.53	6,840.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	1,450.02	1,933.36	-483.34	-25.00	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	0.00	14,000.00	N/A	56,000.00	0.00	56,000.00	N/A	0.00
3690-00-000	Other Income	0.00	7,000.00	-7,000.00	-100.00	21,563.48	28,000.00	-6,436.52	-22.99	84,000.00
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	3,302.68	3,302.68	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	18,603.42	19,000.00	-396.58	-2.09	164,413.68	76,000.00	88,413.68	116.33	228,000.00
3699-00-000	TOTAL OTHER INCOME	74,313.57	73,984.69	328.88	0.44	407,542.02	295,938.76	111,603.26	37.71	887,816.28
3999-00-000	TOTAL INCOME	75,313.57	74,984.69	328.88	0.44	411,542.02	299,938.76	111,603.26	37.21	899,816.28
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	43,779.65	40,877.47	-2,902.18	-7.10	198,147.30	182,696.93	-15,450.37	-8.46	567,277.84
4110-00-001	401K-401A Admin	1,102.47	1,635.10	532.63	32.57	4,414.77	7,307.88	2,893.11	39.59	22,691.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,308.94	3,270.20	-38.74	-1.18	14,919.44	14,615.76	-303.68	-2.08	45,382.24
4110-00-004	Workers Comp Admin	1,383.06	1,635.10	252.04	15.41	5,650.89	7,307.88	1,656.99	22.67	22,691.12
4110-00-006	Legal Shield - Administrative	375.10	245.35	-129.75	-52.88	750.20	994.40	244.20	24.56	2,996.20
4110-00-007	Payroll Prep Fees	639.22	408.77	-230.45	-56.38	2,625.52	1,826.96	-798.56	-43.71	5,672.76
4110-07-000	Health/Life Insurance	5,572.53	6,811.70	1,239.17	18.19	21,820.19	27,246.80	5,426.61	19.92	81,740.40
4110-99-000	Total Administrative Salaries	56,160.97	54,883.69	-1,277.28	-2.33	248,328.31	241,996.61	-6,331.70	-2.62	748,451.68
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/t	0.00	75.00	75.00	100.00	58.00	300.00	242.00	80.67	900.00
4130-04-000	General Legal Expense	715.00	1,100.00	385.00	35.00	1,921.50	4,400.00	2,478.50	56.33	13,200.00
4130-99-000	Total Legal Expense	715.00	1,175.00	460.00	39.15	1,979.50	4,700.00	2,720.50	57.88	14,100.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	744.98	2,500.00	1,755.02	70.20	12,324.02	10,000.00	-2,324.02	-23.24	30,000.00
4140-00-100	Travel/Mileage	23.10	90.00	66.90	74.33	69.33	360.00	290.67	80.74	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	768.08	2,690.00	1,921.92	71.45	12,393.35	10,760.00	-1,633.35	-15.18	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	250.00	750.00	500.00	66.67	3,369.88	3,000.00	-369.88	-12.33	9,000.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	360.00	360.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	0.00	800.00	800.00	100.00	895.27	3,200.00	2,304.73	72.02	9,600.00
4190-06-000	Computer Equipment	1,947.13	200.00	-1,747.13	-873.56	3,494.13	800.00	-2,694.13	-336.77	2,400.00
4190-07-000	Telephone	707.22	1,300.00	592.78	45.60	4,795.12	5,200.00	404.88	7.79	15,600.00
4190-08-000	Postage	338.82	160.00	-178.82	-111.76	728.73	640.00	-88.73	-13.86	1,920.00

**CENTRAL OFFICE
Budget Comparison**

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-09-000	Computer Software License Fees/Exp	620.82	160.00	-460.82	-288.01	2,134.09	640.00	-1,494.09	-233.45	1,920.00
4190-10-000	Copiers - Lease & Service	678.81	650.00	-28.81	-4.43	2,816.95	2,600.00	-216.95	-8.34	7,800.00
4190-13-000	Internet	959.08	850.00	-109.08	-12.83	4,308.51	3,400.00	-908.51	-26.72	10,200.00
4190-19-000	IT Contract Fees	145.59	200.00	54.41	27.20	582.36	800.00	217.64	27.20	2,400.00
4190-22-000	Other Misc Admin Expenses	2,464.84	1,500.00	-964.84	-64.32	18,467.59	6,000.00	-12,467.59	-207.79	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	8,112.31	6,660.00	-1,452.31	-21.81	42,081.14	26,640.00	-15,441.14	-57.96	79,920.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	65,756.36	65,408.69	-347.67	-0.53	304,782.30	284,096.61	-20,685.69	-7.28	874,751.68
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	818.54	409.27	-409.27	-100.00	2,046.35	1,637.08	-409.27	-25.00	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	818.54	409.27	-409.27	-100.00	2,046.35	1,637.08	-409.27	-25.00	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	182.93	350.00	167.07	47.73	3,031.16	1,400.00	-1,631.16	-116.51	4,200.00
4419-00-000	Total General Maint Expense	182.93	350.00	167.07	47.73	3,031.16	1,400.00	-1,631.16	-116.51	4,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	540.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	985.28	1,200.00	214.72	17.89	3,600.00
4420-09-100	Security Equipment, Locks, Alarms	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4429-00-000	Total Materials	0.00	570.00	570.00	100.00	985.28	2,280.00	1,294.72	56.79	6,840.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	150.00	90.00	-60.00	-66.67	200.00	360.00	160.00	44.44	1,080.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	280.00	0.00	-280.00	N/A	0.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	144.74	55.00	-89.74	-163.16	289.48	220.00	-69.48	-31.58	660.00
4439-00-000	Total Contract Costs	294.74	165.00	-129.74	-78.63	769.48	660.00	-109.48	-16.59	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	477.67	1,085.00	607.33	55.98	4,785.92	4,340.00	-445.92	-10.27	13,020.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	618.42	618.42	0.00	0.00	3,183.96	2,473.68	-710.28	-28.71	7,421.04
4510-01-000	General Liability Insurance - Auto	0.00	325.00	325.00	100.00	0.00	1,300.00	1,300.00	100.00	3,900.00
4599-00-000	TOTAL GENERAL EXPENSES	618.42	943.42	325.00	34.45	3,183.96	3,773.68	589.72	15.63	11,321.04
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	471.81	240.00	-231.81	-96.59	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	471.81	240.00	-231.81	-96.59	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	313.27	313.26	-0.01	0.00	1,253.06	1,253.04	-0.02	0.00	3,759.12
5100-50-000	Amortization Expense	3,214.04	9,391.21	6,177.17	65.78	12,856.16	37,564.84	24,708.68	65.78	112,694.52
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	3,527.31	9,704.47	6,177.16	63.65	14,109.22	38,817.88	24,708.66	63.65	116,453.64
8000-00-000	TOTAL EXPENSES	71,355.57	77,610.85	6,255.28	8.06	329,379.56	332,905.25	3,525.69	1.06	1,021,177.60
9000-00-000	NET INCOME	3,958.00	-2,626.16	6,584.16	250.71	82,162.46	-32,966.49	115,128.95	349.23	-121,361.32
	Net Income After Depreciation	7,485.31				96,271.68				

CENTRAL OFFICE
Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	18,466.65
1111-15-000	Cash-Payroll	-130,892.64
1111-99-000	Total Unrestricted Cash	-112,425.99
1119-00-000	TOTAL CASH	-112,425.99
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	396,186.71
1129-11-000	A/R - ROSS/HUD	1,412.04
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	-7,947.93
1129-50-000	A/R - Capital Fund Grants/HUD	-44,179.08
1129-61-000	Due From Twin Lakes I	1,709.40
1129-61-002	Due From Twin Lakes II	1,295.00
1129-78-000	Due From FSS	-88.31
1129-80-000	Due from Section 8 HCV	1,475.90
1129-99-000	TOTAL: DUE FROM	346,867.28
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	291,386.01
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	183,175.41
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	-53,053.92
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	219,762.15
1420-00-000	TOTAL FIXED ASSETS (NET)	230,425.86
1499-00-000	TOTAL NONCURRENT ASSETS	230,425.86
1999-00-000	TOTAL ASSETS	413,601.27
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	18.60
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	36,385.25
2117-11-000	401 Plan Payable	10,788.46
2117-12-000	457 Plan Payable	202.83
2117-13-000	Aflac Payable	-13,440.15
2117-17-000	Health Insurance Payable	129,133.64
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	-28,827.40
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
2260-00-000	Accrued Compensated Absences-Currel	45,928.06
2299-00-000	TOTAL CURRENT LIABILITIES	912,383.45
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	1,073,966.96
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	-657,865.69
2809-99-000	TOTAL RETAINED EARNINGS:	-657,865.69
2899-00-000	TOTAL EQUITY	-660,365.69
2999-00-000	TOTAL LIABILITIES AND EQUITY	413,601.27

**Housing Choice Voucher S8
Budget Comparison**

Period = Apr 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	1,457,086.00	1,459,519.00	-2,433.00	-0.17	5,915,882.00	5,838,076.00	77,806.00	1.33	17,514,228.00
3410-02-000	Section 8 Admin. Fee Income	105,729.00	115,900.00	-10,171.00	-8.78	444,813.00	463,600.00	-18,787.00	-4.05	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	583.30	0.00	583.30	N/A	2,662.37	0.00	1,495.77	N/A	0.00
3410-06-000	Port In HAP Earned	2,424.00	0.00	2,424.00	N/A	15,802.00	0.00	10,954.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	71,262.00	60,500.00	10,762.00	17.79	261,053.00	242,000.00	19,053.00	7.87	726,000.00
3410-08-000	Section 8 EHV Admin Fee	7,092.00	4,027.00	3,065.00	76.11	17,346.00	16,108.00	1,238.00	7.69	48,324.00
3410-09-000	Section 8 EHV Service Fee	0.00	0.00	0.00	N/A	23,974.00	0.00	23,974.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	1,644,176.30	1,639,946.00	4,230.30	84.95	6,681,532.37	6,559,784.00	115,733.77	12.84	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	100.00	-100.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	160.44	25.00	135.44	541.76	258.24	100.00	158.24	158.24	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	2,200.00	-2,200.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	2,200.00	-2,200.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	483.00	2,400.00	-1,917.00	-79.88	7,200.00
3699-00-000	TOTAL OTHER INCOME	160.44	1,750.00	-1,589.56	-90.83	741.24	7,000.00	-6,258.76	-89.41	21,000.00
3999-00-000	TOTAL INCOME	1,644,336.74	1,641,696.00	2,640.74	-5.88	6,682,273.61	6,566,784.00	109,475.01	-76.57	19,700,352.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	44,025.35	33,011.63	-11,013.72	-33.36	181,236.11	154,537.19	-26,698.92	-17.28	486,102.24
4110-00-001	401K-401A Admin	1,613.76	1,320.47	-293.29	-22.21	6,315.42	6,181.50	-133.92	-2.17	19,444.12
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,275.36	2,640.93	-634.43	-24.02	13,898.49	12,362.97	-1,535.52	-12.42	38,888.16
4110-00-004	Workers Comp Admin	1,390.32	990.35	-399.97	-40.39	5,379.48	4,636.12	-743.36	-16.03	14,583.08
4110-00-006	Legal Shield - Administrative	803.80	526.65	-277.15	-52.63	1,769.30	2,106.60	337.30	16.01	6,319.80
4110-00-007	Payroll Prep Fees	645.07	330.12	-314.95	-95.40	2,467.37	1,545.38	-921.99	-59.66	4,861.04
4110-07-000	Health/Life Insurance	8,910.50	5,169.60	-3,740.90	-72.36	31,876.60	20,678.40	-11,198.20	-54.15	62,035.20
4110-99-000	Total Administrative Salaries	60,664.16	43,989.75	-16,674.41	-37.91	242,942.77	202,048.16	-40,894.61	-20.24	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	2,000.00	1,926.00	96.30	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	5,600.00	5,600.00	100.00	16,800.00
4130-99-000	Total Legal Expense	0.00	1,900.00	1,900.00	100.00	79.00	7,600.00	7,521.00	98.96	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	5,372.57	4,000.00	-1,372.57	-34.31	11,659.68	16,000.00	4,340.32	27.13	48,000.00
4172-00-000	Port Out Admin Fee Paid	2,568.87	1,400.00	-1,168.87	-83.49	9,771.79	5,600.00	-4,171.79	-74.50	16,800.00
4173-00-000	Management Fee	17,136.00	19,000.00	1,864.00	9.81	68,016.00	76,000.00	7,984.00	10.51	228,000.00
4173-01-000	Bookkeeping Fee	10,710.00	13,000.00	2,290.00	17.62	42,510.00	52,000.00	9,490.00	18.25	156,000.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	4,706.10	8,000.00	3,293.90	41.17	24,000.00
4189-00-000	Total Other Admin Expenses	35,787.44	39,400.00	3,612.56	9.17	136,663.57	157,600.00	20,936.43	13.28	472,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	699.50	300.00	-399.50	-133.17	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-03-000	Advertising Publications	73.85	0.00	-73.85	N/A	377.79	0.00	-377.79	N/A	0.00
4190-04-000	Stationery & Office Supplies	728.15	500.00	-228.15	-45.63	2,353.81	2,000.00	-353.81	-17.69	6,000.00
4190-06-000	Computer Equipment	0.00	175.00	175.00	100.00	0.00	700.00	700.00	100.00	2,100.00
4190-07-000	Telephone	722.29	800.00	77.71	9.71	3,881.53	3,200.00	-681.53	-21.30	9,600.00

**Housing Choice Voucher S8
Budget Comparison**

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	338.82	1,400.00	1,061.18	75.80	3,856.62	5,600.00	1,743.38	31.13	16,800.00
4190-09-000	Computer Software License Fees/Exp	7,623.52	7,551.55	-71.97	-0.95	30,470.09	30,206.20	-263.89	-0.87	90,618.60
4190-10-000	Copiers - Lease & Service	1,103.67	1,200.00	96.33	8.03	4,195.29	4,800.00	604.71	12.60	14,400.00
4190-13-000	Internet	695.00	490.00	-205.00	-41.84	2,691.00	1,960.00	-731.00	-37.30	5,880.00
4190-19-000	IT Contract Fees	170.58	2,250.00	2,079.42	92.42	6,553.02	9,000.00	2,446.98	27.19	27,000.00
4190-22-000	Other Misc Admin Expenses	71.80	600.00	528.20	88.03	647.72	2,400.00	1,752.28	73.01	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	11,527.68	15,091.55	3,563.87	23.62	55,726.37	60,366.20	4,639.83	7.69	181,098.60
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	107,979.28	100,381.30	-7,597.98	-7.57	435,411.71	427,614.36	-7,797.35	-1.82	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	240.00	240.00	100.00	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	69.09	360.00	290.91	80.81	782.19	1,440.00	657.81	45.68	4,320.00
4419-00-000	Total General Maint Expense	69.09	420.00	350.91	83.55	782.19	1,680.00	897.81	53.44	5,040.00
4420-00-000	Materials									
4420-03-100	Hardware Doors/Windows/Locks	64.13	0.00	-64.13	N/A	64.13	0.00	-64.13	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4420-07-000	Repairs - Materials & Supplies	34.19	100.00	65.81	65.81	1,124.79	400.00	-724.79	-181.20	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	0.00	0.00	0.00	N/A	238.63	0.00	-238.63	N/A	0.00
4429-00-000	Total Materials	98.32	400.00	301.68	75.42	1,937.65	1,600.00	-337.65	-21.10	4,800.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	153.47	350.00	196.53	56.15	1,029.99	1,400.00	370.01	26.43	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	0.00	144.00	144.00	100.00	432.00
4430-23-000	Contract-Consultants	150.00	150.00	0.00	0.00	450.00	600.00	150.00	25.00	1,800.00
4430-27-000	Contract - Lease	0.00	1,690.36	1,690.36	100.00	3,765.96	6,761.44	2,995.48	44.30	20,284.32
4439-00-000	Total Contract Costs	303.47	2,226.36	1,922.89	86.37	5,245.95	8,905.44	3,659.49	41.09	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	470.88	3,046.36	2,575.48	84.54	7,965.79	12,185.44	4,219.65	34.63	36,556.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	721.52	5,327.19	4,605.67	86.46	2,198.92	21,308.76	19,109.84	89.68	63,926.28
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	0.00	720.00	720.00	100.00	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	721.52	5,507.19	4,785.67	86.90	2,198.92	22,028.76	19,829.84	90.02	66,086.28
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,468,446.00	1,425,336.00	-43,110.00	-3.02	5,863,640.00	5,701,344.00	-162,296.00	-2.85	17,104,032.00
4715-01-000	Tenant Utility Payments-S8	22,470.00	28,762.00	6,292.00	21.88	90,838.00	115,048.00	24,210.00	21.04	345,144.00
4715-02-000	Portable Out HAP Payments	58,948.00	57,815.00	-1,133.00	-1.96	263,752.00	231,260.00	-32,492.00	-14.05	693,780.00
4715-03-000	FSS Escrow Payments	5,378.96	8,681.00	3,302.04	38.04	18,495.91	34,724.00	16,228.09	46.73	104,172.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,555,242.96	1,520,594.00	-34,648.96	-2.28	6,236,725.91	6,082,376.00	-154,349.91	-2.54	18,247,128.00
8000-00-000	TOTAL EXPENSES	1,664,414.64	1,630,528.85	-33,885.79	-2.08	6,682,302.33	6,548,204.56	-134,097.77	-2.05	19,670,702.84
9000-00-000	NET INCOME	-20,077.90	11,167.15	36,526.53	-3.80	-28.72	18,579.44	-24,622.76	-132.53	29,649.16
	Net Income for Administrative budget	6,656.62				35,046.95				

Negative NOI only for HAP budget due to HUD reductions, HUD is funding us at 93%.

Housing Choice Voucher S8 Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	81,202.83
1111-15-000	Cash-Payroll	-139,404.60
1111-20-100	Cash Operating 2B	5,016,568.05
1111-50-000	Negative Cash S8	-4,878,046.54
1111-86-000	EHV Admin Cash Account	14,487.25
1111-99-000	Total Unrestricted Cash	94,806.99
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	251,174.31
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	152,306.21
1112-99-000	Total Restricted Cash	403,480.52
1119-00-000	TOTAL CASH	498,287.51
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	287,126.49
1122-00-001	AR Port in Hap-Suspense	-53,797.90
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	-16,813.33
1123-01-000	Allowance for Doubtful Accounts-Aff. Housing	-4,550.48
1129-81-000	Due from Section 8 Mainstream	-251,864.92
1129-86-000	Due from Section 8 Emergency Housing	-487,061.00
1135-03-000	A/R-Other Government	3,419.02
1135-03-001	AR Port in Fee Suspense	-551.07
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-757,421.78
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	1,616.70
1211-02-000	Prepaid Software Licenses	30,206.14
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	88,494.29
1300-00-000	TOTAL CURRENT ASSETS	-170,639.98
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	<u>2,871.99</u>
1999-00-000	TOTAL ASSETS	<u>-167,767.99</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-362,554.26
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	-738,763.92
2149-01-000	Due to Magnolia Pointe	25,000.00
2149-96-000	Due to Central Office Cost Center	1,919.68
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	17,503.76
2260-00-000	Accrued Compensated Absences-Currei	4,932.30
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	<u>23,141.60</u>
2299-00-000	TOTAL CURRENT LIABILITIES	-1,007,009.43
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	9,159.98
2307-00-000	FSS Due to Tenant Long Term	<u>251,174.31</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	260,334.29
2499-00-000	TOTAL LIABILITIES	<u>-746,675.14</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>578,907.15</u>
2809-99-000	TOTAL RETAINED EARNINGS:	578,907.15
2899-00-000	TOTAL EQUITY	<u>578,907.15</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>-167,767.99</u>

AMP 1-LHA (John Wright Homes and Cecil Gober Villas)
Budget Comparison

Period = Apr 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	15,137.00	15,322.00	-185.00	-1.21	63,460.00	61,288.00	2,172.00	3.54	183,864.00
3119-00-000	Total Rental Income	15,137.00	15,322.00	-185.00	-1.21	63,460.00	61,288.00	2,172.00	3.54	183,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-05-000	Legal Fees - Tenant	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	0.00	1,700.00	-1,700.00	-100.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	15,137.00	15,747.00	-610.00	-3.87	63,460.00	62,988.00	472.00	0.75	188,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	21,166.00	30,015.00	-8,849.00	-29.48	61,421.33	120,060.00	-58,638.67	-48.84	360,180.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	90,000.00	0.00	90,000.00	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	21,166.00	30,015.00	-8,849.00	-29.48	151,421.33	120,060.00	31,361.33	26.12	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	36,518.92	36,518.92	0.00	0.00	109,556.76
3690-00-000	Other Income	5,288.29	0.00	5,288.29	N/A	15,488.29	0.00	15,488.29	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	14,418.02	9,129.73	5,288.29	57.92	52,007.21	36,518.92	15,488.29	42.41	109,556.76
3999-00-000	TOTAL INCOME	50,721.02	54,891.73	-4,170.71	-7.60	266,888.54	219,566.92	47,321.62	21.55	658,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	8,383.40	6,603.57	-1,779.83	-26.95	34,781.77	29,971.96	-4,809.81	-16.05	93,473.56
4110-00-001	401K-401A Admin	335.32	264.14	-71.18	-26.95	1,314.53	1,198.87	-115.66	-9.65	3,738.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	619.38	528.29	-91.09	-17.24	2,642.96	2,397.77	-245.19	-10.23	7,477.92
4110-00-004	Workers Comp Admin	264.77	198.11	-66.66	-33.65	1,039.37	899.17	-140.20	-15.59	2,804.24
4110-00-006	Legal Shield - Administrative	213.40	213.40	0.00	0.00	426.80	853.60	-426.80	-50.00	2,560.80
4110-00-007	Payroll Prep Fees	122.76	66.04	-56.72	-85.89	472.13	299.73	-172.40	-57.52	934.77
4110-07-000	Health/Life Insurance	1,971.72	928.01	-1,043.71	-112.47	7,106.20	3,712.04	-3,394.16	-91.44	11,136.12
4110-99-000	Total Administrative Salaries	11,910.75	8,801.56	-3,109.19	-35.33	47,783.76	39,333.14	-8,450.62	-21.48	122,126.33
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	14.50	0.00	-14.50	N/A	424.68	0.00	-424.68	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/t	0.00	50.00	50.00	100.00	0.00	200.00	200.00	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	747.50	300.00	-447.50	-149.17	2,535.00	1,200.00	-1,335.00	-111.25	3,600.00
4130-99-000	Total Legal Expense	762.00	350.00	-412.00	-117.71	2,964.67	1,400.00	-1,564.67	-111.76	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	1,800.00	1,793.30	99.63	5,400.00
4150-00-000	Commissioner Travel	-139.15	100.00	239.15	239.15	-139.15	400.00	539.15	134.79	1,200.00
4171-00-000	Auditing Fees	1,332.02	1,332.02	0.00	0.00	5,328.08	5,328.08	0.00	0.00	15,984.24
4173-00-000	Management Fee	4,221.27	4,275.00	53.73	1.26	16,885.08	17,100.00	214.92	1.26	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	1,530.00	1,710.00	180.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	2,040.00	2,280.00	240.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	672.53	1,200.00	527.47	43.96	3,600.00
4189-00-000	Total Other Admin Expenses	6,306.64	7,454.52	1,147.88	15.40	26,323.24	29,818.08	3,494.84	11.72	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	100.00	-509.50	-509.50	300.00

AMP 1-LHA (John Wright Homes and Cecil Gober Villas)
Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Printing/Publications & Subscriptions	26.16	30.00	3.84	12.80	65.40	120.00	54.60	45.50	360.00
4190-04-000	Stationery & Office Supplies	536.89	200.00	-336.89	-168.44	649.33	800.00	150.67	18.83	2,400.00
4190-07-000	Telephone	1,105.40	750.00	-355.40	-47.39	4,669.72	3,000.00	-1,669.72	-55.66	9,000.00
4190-08-000	Postage	338.82	75.00	-263.82	-351.76	656.62	300.00	-356.62	-118.87	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	36.63	0.00	-36.63	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,702.79	900.00	-802.79	-89.20	6,763.18	3,600.00	-3,163.18	-87.87	10,800.00
4190-10-000	Copiers - Lease & Service	424.52	460.00	35.48	7.71	1,805.71	1,840.00	34.29	1.86	5,520.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4190-13-000	Internet	1,151.05	800.00	-351.05	-43.88	4,337.99	3,200.00	-1,137.99	-35.56	9,600.00
4190-19-000	IT Contract Fees	1,567.23	1,300.00	-267.23	-20.56	7,530.72	5,200.00	-2,330.72	-44.82	15,600.00
4190-20-100	Bank Fees - Unrestricted	140.00	200.00	60.00	30.00	1,225.00	800.00	-425.00	-53.12	2,400.00
4190-22-000	Other Misc Admin Expenses	972.01	300.00	-672.01	-224.00	1,541.22	1,200.00	-341.22	-28.44	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	87.89	200.00	112.11	56.06	600.00
4191-00-000	Total Miscellaneous Admin Expenses	7,964.87	5,240.00	-2,724.87	-594.72	29,978.91	20,960.00	-9,018.91	-711.59	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,944.26	21,846.08	-5,098.18	-732.36	107,050.58	91,511.22	-15,539.36	-833.11	278,660.57
4300-00-000	UTILITIES									
4310-00-000	Water	757.89	1,500.00	742.11	49.47	6,651.35	6,000.00	-651.35	-10.86	18,000.00
4320-00-000	Electricity	1,449.06	1,800.00	350.94	19.50	8,559.94	7,200.00	-1,359.94	-18.89	21,600.00
4340-00-000	Garbage/Trash Removal	545.70	3,000.00	2,454.30	81.81	25,877.14	12,000.00	-13,877.14	-115.64	36,000.00
4390-00-000	Sewer	1,111.89	1,500.00	388.11	25.87	12,953.60	6,000.00	-6,953.60	-115.89	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,864.54	7,800.00	3,935.46	50.45	54,042.03	31,200.00	-22,842.03	-73.21	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	5,795.55	3,615.64	-2,179.91	-60.29	21,211.49	17,922.56	-3,288.93	-18.35	57,227.68
4410-06-000	401K-401A Maintenance	173.82	144.63	-29.19	-20.18	702.46	716.92	14.46	2.02	2,289.16
4410-07-000	Payroll Taxes Maintenance	448.82	289.25	-159.57	-55.17	1,726.63	1,433.80	-292.83	-20.42	4,578.20
4410-08-000	Health/Life Insurance Maint.	1,084.86	560.00	-524.86	-93.72	3,856.95	2,240.00	-1,616.95	-72.19	6,720.00
4410-09-000	Workers Comp Maintenance	183.75	108.47	-75.28	-69.40	1,035.25	537.68	-497.57	-92.54	1,716.84
4410-10-000	Payroll Prep Fees Maint.	81.32	36.16	-45.16	-124.89	277.34	179.24	-98.10	-54.73	572.32
4410-11-000	Legal Shield - Maint	99.70	99.70	0.00	0.00	199.40	398.80	199.40	50.00	1,196.40
4411-00-000	Maintenance Uniforms	113.50	250.00	136.50	54.60	754.50	1,000.00	245.50	24.55	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	607.67	556.00	-51.67	-9.29	1,868.59	2,224.00	355.41	15.98	6,672.00
4419-00-000	Total General Maint Expense	8,588.99	5,659.85	-2,929.14	-51.75	31,632.61	26,653.00	-4,979.61	-18.68	83,972.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	0.00	280.00	280.00	100.00	840.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.12	0.00	-511.12	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	1,546.60	100.00	-1,446.60	-1,446.60	300.00
4420-03-100	Hardware Doors/Windows/Locks	39.99	100.00	60.01	60.01	73.85	400.00	326.15	81.54	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	0.00	140.00	140.00	100.00	420.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	224.65	600.00	375.35	62.56	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	642.20	600.00	-42.20	-7.03	1,800.00
4420-07-000	Repairs - Materials & Supplies	234.99	100.00	-134.99	-134.99	288.47	400.00	111.53	27.88	1,200.00
4420-08-000	Supplies-Plumbing	94.51	150.00	55.49	36.99	996.79	600.00	-396.79	-66.13	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-11-000	Supplies- HVAC	173.97	100.00	-73.97	-73.97	173.97	400.00	226.03	56.51	1,200.00
4420-12-000	Supplies- Painting	218.03	150.00	-68.03	-45.35	218.03	600.00	381.97	63.66	1,800.00
4429-00-000	Total Materials	761.49	1,055.00	293.51	27.82	4,675.68	4,220.00	-455.68	-10.80	12,660.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	192.00	400.00	208.00	52.00	1,094.00	1,600.00	506.00	31.62	4,800.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	1,589.95	400.00	-1,189.95	-297.49	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	500.00	500.00	100.00	1,100.00	2,000.00	900.00	45.00	6,000.00

AMP 1-LHA (John Wright Homes and Cecil Gober Villas)
Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	69.54	600.00	530.46	88.41	1,800.00
4430-23-000	Contract-Consultants	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,150.00	4,500.00	350.00	7.78	12,450.00	18,000.00	5,550.00	30.83	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	3,400.00	3,200.00	-200.00	-6.25	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	2,800.00	2,800.00	100.00	8,400.00
4430-26-000	Contract-Security Camera System	966.25	0.00	-966.25	N/A	3,338.74	0.00	-3,338.74	N/A	0.00
4430-27-000	Contract - Lease	0.00	1,110.69	1,110.69	100.00	3,158.85	4,442.76	1,283.91	28.90	13,328.28
4430-28-000	Unit Inspections	1,350.00	200.00	-1,150.00	-575.00	1,350.00	800.00	-550.00	-68.75	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4439-00-000	Total Contract Costs	6,658.25	9,160.69	2,502.44	27.32	27,551.08	36,642.76	9,091.68	24.81	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,008.73	15,875.54	-133.19	-0.84	63,859.37	67,515.76	3,656.39	5.42	206,560.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	687.16	17,925.44	17,238.28	96.17	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	595.05	595.05	100.00	0.00	2,380.20	2,380.20	100.00	7,140.60
4599-00-000	TOTAL GENERAL EXPENSES	0.00	5,076.41	5,076.41	100.00	687.16	20,305.64	19,618.48	96.62	60,916.92
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	33.00	500.00	467.00	93.40	132.00	2,000.00	1,868.00	93.40	6,000.00
4715-03-000	FSS Escrow Payments	765.00	1,106.00	341.00	30.83	2,170.00	4,424.00	2,254.00	50.95	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	798.00	1,606.00	808.00	50.31	2,302.00	6,424.00	4,122.00	64.17	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,782.07	7,782.12	0.05	0.00	31,128.38	31,128.48	0.10	0.00	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,782.07	7,782.12	0.05	0.00	31,128.38	31,128.48	0.10	0.00	93,385.44
8000-00-000	TOTAL EXPENSES	55,397.60	54,909.74	-487.86	-632.44	258,382.36	227,779.46	-30,602.90	-836.73	691,478.89
9000-00-000	NET INCOME	-4,676.58	-18.01	-3,682.85	624.84	8,506.18	-8,212.54	77,924.52	858.28	-32,778.13
	Net Income After Depresiation	3,105.49				39,634.56				

AMP 1-LHA (John Wright Homes and Cecil Gober Villas)

Balance Sheet

Period = Apr 2025

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		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	677,445.02
1111-15-000	Cash-Payroll	101,290.03
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	779,535.05
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	18,200.00
1112-02-000	Cash Restricted - FSS Escrow	34,209.53
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	985.39
1112-99-000	Total Restricted Cash	53,394.92
1119-00-000	TOTAL CASH	832,929.97
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	3,927.21
1122-99-000	TOTAL: AR	3,927.21
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	-5,626.83
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	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-1,324,141.39
1129-78-000	Due From FSS	61,143.29
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	-1,230,035.23
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interest	934,702.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,591,415.35
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	-8,781.43
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	193,337.16
1300-00-000	TOTAL CURRENT ASSETS	2,617,682.48
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	-10,108,208.03
1405-02-000	Accum Depreciation- Misc FF&E	-809,085.40
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,861,691.09
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	1,873,515.69
1999-00-000	TOTAL ASSETS	4,491,198.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	607.58
2114-00-000	Tenant Security Deposits	17,300.00
2114-02-000	Security Deposit Clearing Account	1,546.28
2114-03-000	Security Deposit-Pet	900.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,821.33
2138-00-001	Accrued audit fees - LHA	24,221.12
2145-00-000	Due to Federal Master	-6,338.45
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	110,291.93
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00

2164-00-200	Twin Lake II Subsidy Payable	77,585.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	5,653.01
2255-00-004	State of FL Unclaimed Funds	-379.00
2260-00-000	Accrued Compensated Absences-Currei	1,689.13
2299-00-000	TOTAL CURRENT LIABILITIES	<u>420,355.08</u>
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	3,137.00
2307-00-000	FSS Due to Tenant Long Term	34,209.53
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>340,346.53</u>
2499-00-000	TOTAL LIABILITIES	<u>760,701.61</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,937,556.44
2809-99-000	TOTAL RETAINED EARNINGS:	<u>3,730,496.56</u>
2899-00-000	TOTAL EQUITY	<u>3,730,496.56</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>4,491,198.17</u>

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	16,921.00	15,663.00	1,258.00	8.03	62,265.00	62,652.00	-387.00	-0.62	187,956.00
3112-02-000	Gain to Lease Sec8	593.00	1,568.00	-975.00	-62.18	2,591.00	6,272.00	-3,681.00	-58.69	18,816.00
3119-00-000	Total Rental Income	17,514.00	17,231.00	283.00	1.64	64,856.00	68,924.00	-4,068.00	-5.90	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	625.00	-625.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	175.00	-175.00	-100.00	575.00
3120-10-000	Application Fees	0.00	0.00	0.00	N/A	80.00	0.00	80.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	600.00	-600.00	-100.00	1,400.00
3129-00-000	Total Other Tenant Income	0.00	510.00	-510.00	-100.00	80.00	2,040.00	-1,960.00	-96.08	6,120.00
3199-00-000	TOTAL TENANT INCOME	17,514.00	17,741.00	-227.00	-1.28	64,936.00	70,964.00	-6,028.00	-8.49	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	14,015.00	10,758.50	3,256.50	30.27	40,669.66	42,612.00	-1,942.34	-4.56	128,680.00
3499-00-000	TOTAL GRANT INCOME	14,015.00	10,758.50	3,256.50	30.27	40,669.66	42,612.00	-1,942.34	-4.56	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	15.00	-15.00	-100.00	0.00	60.00	-60.00	-100.00	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	160.00	-160.00	-100.00	480.00
3699-00-000	TOTAL OTHER INCOME	0.00	55.00	-55.00	-100.00	0.00	220.00	-220.00	-100.00	660.00
3999-00-000	TOTAL INCOME	31,529.00	28,554.50	2,974.50	10.42	105,605.66	113,796.00	-8,190.34	-7.20	342,232.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	0.00	1,797.70	1,797.70	100.00	0.00	7,190.80	7,190.80	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	71.91	71.91	100.00	0.00	287.64	287.64	100.00	862.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	575.28	575.28	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	287.64	287.64	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	71.92	71.92	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4110-99-000	Total Administrative Salaries	0.00	2,303.32	2,303.32	100.00	0.00	9,213.28	9,213.28	100.00	27,639.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	1,329.50	100.00	-1,229.50	-1,229.50	3,367.90	400.00	-2,967.90	-741.98	1,200.00
4130-02-000	Criminal Background / Credit Checks/I	35.90	25.00	-10.90	-43.60	35.90	100.00	64.10	64.10	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	5.00	400.00	395.00	98.75	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4130-99-000	Total Legal Expense	1,365.40	325.00	-1,040.40	-320.12	3,408.80	1,300.00	-2,108.80	-162.22	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	25.00	-19.02	-76.08	197.89	100.00	-97.89	-97.89	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4171-00-000	Auditing Fees	918.64	1,841.56	922.92	50.12	3,674.56	7,366.24	3,691.68	50.12	22,098.72
4173-00-000	Management Fee	2,072.63	1,986.60	-86.03	-4.33	8,290.52	7,946.40	-344.12	-4.33	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	1,170.00	0.00	-1,170.00	N/A	0.00
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	800.00	2,000.00	1,200.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	672.53	300.00	-372.53	-124.18	900.00
4189-00-000	Total Other Admin Expenses	3,527.79	4,438.16	910.37	20.51	14,805.50	17,752.64	2,947.14	16.60	53,257.92
4190-00-000	Miscellaneous Admin Expenses									

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

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-02-000	Printing/Publications & Subscriptions	76.66	90.00	13.34	14.82	153.32	360.00	206.68	57.41	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	276.33	100.00	-176.33	-176.33	300.00
4190-06-000	Computer Equipment	460.21	0.00	-460.21	N/A	460.21	0.00	-460.21	N/A	0.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4190-08-000	Postage	338.82	50.00	-288.82	-577.64	411.38	200.00	-211.38	-105.69	600.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	863.00	863.00	0.00	0.00	2,589.00
4190-13-000	Internet	104.27	94.27	-10.00	-10.61	397.08	377.08	-20.00	-5.30	1,131.24
4190-19-000	IT Contract Fees	355.80	177.90	-177.90	-100.00	711.60	711.60	0.00	0.00	2,134.80
4190-22-000	Other Misc Admin Expenses	56.50	100.00	43.50	43.50	847.39	400.00	-447.39	-111.85	1,200.00
4190-23-000	Compliance Fees	674.84	216.00	-458.84	-212.43	1,113.24	864.00	-249.24	-28.85	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	638.75	150.00	-488.75	-325.83	828.75	600.00	-228.75	-38.12	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	2,921.60	1,293.92	-1,627.68	-125.79	6,062.30	5,175.68	-886.62	-17.13	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,814.79	8,360.40	545.61	6.53	24,276.60	33,441.60	9,165.00	27.41	100,324.80
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	26.87	100.00	73.13	73.13	211.32	400.00	188.68	47.17	1,200.00
4320-00-000	Electricity	381.90	800.00	418.10	52.26	2,163.76	3,200.00	1,036.24	32.38	9,600.00
4340-00-000	Garbage/Trash Removal	0.00	1,100.00	1,100.00	100.00	4,685.52	4,400.00	-285.52	-6.49	13,200.00
4390-00-000	Sewer	58.40	262.00	203.60	77.71	228.57	1,048.00	819.43	78.19	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	467.17	2,262.00	1,794.83	79.35	7,289.17	9,048.00	1,758.83	19.44	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,898.74	2,912.56	13.82	0.47	12,082.71	11,650.24	-432.47	-3.71	34,950.72
4410-06-000	401K-401A Maintenance	115.94	116.50	0.56	0.48	483.30	466.00	-17.30	-3.71	1,398.00
4410-07-000	Payroll Taxes Maintenance	218.50	233.00	14.50	6.22	909.74	932.00	22.26	2.39	2,796.00
4410-08-000	Health/Life Insurance Maint.	753.88	109.98	-643.90	-585.47	2,981.30	439.92	-2,541.38	-577.69	1,319.76
4410-09-000	Workers Comp Maintenance	93.18	116.50	23.32	20.02	383.84	466.00	82.16	17.63	1,398.00
4410-10-000	Payroll Prep Fees Maint.	34.36	29.13	-5.23	-17.95	157.72	116.52	-41.20	-35.36	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	142.84	25.00	-117.84	-471.36	571.36	100.00	-471.36	-471.36	300.00
4419-00-000	Total General Maint Expense	4,257.44	3,542.67	-714.77	-20.18	17,569.97	14,170.68	-3,399.29	-23.99	42,512.04
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-01-200	Lawn & Landscape Expenses Non Sale	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	144.45	130.00	-14.45	-11.12	144.45	520.00	375.55	72.22	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	44.38	150.00	105.62	70.41	355.59	600.00	244.41	40.74	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	500.88	200.00	-300.88	-150.44	600.00
4420-06-000	Supplies-Janitorial/Cleaning	384.67	25.00	-359.67	-1,438.68	784.38	100.00	-684.38	-684.38	300.00
4420-07-000	Repairs - Materials & Supplies	67.99	250.00	182.01	72.80	564.19	1,000.00	435.81	43.58	3,000.00
4420-08-000	Supplies-Plumbing	184.68	150.00	-34.68	-23.12	761.99	600.00	-161.99	-27.00	1,800.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
4420-12-000	Supplies- Painting	218.03	40.00	-178.03	-445.08	218.03	160.00	-58.03	-36.27	480.00
4429-00-000	Total Materials	1,044.20	1,195.00	150.80	12.62	3,840.62	4,780.00	939.38	19.65	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	240.00	240.00	100.00	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00

Dakota Park Partnership (.partdak)
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	500.00	500.00	100.00	1,954.00	2,000.00	46.00	2.30	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	1,975.00	1,200.00	-775.00	-64.58	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4430-18-000	Contract-Alarm Monitoring	945.78	452.55	-493.23	-108.99	1,855.66	1,810.20	-45.46	-2.51	5,430.60
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	3,200.00	2,000.00	-1,200.00	-60.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-26-000	Contract-Security Camera System	966.20	0.00	-966.20	N/A	1,992.87	0.00	-1,992.87	N/A	0.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4439-00-000	Total Contract Costs	2,911.98	3,812.55	900.57	23.62	14,977.53	15,250.20	272.67	1.79	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,213.62	8,550.22	336.60	3.94	36,388.12	34,200.88	-2,187.24	-6.40	102,602.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	0.00	5,839.31	5,839.31	100.00	13,052.90	23,357.24	10,304.34	44.12	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	0.00	1,050.00	1,050.00	100.00	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	4,321.60	3,867.04	-454.56	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	340.00	340.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	17,374.50	28,614.28	11,239.78	39.28	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	637.00	648.00	11.00	1.70	3,041.00	2,592.00	-449.00	-17.32	7,776.00
4715-03-000	FSS Escrow Payments	715.00	625.00	-90.00	-14.40	2,770.00	2,500.00	-270.00	-10.80	7,500.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,352.00	1,273.00	-79.00	-6.21	5,811.00	5,092.00	-719.00	-14.12	15,276.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	HOPE VI Mortgage Note Interest	3,394.31	0.00	-3,394.31	N/A	13,577.24	0.00	-13,577.24	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	13,577.24	0.00	-13,577.24	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	2,113.74	2,113.74	0.00	0.00	8,454.96	8,454.96	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	8,454.96	-22,745.04	-31,200.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	24,436.03	21,937.93	-2,498.10	131.34	113,171.59	87,751.72	-25,419.87	28.44	263,255.16
9000-00-000	NET INCOME	7,092.97	6,616.57	5,472.60	-120.92	22,804.04	26,044.28	17,229.53	-35.64	78,976.84
	Net Income After Depreciation	9,206.71				31,259.00				

Balance Sheet

Period = Apr 2025

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		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	12,065.55
1111-15-000	Cash-Payroll	-16,354.26
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-3,688.71
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,789.00
1112-02-000	Cash Restricted - FSS Escrow	11,733.00
1112-04-000	Cash Restricted-Reserve for Replace	12,770.44
1112-99-000	Total Restricted Cash	39,292.44
1118-00-000	Clearing	-666.67
1119-00-000	TOTAL CASH	34,937.06
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	24,095.02
1122-01-000	Allowance for Doubtful Accounts-Tenar	-6,713.91
1122-99-000	TOTAL: AR	17,381.11
1129-20-000	Due from LPHC	75,251.87
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	92,632.98
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	738.03
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	16,126.44
1300-00-000	TOTAL CURRENT ASSETS	143,696.48
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	-310,534.44
1405-02-000	Accum Depreciation- Misc FF&E	-9,206.10
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)	657,868.99
1499-00-000	TOTAL NONCURRENT ASSETS	657,868.99
1999-00-000	TOTAL ASSETS	801,565.47
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2114-00-000	Tenant Security Deposits	14,789.00
2119-92-000	Accrued Property Taxes	5,402.00
2119-94-000	Accrued Interest - HOPE VI	854,888.63
2131-00-000	Accrued Interest Payable	48,819.00
2134-00-000	Accrued Interest - Future Advance	27,098.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-4,384.41
2138-00-001	Accrued audit fees - LHA	-27,156.08
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-A	63,534.60
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	1,564.00
2250-00-000	Contract Retentions	19,974.37
2260-00-000	Accrued Compensated Absences-Currei	-2,195.32
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,272,653.22
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	-4,077.01
2307-00-000	FSS Due to Tenant Long Term	11,733.00
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	1,098,440.13
2499-00-000	TOTAL LIABILITIES	2,371,093.35
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	-590,914.01
2809-99-000	TOTAL RETAINED EARNINGS:	-590,914.01
2899-00-000	TOTAL EQUITY	-1,569,527.88
2999-00-000	TOTAL LIABILITIES AND EQUITY	801,565.47

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

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	72,572.00	71,149.00	1,423.00	2.00	291,212.00	284,596.00	6,616.00	2.32	853,788.00
3112-02-000	Gain to Lease Sec8	23,254.00	22,575.00	679.00	3.01	92,593.00	90,300.00	2,293.00	2.54	270,900.00
3119-00-000	Total Rental Income	95,826.00	93,724.00	2,102.00	2.24	383,805.00	374,896.00	8,909.00	2.38	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	200.00	-200.00	-100.00	600.00
3120-01-100	Laundry Room Income	1,081.94	365.00	716.94	196.42	1,495.86	1,460.00	35.86	2.46	4,380.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	282.00	1,200.00	-918.00	-76.50	3,600.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	200.00	200.00	0.00	0.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-09-000	Misc. Tenant Income	470.00	0.00	470.00	N/A	470.00	0.00	470.00	N/A	0.00
3120-10-000	Application Fees	0.00	160.00	-160.00	-100.00	240.00	640.00	-400.00	-62.50	1,920.00
3120-11-000	Forfeited Security Deposits	0.00	150.00	-150.00	-100.00	0.00	600.00	-600.00	-100.00	1,800.00
3129-00-000	Total Other Tenant Income	1,551.94	1,135.00	416.94	36.73	2,687.86	4,540.00	-1,852.14	-40.80	13,620.00
3199-00-000	TOTAL TENANT INCOME	97,377.94	94,859.00	2,518.94	2.66	386,492.86	379,436.00	7,056.86	1.86	1,138,308.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	64,782.00	36,247.54	28,534.46	78.72	187,988.66	144,990.16	42,998.50	29.66	434,970.48
3499-00-000	TOTAL GRANT INCOME	64,782.00	36,247.54	28,534.46	78.72	187,988.66	144,990.16	42,998.50	29.66	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	14,392.08	-14,392.08	-100.00	43,176.24
3610-01-000	Interest Income - Unrestricted	2,918.42	50.00	2,868.42	5,736.84	11,160.22	200.00	10,960.22	5,480.11	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	2,918.42	3,648.02	-729.60	-20.00	11,326.12	14,592.08	-3,265.96	-22.38	43,776.24
3999-00-000	TOTAL INCOME	165,078.36	134,754.56	30,323.80	22.50	585,807.64	539,018.24	46,789.40	8.68	1,617,054.72
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,455.43	3,344.73	-6,110.70	-182.70	37,005.22	15,369.58	-21,635.64	-140.77	48,099.40
4110-00-001	401K-401A Admin	354.04	133.79	-220.25	-164.62	1,379.19	614.79	-764.40	-124.34	1,924.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	709.66	267.58	-442.08	-165.21	2,826.74	1,229.57	-1,597.17	-129.90	3,847.96
4110-00-004	Workers Comp Admin	298.64	133.79	-164.85	-123.22	1,170.39	614.79	-555.60	-90.37	1,924.00
4110-00-006	Legal Shield - Administrative	113.70	56.85	-56.85	-100.00	227.40	227.40	0.00	0.00	682.20
4110-00-007	Payroll Prep Fees	138.41	33.45	-104.96	-313.78	513.16	153.70	-359.46	-233.87	481.00
4110-07-000	Health/Life Insurance	1,676.98	885.34	-791.64	-89.42	6,040.18	3,541.36	-2,498.82	-70.56	10,624.08
4110-99-000	Total Administrative Salaries	12,746.86	4,855.53	-7,891.33	-162.52	49,162.28	21,751.19	-27,411.09	-126.02	67,582.64
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	137.50	525.00	-387.50	73.81	4,819.74	2,100.00	-2,719.74	-129.51	6,300.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	100.00	-100.00	100.00	161.55	400.00	-238.45	59.61	1,200.00
4130-04-000	General Legal Expense	0.00	450.00	-450.00	100.00	0.00	1,800.00	-1,800.00	100.00	5,400.00
4130-99-000	Total Legal Expense	137.50	1,075.00	-937.50	87.21	4,981.29	4,300.00	-681.29	-15.84	12,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	100.00	-55.98	55.98	213.63	400.00	-186.37	46.59	1,200.00
4140-00-100	Travel/Mileage	0.00	25.00	-25.00	100.00	0.00	100.00	-100.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	-1,470.00	100.00	0.00	5,880.00	-5,880.00	100.00	17,640.00
4171-00-000	Auditing Fees	2,480.32	3,403.24	-922.92	27.12	9,921.28	13,612.96	-3,691.68	27.12	40,838.88
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	52,874.36	45,190.88	-7,683.48	-17.00	135,572.64

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

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	5,760.00	0.00	-5,760.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	4,280.00	4,320.00	40.00	0.93	12,960.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	1,042.33	300.00	-742.33	-247.44	900.00
4189-00-000	Total Other Admin Expenses	18,252.93	17,450.96	-801.97	-4.60	74,091.60	69,803.84	-4,287.76	-6.14	209,411.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	147.77	80.00	-67.77	-84.71	240.00
4190-02-000	Printing/Publications & Subscriptions	0.00	130.00	130.00	100.00	299.49	520.00	220.51	42.41	1,560.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	799.74	450.00	-349.74	-77.72	4,756.20	1,800.00	-2,956.20	-164.23	5,400.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4190-07-000	Telephone	1,706.21	1,253.00	-453.21	-36.17	6,249.34	5,012.00	-1,237.34	-24.69	15,036.00
4190-08-000	Postage	338.82	225.00	-113.82	-50.59	1,011.08	900.00	-111.08	-12.34	2,700.00
4190-09-000	Computer Software License Fees/Exp	1,195.75	1,051.81	-143.94	-13.68	4,735.02	4,207.24	-527.78	-12.54	12,621.72
4190-10-000	Copiers - Lease & Service	448.97	409.00	-39.97	-9.77	1,521.42	1,636.00	114.58	7.00	4,908.00
4190-13-000	Internet	441.51	649.75	208.24	32.05	2,203.65	2,599.00	395.35	15.21	7,797.00
4190-19-000	IT Contract Fees	943.53	825.00	-118.53	-14.37	6,268.12	3,300.00	-2,968.12	-89.94	9,900.00
4190-22-000	Other Misc Admin Expenses	181.90	920.00	738.10	80.23	1,591.75	3,680.00	2,088.25	56.75	11,040.00
4190-22-300	Misc Renting Expense & Compliance C	12.46	0.00	-12.46	N/A	12.46	0.00	-12.46	N/A	0.00
4190-23-000	Compliance Fees	0.00	863.40	863.40	100.00	2,684.28	3,453.60	769.32	22.28	10,360.80
4190-24-000	Govt Licenses-Fees-Permits	638.75	250.00	-388.75	-155.50	638.75	1,000.00	361.25	36.12	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,707.64	7,371.96	664.32	9.01	32,119.33	29,487.84	-2,631.49	-8.92	88,463.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,844.93	30,753.45	-7,091.48	-23.06	160,354.50	125,342.87	-35,011.63	-27.93	378,357.68
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4300-00-000	UTILITIES									
4310-00-000	Water	815.17	1,600.00	784.83	49.05	2,769.64	6,400.00	3,630.36	56.72	19,200.00
4320-00-000	Electricity	2,628.62	4,200.00	1,571.38	37.41	8,842.52	16,800.00	7,957.48	47.37	50,400.00
4340-00-000	Garbage/Trash Removal	1,734.03	1,850.00	115.97	6.27	4,251.63	7,400.00	3,148.37	42.55	22,200.00
4390-00-000	Sewer	2,946.94	4,200.00	1,253.06	29.83	10,196.79	16,800.00	6,603.21	39.30	50,400.00
4399-00-000	TOTAL UTILITY EXPENSES	8,124.76	11,850.00	3,725.24	31.44	26,060.58	47,400.00	21,339.42	45.02	142,200.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	22,559.60	20,017.53	-2,542.07	-12.70	67,265.35	90,078.89	22,813.54	25.33	280,245.44
4410-06-000	401K-401A Maintenance	847.07	800.70	-46.37	-5.79	2,594.56	3,603.15	1,008.59	27.99	11,209.80
4410-07-000	Payroll Taxes Maintenance	1,710.00	1,601.40	-108.60	-6.78	5,231.07	7,206.30	1,975.23	27.41	22,419.60
4410-08-000	Health/Life Insurance Maint.	5,081.88	2,879.56	-2,202.32	-76.48	13,614.72	12,709.21	-905.51	-7.12	39,318.60
4410-09-000	Workers Comp Maintenance	716.76	800.70	83.94	10.48	2,114.47	3,603.15	1,488.68	41.32	11,209.80
4410-10-000	Payroll Prep Fees Maint.	309.04	200.18	-108.86	-54.38	920.67	900.80	-19.87	-2.21	2,802.48
4410-11-000	Legal Shield - Maint	375.00	118.90	-256.10	-215.39	750.00	544.20	-205.80	-37.82	1,701.20
4411-00-000	Maintenance Uniforms	144.38	265.00	120.62	45.52	1,109.79	1,060.00	-49.79	-4.70	3,180.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	820.52	750.00	-70.52	-9.40	3,819.78	3,000.00	-819.78	-27.33	9,000.00
4419-00-000	Total General Maint Expense	32,564.25	27,433.97	-5,130.28	-18.70	97,420.41	122,705.70	25,285.29	20.61	381,086.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	450.00	450.00	100.00	0.00	1,800.00	1,800.00	100.00	5,400.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	282.42	950.00	667.58	70.27	2,304.98	3,800.00	1,495.02	39.34	11,400.00
4420-03-000	Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	1,160.00	1,160.00	100.00	3,480.00
4420-03-100	Hardware Doors/Windows/Locks	80.18	350.00	269.82	77.09	556.34	1,400.00	843.66	60.26	4,200.00
4420-03-200	Window Treatments	0.00	200.00	200.00	100.00	577.41	800.00	222.59	27.82	2,400.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	750.00	750.00	100.00	1,763.68	3,000.00	1,236.32	41.21	9,000.00
4420-05-000	Supplies-Exterminating	51.24	0.00	-51.24	N/A	74.71	0.00	-74.71	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	1,567.05	280.00	-1,287.05	-459.66	2,978.83	1,120.00	-1,858.83	-165.97	3,360.00
4420-07-000	Repairs - Materials & Supplies	10.43	350.00	339.57	97.02	436.35	1,400.00	963.65	68.83	4,200.00

Renaissance Partnership (.partren)
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4420-08-000	Supplies-Plumbing	96.43	780.00	683.57	87.64	1,961.64	3,120.00	1,158.36	37.13	9,360.00
4420-09-000	Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4420-10-100	Countertops/Cabinets	1,425.00	400.00	-1,025.00	-256.25	2,735.00	1,600.00	-1,135.00	-70.94	4,800.00
4420-11-000	Supplies- HVAC	81.95	375.00	293.05	78.15	4,620.91	1,500.00	-3,120.91	-208.06	4,500.00
4420-12-000	Supplies- Painting	0.00	330.00	330.00	100.00	967.66	1,320.00	352.34	26.69	3,960.00
4429-00-000	Total Materials	3,594.70	5,755.00	2,160.30	37.54	19,488.62	23,020.00	3,531.38	15.34	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	1,800.00	1,800.00	100.00	5,400.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-03-300	Repairs - Windows/Glass	0.00	350.00	350.00	100.00	578.00	1,400.00	822.00	58.71	4,200.00
4430-05-000	Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-06-000	Contract-Electrical	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	2,601.00	987.00	-1,614.00	-163.53	5,575.00	3,948.00	-1,627.00	-41.21	11,844.00
4430-09-000	Contract-Other	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	3,275.00	4,000.00	725.00	18.12	12,000.00
4430-17-000	Contract-Elevator Monitoring	0.00	800.00	800.00	100.00	6,360.50	3,200.00	-3,160.50	-98.77	9,600.00
4430-18-000	Contract-Alarm Monitoring	2,324.12	1,707.00	-617.12	-36.15	5,221.11	6,828.00	1,606.89	23.53	20,484.00
4430-23-000	Contract-Consultants	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4430-24-000	Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	16,000.00	20,000.00	4,000.00	20.00	60,000.00
4430-24-200	Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	4,400.00	4,400.00	100.00	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
4430-26-000	Contract-Security Camera System	966.25	0.00	-966.25	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-27-000	Contract - Lease	0.00	1,110.69	1,110.69	100.00	3,070.93	4,442.76	1,371.83	30.88	13,328.28
4430-28-000	Unit Inspections	0.00	850.00	850.00	100.00	4,050.00	3,400.00	-650.00	-19.12	10,200.00
4439-00-000	Total Contract Costs	9,891.37	15,104.69	5,213.32	34.51	47,469.30	60,418.76	12,949.46	21.43	181,256.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	46,050.32	48,293.66	2,243.34	4.65	164,378.33	206,144.46	41,766.13	20.26	631,403.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	412.30	23,511.14	23,098.84	98.25	43,176.26	94,044.56	50,868.30	54.09	282,133.68
4510-01-000	General Liability Insurance - Auto	0.00	810.00	810.00	100.00	0.00	3,240.00	3,240.00	100.00	9,720.00
4570-00-000	Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	1,400.00	1,400.00	100.00	4,200.00
4599-00-000	TOTAL GENERAL EXPENSES	412.30	24,671.14	24,258.84	98.33	43,176.26	98,684.56	55,508.30	56.25	296,053.68
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	1,567.00	1,539.00	-28.00	-1.82	6,535.00	6,156.00	-379.00	-6.16	18,468.00
4715-03-000	FSS Escrow Payments	2,512.01	3,304.00	791.99	23.97	11,491.01	13,216.00	1,724.99	13.05	39,648.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	0.00	0.00	0.00	N/A	-537.00	0.00	537.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,079.01	4,843.00	763.99	15.78	17,489.01	19,372.00	1,882.99	9.72	58,116.00
4800-00-000	FINANCING EXPENSE									
4856-00-000	TD Bank Loan	20,639.37	20,639.37	0.00	0.00	82,557.48	82,557.48	0.00	0.00	247,672.44
4857-00-000	Debt Service Contra Account	-16,257.93	-16,314.22	-56.29	-0.34	-65,402.26	-65,256.88	145.38	0.22	-195,770.64
4899-00-000	TOTAL FINANCING EXPENSES	4,381.44	4,325.15	-56.29	-1.30	17,155.22	17,300.60	145.38	0.84	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	230,612.88	268,488.00	37,875.12	14.11	805,464.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	991.96	991.96	0.00	0.00	2,975.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	57,901.21	66,319.99	-41,581.22	-254.79	231,604.84	65,279.96	-166,324.88	-254.79	195,839.88
8000-00-000	TOTAL EXPENSES	158,793.97	141,256.39	-17,537.58	-28.95	660,218.74	580,324.45	-79,894.29	-50.63	1,756,272.24
9000-00-000	NET INCOME	6,284.39	-6,501.83	47,861.38	51.45	-74,411.10	-41,306.21	126,683.69	59.31	-139,217.52
	Net Income After Depreciation	64,185.60				157,193.74				

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	115,093.72
1111-15-000	Cash-Payroll	818.83
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	116,912.55
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	61,200.99
1112-02-000	Cash Restricted - FSS Escrow	82,984.13
1112-02-100	Cash Restricted - FSS Escrow Forfei	21,633.43
1112-04-000	Cash Restricted-Reserve for Replac	39,675.62
1112-06-000	Cash Restricted - Reserve/Escrow	1,644,286.69
1112-07-000	Restricted Cash - Partnership Devm	1,179.16
1112-08-000	Restricted Cash - OA Reserve	80,440.23
1112-09-000	Restricted Cash - AA Reserve	49,309.87
1112-99-000	Total Restricted Cash	1,980,710.12
1119-00-000	TOTAL CASH	2,097,622.67
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	37,103.68
1122-01-000	Allowance for Doubtful Accounts-Tenar	-9,470.00
1122-99-000	TOTAL: AR	27,633.68
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	49,534.60
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	129,158.81
1138-14-000	Renaissance Family-Operating Subsidy	1.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	158,720.85
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	4,207.31
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	81,380.93
1300-00-000	TOTAL CURRENT ASSETS	2,337,724.45
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	-11,351,483.08
1405-02-000	Accum Depreciation- Misc FF&E	-766,756.16
1405-03-000	Accum Depreciation-Infrastructure	-2,570,411.00
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	-77.56
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-25,575.92
1420-00-000	TOTAL FIXED ASSETS (NET)	10,195,682.15
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	10,200,145.15
1999-00-000	TOTAL ASSETS	12,537,869.60
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	10,340.88
2114-00-000	Tenant Security Deposits	54,695.39
2114-02-000	Security Deposit Clearing Account	2,598.00
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	-31,668.74
2138-00-001	Accrued audit fees - LHA	5,730.84
2145-00-000	Due to Federal Master	62,112.52
2146-00-000	Due to LPHC General	10,000.00
2149-27-000	Due to West Lake Mgmt.	1,623.00
2149-96-000	Due to Central Office Cost Center	355.13
2150-00-000	HAP Overpayments	900.00
2240-00-000	Tenant Prepaid Rents	5,021.00
2250-00-000	Contract Retentions	38,732.51
2255-00-004	State of FL Unclaimed Funds	-1,088.00
2260-00-000	Accrued Compensated Absences-Currei	7,478.02
2299-00-000	TOTAL CURRENT LIABILITIES	184,312.32
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	13,962.04

2307-00-000	FSS Due to Tenant Long Term	82,984.13
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	-16,676.57
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>2,343,675.63</u>
2499-00-000	TOTAL LIABILITIES	<u>2,527,987.95</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	6,924,129.41
2802-02-000	Capital - GP2	7,123,264.00
2803-00-000	GP Equity	1,308,453.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,345,964.76
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-5,345,964.76</u>
2899-00-000	TOTAL EQUITY	<u>10,009,881.65</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,537,869.60</u>

Colton Meadow, LLLP (56)
Budget Comparison

Period = Apr 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	46,213.00	45,574.50	638.50	1.40	187,747.50	182,298.00	5,449.50	2.99	546,894.00
3112-02-000	Gain to Lease Sec8	22,972.00	27,169.50	-4,197.50	-15.45	97,251.50	108,678.00	-11,426.50	-10.51	326,034.00
3119-00-000	Total Rental Income	69,185.00	72,744.00	-3,559.00	-4.89	284,999.00	290,976.00	-5,977.00	-2.05	872,928.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	20.00	150.00	-130.00	-86.67	50.00	600.00	-550.00	-91.67	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	360.00	200.00	160.00	80.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	0.00	15.00	-15.00	-100.00	0.00	60.00	-60.00	-100.00	180.00
3120-10-000	Application Fees	150.00	60.00	90.00	150.00	150.00	240.00	-90.00	-37.50	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	170.00	450.00	-280.00	-62.22	560.00	1,800.00	-1,240.00	-68.89	5,400.00
3199-00-000	TOTAL TENANT INCOME	69,355.00	73,194.00	-3,839.00	-5.24	285,559.00	292,776.00	-7,217.00	-2.46	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	8,671.00	-6,349.32	-73.22	26,013.00
3610-01-000	Interest Income - Unrestricted	106.29	35.00	71.29	203.69	472.49	140.00	332.49	237.49	420.00
3699-00-000	TOTAL OTHER INCOME	106.29	2,202.75	-2,096.46	-95.17	2,794.17	8,811.00	-6,016.83	-68.29	26,433.00
3999-00-000	TOTAL INCOME	69,461.29	75,396.75	-5,935.46	-7.87	288,353.17	301,587.00	-13,233.83	-4.39	904,761.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,297.81	4,856.57	558.76	11.51	19,989.89	21,854.56	1,864.67	8.53	67,991.96
4110-00-001	401K-401A Admin	162.72	194.26	31.54	16.24	615.83	874.17	258.34	29.55	2,719.64
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	321.07	388.53	67.46	17.36	1,585.08	1,748.38	163.30	9.34	5,439.40
4110-00-004	Workers Comp Admin	135.74	194.26	58.52	30.12	513.27	874.17	360.90	41.28	2,719.64
4110-00-006	Legal Shield - Administrative	73.80	35.00	-38.80	-110.86	147.60	141.90	-5.70	-4.02	427.60
4110-00-007	Payroll Prep Fees	62.91	48.57	-14.34	-29.52	256.41	218.56	-37.85	-17.32	679.96
4110-07-000	Health/Life Insurance	812.24	838.46	26.22	3.13	3,025.59	3,864.84	839.25	21.72	12,105.52
4110-99-000	Total Administrative Salaries	5,866.29	6,555.65	689.36	10.52	26,133.67	29,576.58	3,442.91	11.64	92,083.72
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	539.00	350.00	-189.00	-54.00	854.96	1,400.00	545.04	38.93	4,200.00
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/t	93.90	75.00	-18.90	-25.20	129.85	300.00	170.15	56.72	900.00
4130-04-000	General Legal Expense	65.00	150.00	85.00	56.67	162.50	600.00	437.50	72.92	1,800.00
4130-99-000	Total Legal Expense	697.90	575.00	-122.90	-21.37	2,147.31	2,300.00	152.69	6.64	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	420.00	375.98	89.52	197.89	1,680.00	1,482.11	88.22	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	2,160.00	2,160.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	3,691.68	3,968.88	277.20	6.98	11,906.64
4173-00-000	Management Fee	4,964.75	4,674.86	-289.89	-6.20	20,280.76	18,699.44	-1,581.32	-8.46	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	1,600.00	-1,400.00	-87.50	4,800.00
4189-00-000	Total Other Admin Expenses	6,471.69	7,027.08	555.39	7.90	29,330.33	28,108.32	-1,222.01	-4.35	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	600.00	256.90	42.82	1,800.00
4190-02-000	Printing/Publications & Subscriptions	124.97	95.00	-29.97	-31.55	235.75	380.00	144.25	37.96	1,140.00
4190-03-000	Advertising Publications	275.00	450.00	175.00	38.89	1,100.00	1,800.00	700.00	38.89	5,400.00
4190-04-000	Stationery & Office Supplies	150.90	290.00	139.10	47.97	351.14	1,160.00	808.86	69.73	3,480.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Apr 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	240.00	240.00	100.00	720.00
4190-07-000	Telephone	124.11	150.00	25.89	17.26	935.39	600.00	-335.39	-55.90	1,800.00
4190-08-000	Postage	338.82	25.00	-313.82	-1,255.28	399.03	100.00	-299.03	-299.03	300.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	1,555.44	1,555.44	0.00	0.00	4,666.32
4190-10-000	Copiers - Lease & Service	131.88	75.00	-56.88	-75.84	465.29	300.00	-165.29	-55.10	900.00
4190-13-000	Internet	180.00	260.00	80.00	30.77	778.88	1,040.00	261.12	25.11	3,120.00
4190-19-000	IT Contract Fees	586.52	560.00	-26.52	-4.74	3,608.08	2,240.00	-1,368.08	-61.08	6,720.00
4190-22-000	Other Misc Admin Expenses	0.00	200.00	200.00	100.00	434.43	800.00	365.57	45.70	2,400.00
4190-23-000	Compliance Fees	7.64	348.80	341.16	97.81	1,088.60	1,395.20	306.60	21.98	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	638.75	315.00	-323.75	-102.78	638.75	1,260.00	621.25	49.31	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,947.45	3,367.66	420.21	12.48	11,933.88	13,470.64	1,536.76	11.41	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,983.33	17,525.39	1,542.06	8.80	69,545.19	73,455.54	3,910.35	5.32	223,720.60
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	606.04	800.00	193.96	24.24	1,847.42	3,200.00	1,352.58	42.27	9,600.00
4340-00-000	Garbage/Trash Removal	6,667.16	3,500.00	-3,167.16	-90.49	17,502.28	14,000.00	-3,502.28	-25.02	42,000.00
4390-01-100	Water/Sewer Combined	5,782.12	5,900.00	117.88	2.00	22,862.63	23,600.00	737.37	3.12	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	13,055.32	10,200.00	-2,855.32	-27.99	42,212.33	40,800.00	-1,412.33	-3.46	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,302.34	4,488.10	-1,814.24	-40.42	19,058.67	19,230.39	171.72	0.89	58,969.16
4410-06-000	401K-401A Maintenance	151.42	179.52	28.10	15.65	587.83	769.20	181.37	23.58	2,358.72
4410-07-000	Payroll Taxes Maintenance	500.78	359.05	-141.73	-39.47	1,382.33	1,538.44	156.11	10.15	4,717.56
4410-08-000	Health/Life Insurance Maint.	1,718.80	568.92	-1,149.88	-202.12	6,289.02	2,818.60	-3,470.42	-123.13	8,998.72
4410-09-000	Workers Comp Maintenance	199.59	179.52	-20.07	-11.18	550.67	769.20	218.53	28.41	2,358.72
4410-10-000	Payroll Prep Fees Maint.	89.70	44.88	-44.82	-99.87	256.81	192.30	-64.51	-33.55	589.68
4410-11-000	Legal Shield - Maint	99.70	40.00	-59.70	-149.25	199.40	169.85	-29.55	-17.40	519.40
4411-00-000	Maintenance Uniforms	0.00	70.00	70.00	100.00	65.84	290.00	224.16	77.30	880.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	292.92	400.00	107.08	26.77	411.19	1,650.00	1,238.81	75.08	5,000.00
4419-00-000	Total General Maint Expense	9,355.25	6,329.99	-3,025.26	-47.79	28,801.76	27,427.98	-1,373.78	-5.01	84,391.96
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	59.69	650.00	590.31	90.82	59.69	2,600.00	2,540.31	97.70	7,800.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	1,000.00	1,000.00	100.00	277.39	4,000.00	3,722.61	93.07	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	514.27	100.00	-414.27	-414.27	514.27	400.00	-114.27	-28.57	1,200.00
4420-03-200	Window Treatments	931.64	130.00	-801.64	-616.65	931.64	520.00	-411.64	-79.16	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	900.00	900.00	100.00	1,145.54	3,600.00	2,454.46	68.18	10,800.00
4420-05-000	Supplies-Exterminating	130.11	0.00	-130.11	N/A	130.11	0.00	-130.11	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	225.75	150.00	-75.75	-50.50	225.75	600.00	374.25	62.38	1,800.00
4420-07-000	Repairs - Materials & Supplies	139.92	100.00	-39.92	-39.92	183.32	400.00	216.68	54.17	1,200.00
4420-08-000	Supplies-Plumbing	1,797.45	870.00	-927.45	-106.60	2,541.42	3,480.00	938.58	26.97	10,440.00
4420-09-000	Supplies- Tools Equipmt	13.86	150.00	136.14	90.76	13.86	600.00	586.14	97.69	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	102.66	400.00	297.34	74.33	102.66	1,600.00	1,497.34	93.58	4,800.00
4420-11-000	Supplies- HVAC	32.08	300.00	267.92	89.31	1,802.44	1,200.00	-602.44	-50.20	3,600.00
4420-12-000	Supplies- Painting	1,216.20	200.00	-1,016.20	-508.10	1,588.95	800.00	-788.95	-98.62	2,400.00
4429-00-000	Total Materials	5,163.63	5,375.00	211.37	3.93	10,028.15	21,500.00	11,471.85	53.36	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	640.00	640.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-03-000	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	411.09	550.00	138.91	25.26	1,644.36	2,200.00	555.64	25.26	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,000.00	1,000.00	100.00	1,800.00	4,000.00	2,200.00	55.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	1,188.06	594.00	-594.06	-100.01	2,376.12	2,376.00	-0.12	-0.01	7,128.00
4430-23-000	Contract-Consultants	256.88	0.00	-256.88	N/A	256.88	0.00	-256.88	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	8,000.00	10,340.00	2,340.00	22.63	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	2,958.32	2,958.32	100.00	8,874.96
4430-26-000	Contract-Security Camera System	966.25	50.00	-916.25	-1,832.50	3,338.76	200.00	-3,138.76	-1,569.38	600.00
4430-27-000	Contract - Lease	0.00	1,271.52	1,271.52	100.00	3,775.36	5,086.08	1,310.72	25.77	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4439-00-000	Total Contract Costs	4,822.28	7,900.10	3,077.82	38.96	21,191.48	31,600.40	10,408.92	32.94	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,341.16	19,605.09	263.93	1.35	60,021.39	80,528.38	20,506.99	25.47	243,693.16
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	9,377.71	9,377.71	0.00	0.00	37,510.84	37,510.84	0.00	0.00	112,532.52
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	2,635.00	2,635.00	0.00	0.00	7,905.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	13,942.52	11,079.80	-2,862.72	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,522.09	13,056.41	-465.68	-3.57	54,088.36	52,225.64	-1,862.72	-3.57	156,676.92
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	669.59	223.20	-446.39	-200.00	-565.59	892.80	1,458.39	163.35	2,678.40
4855-00-000	Interest Expense-Mortgage	1,026.19	1,026.19	0.00	0.00	4,104.76	4,104.76	0.00	0.00	12,314.28
4855-03-000	Interest Expense - Home Loan	152.16	152.16	0.00	0.00	601.46	608.64	7.18	1.18	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	11,272.00	11,272.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	4,665.94	4,219.55	-446.39	-10.58	15,412.63	16,878.20	1,465.57	8.68	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	156,708.76	156,708.76	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	4,637.68	4,637.68	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	161,346.44	105,266.44	-56,080.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	106,904.45	90,973.05	-15,931.40	14.74	402,626.34	369,354.20	-33,272.14	79.17	1,113,524.60
9000-00-000	NET INCOME	-37,443.16	-15,576.30	9,995.94	-22.61	-114,273.17	-67,767.20	20,038.31	-83.56	-208,763.60
	Net Income After Depreciation	2,893.45				47,073.27				

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	93,126.14
1111-15-000	Cash-Payroll	3,482.17
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	97,208.31
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	26,975.00
1112-03-000	Cash Restricted-Operating Reserve	454,959.36
1112-04-000	Cash Restricted-Reserve for Replace	236,053.77
1112-05-000	Cash-Tax & Insurance Escrow	46,387.66
1112-99-000	Total Restricted Cash	764,375.79
1119-00-000	TOTAL CASH	861,584.10
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	17,784.40
1122-99-000	TOTAL: AR	17,784.40
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 RECEIVABLE	118,936.01
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,556.15
1211-01-000	Prepaid Insurance	119,688.31
1211-02-000	Prepaid Software Licenses	1,555.44
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	130,799.90
1300-00-000	TOTAL CURRENT ASSETS	1,111,320.01
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	-6,102,600.15

1410-00-000	Intangible Assets	
1410-02-001	Amortization Tax Credit Fees	-198,245.96
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	6,019,427.84
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	6,124,073.61
1999-00-000	TOTAL ASSETS	7,235,393.62
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	14,484.76
2114-00-000	Tenant Security Deposits	27,075.00
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	17,428.10
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	14,273.33
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	-6,631.22
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	3,842.08
2260-00-000	Accrued Compensated Absences-Curren	1,384.80
2296-00-000	First Mortgage - TCAP	1,231,424.00
2296-01-000	Tax Credit Exchange Program (TCEP)	1,021,913.40
2296-02-000	HOME Funds	115,899.60
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	3,256,372.32
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	3,261,944.10
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	<u>2,768,117.40</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,768,117.40
2899-00-000	TOTAL EQUITY	<u>3,973,449.52</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,235,393.62</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Apr 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	43,675.00	46,357.00	-2,682.00	-5.79	185,619.35	185,428.00	191.35	0.10	556,284.00
3112-02-000	Gain to Lease Sec8	24,344.00	26,787.00	-2,443.00	-9.12	99,054.00	107,148.00	-8,094.00	-7.55	321,444.00
3119-00-000	Total Rental Income	68,019.00	73,144.00	-5,125.00	-7.01	284,673.35	292,576.00	-7,902.65	-2.70	877,728.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	260.00	-260.00	-100.00	780.00
3120-04-000	Late and Admin Charges	-30.00	50.00	-80.00	-160.00	210.00	200.00	10.00	5.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3120-09-000	Misc. Tenant Income	400.00	50.00	350.00	700.00	400.00	200.00	200.00	100.00	600.00
3120-10-000	Application Fees	60.00	50.00	10.00	20.00	150.00	200.00	-50.00	-25.00	600.00
3120-11-000	Forfeited Security Deposits	400.00	100.00	300.00	300.00	400.00	400.00	0.00	0.00	1,200.00
3129-00-000	Total Other Tenant Income	830.00	365.00	465.00	127.40	1,160.00	1,460.00	-300.00	-20.55	4,380.00
3199-00-000	TOTAL TENANT INCOME	68,849.00	73,509.00	-4,660.00	-6.34	285,833.35	294,036.00	-8,202.65	-2.79	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	9,296.00	-6,869.35	-73.90	27,888.00
3610-01-000	Interest Income - Unrestricted	222.68	35.00	187.68	536.23	659.22	140.00	519.22	370.87	420.00
3699-00-000	TOTAL OTHER INCOME	222.68	2,359.00	-2,136.32	-90.56	3,085.87	9,436.00	-6,350.13	-67.30	28,308.00
3999-00-000	TOTAL INCOME	69,071.68	75,868.00	-6,796.32	-8.96	288,919.22	303,472.00	-14,552.78	-4.80	910,416.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,297.82	4,594.49	296.67	6.46	16,355.47	20,675.20	4,319.73	20.89	64,322.84
4110-00-001	401K-401A Admin	162.72	183.78	21.06	11.46	615.83	827.01	211.18	25.54	2,572.92
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	328.21	367.56	39.35	10.71	1,308.88	1,654.02	345.14	20.87	5,145.84
4110-00-004	Workers Comp Admin	135.74	183.78	48.04	26.14	517.26	827.01	309.75	37.45	2,572.92
4110-00-006	Legal Shield - Administrative	113.70	45.85	-67.85	-147.98	227.40	194.40	-33.00	-16.98	594.20
4110-00-007	Payroll Prep Fees	62.91	68.92	6.01	8.72	226.70	275.68	48.98	17.77	827.04
4110-07-000	Health/Life Insurance	1,099.88	425.70	-674.18	-158.37	3,942.32	1,702.80	-2,239.52	-131.52	5,108.40
4110-99-000	Total Administrative Salaries	6,200.98	5,870.08	-330.90	-5.64	23,193.86	26,156.12	2,962.26	11.33	81,144.16
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	500.00	200.00	-300.00	-150.00	600.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	107.70	200.00	92.30	46.15	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4130-99-000	Total Legal Expense	0.00	150.00	150.00	100.00	607.70	600.00	-7.70	-1.28	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	150.00	105.98	70.65	197.89	600.00	402.11	67.02	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	2,250.00	2,250.00	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	3,691.68	3,691.68	0.00	0.00	11,075.04
4173-00-000	Management Fee	4,885.61	5,150.74	265.13	5.15	20,178.58	20,602.96	424.38	2.06	61,808.88
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	1,000.00	-2,000.00	-200.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,415.05	7,061.16	646.11	9.15	29,318.15	28,244.64	-1,073.51	-3.80	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	200.00	200.00	100.00	600.00
4190-02-000	Printing/Publications & Subscriptions	0.00	50.00	50.00	100.00	135.78	200.00	64.22	32.11	600.00
4190-03-000	Advertising Publications	275.00	225.00	-50.00	-22.22	825.00	900.00	75.00	8.33	2,700.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	200.24	800.00	599.76	74.97	2,400.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Apr 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	500.00	500.00	100.00	1,500.00
4190-07-000	Telephone	44.12	125.00	80.88	64.70	386.54	500.00	113.46	22.69	1,500.00
4190-08-000	Postage	338.82	25.00	-313.82	-1,255.28	649.03	100.00	-549.03	-549.03	300.00
4190-09-000	Computer Software License Fees/Exp	476.52	404.55	-71.97	-17.79	1,882.09	1,618.20	-263.89	-16.31	4,854.60
4190-10-000	Copiers - Lease & Service	71.87	80.00	8.13	10.16	304.51	320.00	15.49	4.84	960.00
4190-13-000	Internet	223.54	209.33	-14.21	-6.79	865.74	837.32	-28.42	-3.39	2,511.96
4190-19-000	IT Contract Fees	587.52	800.00	212.48	26.56	3,642.08	3,200.00	-442.08	-13.82	9,600.00
4190-22-000	Other Misc Admin Expenses	0.00	220.00	220.00	100.00	520.01	880.00	359.99	40.91	2,640.00
4190-23-000	Compliance Fees	0.00	361.25	361.25	100.00	1,119.75	1,445.00	325.25	22.51	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	650.00	200.00	-450.00	-225.00	650.00	800.00	150.00	18.75	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	2,667.39	3,075.13	407.74	13.26	11,180.77	12,300.52	1,119.75	9.10	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,283.42	16,156.37	872.95	5.40	64,300.48	67,301.28	3,000.80	4.46	204,579.64
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	-21.01	25.00	46.01	184.04	-21.01	100.00	121.01	121.01	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-21.01	25.00	46.01	184.04	-21.01	100.00	121.01	121.01	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	746.90	400.00	-346.90	-86.72	1,397.04	1,600.00	202.96	12.68	4,800.00
4340-00-000	Garbage/Trash Removal	4,500.61	3,250.00	-1,250.61	-38.48	13,669.40	13,000.00	-669.40	-5.15	39,000.00
4390-01-100	Water/Sewer Combined	4,859.85	4,600.00	-259.85	-5.65	20,135.96	18,400.00	-1,735.96	-9.43	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	10,107.36	8,250.00	-1,857.36	-22.51	35,202.40	33,000.00	-2,202.40	-6.67	99,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,791.34	2,995.21	-796.13	-26.58	14,889.32	13,659.63	-1,229.69	-9.00	42,657.68
4410-06-000	401K-401A Maintenance	151.42	119.81	-31.61	-26.38	587.83	546.39	-41.44	-7.58	1,706.32
4410-07-000	Payroll Taxes Maintenance	291.11	239.62	-51.49	-21.49	1,184.06	1,092.78	-91.28	-8.35	3,412.64
4410-08-000	Health/Life Insurance Maint.	871.18	693.76	-177.42	-25.57	2,035.92	2,781.20	745.28	26.80	8,349.76
4410-09-000	Workers Comp Maintenance	119.74	119.81	0.07	0.06	470.82	546.39	75.57	13.83	1,706.32
4410-10-000	Payroll Prep Fees Maint.	55.46	29.95	-25.51	-85.18	208.64	136.59	-72.05	-52.75	426.56
4410-11-000	Legal Shield - Maint	113.70	45.85	-67.85	-147.98	227.40	194.40	-33.00	-16.98	594.20
4411-00-000	Maintenance Uniforms	0.00	50.00	50.00	100.00	285.75	215.00	-70.75	-32.91	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	39.09	200.00	160.91	80.46	157.36	800.00	642.64	80.33	2,400.00
4419-00-000	Total General Maint Expense	5,433.04	4,494.01	-939.03	-20.90	20,047.10	19,972.38	-74.72	-0.37	61,913.48
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	160.45	250.00	89.55	35.82	160.45	1,000.00	839.55	83.96	3,000.00
4420-01-200	Lawn & Landscape Expenses Non Sala	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	675.00	675.00	100.00	1,533.39	2,700.00	1,166.61	43.21	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4420-03-200	Window Treatments	357.25	50.00	-307.25	-614.50	357.25	200.00	-157.25	-78.62	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	650.00	650.00	100.00	346.85	2,600.00	2,253.15	86.66	7,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	200.00	200.00	100.00	85.36	800.00	714.64	89.33	2,400.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	512.88	100.00	-412.88	-412.88	300.00
4420-08-000	Supplies-Plumbing	66.40	400.00	333.60	83.40	879.99	1,600.00	720.01	45.00	4,800.00
4420-09-000	Supplies- Tools Equipmt	47.02	100.00	52.98	52.98	88.66	400.00	311.34	77.83	1,200.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4420-11-000	Supplies- HVAC	0.00	700.00	700.00	100.00	435.77	2,800.00	2,364.23	84.44	8,400.00
4420-12-000	Supplies- Painting	320.67	400.00	79.33	19.83	743.57	1,600.00	856.43	53.53	4,800.00
4429-00-000	Total Materials	951.79	3,975.00	3,023.21	76.06	5,655.28	15,900.00	10,244.72	64.43	47,700.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	0.00	0.00	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	200.00	200.00	100.00	600.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	404.50	548.50	144.00	26.25	1,618.00	2,194.00	576.00	26.25	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-13-000	Contract-HVAC - Repairs & Maint	375.00	900.00	525.00	58.33	1,075.00	3,600.00	2,525.00	70.14	10,800.00
4430-18-000	Contract-Alarm Monitoring	1,141.64	570.82	-570.82	-100.00	2,363.53	2,283.28	-80.25	-3.51	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-24-000	Contract-Grounds-Landscaping	2,083.33	2,700.00	616.67	22.84	8,333.32	10,800.00	2,466.68	22.84	32,400.00
4430-24-200	Grounds-Tree Cutting	2,950.00	1,000.00	-1,950.00	-195.00	2,950.00	4,000.00	1,050.00	26.25	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	966.25	0.00	-966.25	N/A	3,338.72	0.00	-3,338.72	N/A	0.00
4430-27-000	Contract - Lease	0.00	379.43	379.43	100.00	1,027.09	1,517.72	490.63	32.33	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	1,680.00	1,680.00	100.00	5,040.00
4439-00-000	Total Contract Costs	7,920.72	7,318.75	-601.97	-8.22	21,562.16	29,275.00	7,712.84	26.35	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	14,305.55	15,787.76	1,482.21	9.39	47,264.54	65,147.38	17,882.84	27.45	197,438.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	9,582.04	9,582.04	0.00	0.00	38,328.16	38,328.16	0.00	0.00	114,984.48
4510-01-000	General Liability Insurance - Auto	658.75	628.75	-30.00	-4.77	2,635.00	2,515.00	-120.00	-4.77	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	16,179.24	14,094.08	-2,085.16	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,285.60	13,809.31	-476.29	-3.45	57,142.40	55,237.24	-1,905.16	-3.45	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	1,937.93	645.98	-1,291.95	-200.00	-1,897.93	2,583.92	4,481.85	173.45	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	12,730.84	12,730.84	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	171.98	171.98	0.00	0.00	679.84	687.92	8.08	1.17	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	25,246.92	25,246.92	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	11,604.35	10,312.40	-1,291.95	-12.53	36,759.67	41,249.60	4,489.93	10.88	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	39,609.87	0.00	0.00	158,439.48	158,439.48	0.00	0.00	475,318.44
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	6,170.08	6,170.08	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	28,792.39	-12,360.00	-42.93	164,609.56	115,169.56	-49,440.00	-42.93	345,508.68
8000-00-000	TOTAL EXPENSES	106,717.66	93,133.23	-13,584.43	117.41	405,258.04	377,205.06	-28,052.98	110.75	1,136,287.32
9000-00-000	NET INCOME	-37,645.98	-17,265.23	6,788.11	-126.37	-116,338.82	-73,733.06	13,500.20	-115.55	-225,871.32
	Net Income After Depreciation	3,506.41				48,270.74				

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	158,542.14
1111-15-000	Cash-Payroll	35,536.52
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	194,678.66
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,525.00
1112-03-000	Cash Restricted-Operating Reserve	474,933.34
1112-04-000	Cash Restricted-Reserve for Replace	253,569.44
1112-05-000	Cash-Tax & Insurance Escrow	141,037.30
1112-99-000	Total Restricted Cash	900,065.08
1119-00-000	TOTAL CASH	1,094,743.74
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,880.35
1122-01-000	Allowance for Doubtful Accounts-Tenar	-65.00
1122-99-000	TOTAL: AR	2,815.35
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,815.35
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,754.18
1211-01-000	Prepaid Insurance	18,423.16
1211-02-000	Prepaid Software Licenses	1,618.16
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	29,795.50
1300-00-000	TOTAL CURRENT ASSETS	1,127,354.59
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	300,000.00
1400-06-000	Buildings	11,478,455.60
1400-06-200	Building Improvements	20,181.47
1400-07-000	Machinery & Equipment	498.98
1400-07-001	Automobiles/Vehicles	24,842.11
1400-08-000	Furniture & Fixtures	437,374.39
1400-10-000	Site Improvement-Infrastructure	688,655.00
1405-01-000	Accum Depreciation-Buildings	-6,031,030.64
1405-02-000	Accum Depreciation- Misc FF&E	-462,849.03
1405-03-000	Accum Depreciation-Infrastructure	-652,735.40

1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	29,704.00
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-235,631.04
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>5,826,065.44</u>
1499-00-000	TOTAL NONCURRENT ASSETS	5,826,065.44
1999-00-000	TOTAL ASSETS	<u>6,953,420.03</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,035.88
2114-00-000	Tenant Security Deposits	27,925.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	20,224.05
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	49,888.84
2131-03-000	Accrued Interest - Home Loan	2,064.00
2132-00-000	Accrued Interest - 2nd Mortgage	934,702.00
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	-6,631.22
2240-00-000	Tenant Prepaid Rents	6,345.00
2260-00-000	Accrued Compensated Absences-Currei	2,085.04
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	<u>1,009,877.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	6,011,681.53
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	<u>3,872.21</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	15,241.21
2499-00-000	TOTAL LIABILITIES	<u>6,026,922.74</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26
2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	<u>-40,000.00</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,710,357.74

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,783,860.45
2809-99-000	TOTAL RETAINED EARNINGS:	-5,783,860.45
2899-00-000	TOTAL EQUITY	926,497.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,953,420.03

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 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	23,865.00	23,279.00	586.00	2.52	93,971.00	93,116.00	855.00	0.92	279,348.00
3112-02-000	Gain to Lease Sec8	65,421.00	68,300.00	-2,879.00	-4.22	258,428.00	273,200.00	-14,772.00	-5.41	819,600.00
3119-00-000	Total Rental Income	89,286.00	91,579.00	-2,293.00	-2.50	352,399.00	366,316.00	-13,917.00	-3.80	1,098,948.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	668.33	175.00	493.33	281.90	1,025.29	700.00	325.29	46.47	2,100.00
3120-03-000	Damages & Cleaning	0.00	30.00	-30.00	-100.00	250.00	120.00	130.00	108.33	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	40.00	-40.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	25.00	40.00	-15.00	-37.50	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-4,000.00	-4,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc. Tenant Income	0.00	25.00	-25.00	-100.00	130.00	100.00	30.00	30.00	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	400.00	-400.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-331.67	-600.00	268.33	44.72	-2,569.71	-2,400.00	-169.71	-7.07	-7,200.00
3199-00-000	TOTAL TENANT INCOME	88,954.33	90,979.00	-2,024.67	-2.23	349,829.29	363,916.00	-14,086.71	-3.87	1,091,748.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	228.35	185.00	43.35	23.43	1,030.52	740.00	290.52	39.26	2,220.00
3610-01-000	Interest Income - Unrestricted	0.00	110.00	-110.00	-100.00	3.49	440.00	-436.51	-99.21	1,320.00
3699-00-000	TOTAL OTHER INCOME	228.35	295.00	-66.65	-22.59	1,034.01	1,180.00	-145.99	-12.37	3,540.00
3999-00-000	TOTAL INCOME	89,182.68	91,274.00	-2,091.32	-2.29	350,863.30	365,096.00	-14,232.70	-3.90	1,095,288.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,319.50	8,664.20	-655.30	-7.56	36,443.81	38,988.90	2,545.09	6.53	121,298.80
4110-00-001	401K-401A Admin	372.76	346.57	-26.19	-7.56	1,457.71	1,559.56	101.85	6.53	4,851.96
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	698.48	693.14	-5.34	-0.77	2,814.09	3,119.12	305.03	9.78	9,703.92
4110-00-004	Workers Comp Admin	289.10	259.93	-29.17	-11.22	1,147.34	1,169.68	22.34	1.91	3,639.00
4110-00-006	Legal Shield - Administrative	175.60	105.00	-70.60	-67.24	351.20	420.00	68.80	16.38	1,260.00
4110-00-007	Payroll Prep Fees	162.50	86.64	-75.86	-87.56	531.91	389.88	-142.03	-36.43	1,212.96
4110-07-000	Health/Life Insurance	1,959.54	1,721.40	-238.14	-13.83	7,097.86	6,885.60	-212.26	-3.08	20,656.80
4110-99-000	Total Administrative Salaries	12,977.48	11,876.88	-1,100.60	-9.27	49,843.92	52,532.74	2,688.82	5.12	162,623.44
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	392.00	392.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/I	24.95	0.00	-24.95	N/A	174.65	0.00	-174.65	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	24.95	440.00	415.05	94.33	1,320.00
4130-04-000	General Legal Expense	0.00	400.00	400.00	100.00	1,317.00	1,600.00	283.00	17.69	4,800.00
4130-99-000	Total Legal Expense	24.95	608.00	583.05	95.90	1,516.60	2,432.00	915.40	37.64	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	370.00	325.98	88.10	197.89	1,480.00	1,282.11	86.63	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	3,691.68	3,688.88	-2.80	-0.08	11,066.64
4173-00-000	Management Fee	5,339.22	5,494.74	155.52	2.83	20,849.63	21,978.96	1,129.33	5.14	65,936.88
4189-00-000	Total Other Admin Expenses	6,306.16	6,811.96	505.80	7.43	24,739.20	27,247.84	2,508.64	9.21	81,743.52
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	102.00	102.00	100.00	426.05	408.00	-18.05	-4.42	1,224.00

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 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	66.92	100.00	33.08	33.08	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	176.55	100.00	-76.55	-76.55	850.02	400.00	-450.02	-112.50	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4190-07-000	Telephone	675.27	1,100.00	424.73	38.61	2,635.04	4,400.00	1,764.96	40.11	13,200.00
4190-08-000	Postage	338.82	75.00	-263.82	-351.76	521.22	300.00	-221.22	-73.74	900.00
4190-09-000	Computer Software License Fees/Exp	683.34	539.40	-143.94	-26.69	2,685.38	2,157.60	-527.78	-24.46	6,472.80
4190-10-000	Copiers - Lease & Service	176.73	170.00	-6.73	-3.96	721.71	680.00	-41.71	-6.13	2,040.00
4190-13-000	Internet	536.93	126.46	-410.47	-324.58	2,585.32	505.84	-2,079.48	-411.09	1,517.52
4190-19-000	IT Contract Fees	653.88	800.00	146.12	18.26	2,615.52	3,200.00	584.48	18.26	9,600.00
4190-20-000	Bank Fees - Restricted	27.00	250.00	223.00	89.20	108.00	1,000.00	892.00	89.20	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	100.00	100.00	100.00	538.05	400.00	-138.05	-34.51	1,200.00
4190-23-000	Compliance Fees	0.00	0.00	0.00	N/A	15.48	0.00	-15.48	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	650.00	100.00	-550.00	-550.00	699.38	400.00	-299.38	-74.84	1,200.00
4190-30-000	Equipment Service Contracts	250.08	1,400.00	1,149.92	82.14	5,011.73	5,600.00	588.27	10.50	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	4,443.60	5,212.86	769.26	14.76	20,579.82	20,851.44	271.62	1.30	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,752.19	24,509.70	757.51	3.09	96,679.54	103,064.02	6,384.48	6.19	314,217.28
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	87.91	93.00	5.09	5.47	263.73	366.00	102.27	27.94	1,146.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	87.91	93.00	5.09	5.47	263.73	366.00	102.27	27.94	1,146.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,096.75	1,680.00	-416.75	-24.81	8,400.52	6,720.00	-1,680.52	-25.01	20,160.00
4320-00-000	Electricity	2,540.35	2,192.00	-348.35	-15.89	8,945.92	8,768.00	-177.92	-2.03	26,304.00
4330-00-000	Gas	863.05	825.00	-38.05	-4.61	3,439.88	3,300.00	-139.88	-4.24	9,900.00
4340-00-000	Garbage/Trash Removal	620.88	1,501.88	881.00	58.66	2,404.75	6,007.52	3,602.77	59.97	18,022.56
4390-00-000	Sewer	2,999.84	2,900.00	-99.84	-3.44	11,972.98	11,600.00	-372.98	-3.22	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	9,120.87	9,098.88	-21.99	-0.24	35,164.05	36,395.52	1,231.47	3.38	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	7,727.94	7,599.67	-128.27	-1.69	31,629.84	34,082.14	2,452.30	7.20	105,929.88
4410-06-000	401K-401A Maintenance	223.62	303.99	80.37	26.44	915.18	1,363.30	448.12	32.87	4,237.24
4410-07-000	Payroll Taxes Maintenance	581.86	607.97	26.11	4.29	2,421.06	2,726.56	305.50	11.20	8,474.36
4410-08-000	Health/Life Insurance Maint.	1,768.30	1,659.96	-108.34	-6.53	6,002.68	6,639.84	637.16	9.60	19,919.52
4410-09-000	Workers Comp Maintenance	239.74	227.99	-11.75	-5.15	1,445.44	1,022.46	-422.98	-41.37	3,177.88
4410-10-000	Payroll Prep Fees Maint.	134.76	76.00	-58.76	-77.32	461.16	340.83	-120.33	-35.30	1,059.32
4410-11-000	Legal Shield - Maint	73.80	45.00	-28.80	-64.00	147.60	180.00	32.40	18.00	540.00
4411-00-000	Maintenance Uniforms	119.34	160.00	40.66	25.41	636.48	640.00	3.52	0.55	1,920.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	660.51	350.00	-310.51	-88.72	2,096.31	1,400.00	-696.31	-49.74	4,200.00
4419-00-000	Total General Maint Expense	11,529.87	11,030.58	-499.29	-4.53	45,755.75	48,395.13	2,639.38	5.45	149,458.20
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	109.08	180.00	70.92	39.40	540.00
4420-01-200	Lawn & Landscape Expenses Non Sale	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	31.47	260.00	228.53	87.90	438.65	1,040.00	601.35	57.82	3,120.00
4420-03-100	Hardware Doors/Windows/Locks	85.55	200.00	114.45	57.22	243.22	800.00	556.78	69.60	2,400.00
4420-03-200	Window Treatments	484.61	150.00	-334.61	-223.07	761.53	600.00	-161.53	-26.92	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	1,801.00	800.00	-1,001.00	-125.12	3,146.70	3,200.00	53.30	1.67	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	614.44	500.00	-114.44	-22.89	1,581.86	2,000.00	418.14	20.91	6,000.00
4420-08-000	Supplies-Plumbing	575.79	200.00	-375.79	-187.90	884.83	800.00	-84.83	-10.60	2,400.00
4420-11-000	Supplies- HVAC	1,127.30	250.00	-877.30	-350.92	1,974.48	1,000.00	-974.48	-97.45	3,000.00
4420-12-000	Supplies- Painting	418.21	200.00	-218.21	-109.10	531.85	800.00	268.15	33.52	2,400.00
4429-00-000	Total Materials	5,138.37	2,605.00	-2,533.37	-97.25	10,183.31	10,420.00	236.69	2.27	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	400.00	400.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	374.00	400.00	26.00	6.50	3,247.00	1,600.00	-1,647.00	-102.94	4,800.00

The Manor at West Bartow (62)
Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	1,125.00	1,125.00	100.00	2,650.00	4,500.00	1,850.00	41.11	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	570.02	545.00	-25.02	-4.59	2,280.08	2,180.00	-100.08	-4.59	6,540.00
4430-18-000	Contract-Alarm Monitoring	782.62	700.00	-82.62	-11.80	2,870.58	2,800.00	-70.58	-2.52	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	4,270.00	10,000.00	5,730.00	57.30	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	2,333.32	2,333.32	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	5,500.00	200.00	-5,300.00	-2,650.00	600.00
4439-00-000	Total Contract Costs	2,726.64	8,920.00	6,193.36	69.43	20,817.66	35,680.00	14,862.34	41.65	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,394.88	22,555.58	3,160.70	14.01	76,756.72	94,495.13	17,738.41	18.77	287,758.20
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	12,293.36	12,293.36	0.00	0.00	49,173.44	49,173.44	0.00	0.00	147,520.32
4510-01-000	General Liability Insurance - Auto	658.75	658.75	0.00	0.00	2,635.00	2,635.00	0.00	0.00	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	1,778.88	478.48	-1,300.40	-271.78	1,435.44
4599-00-000	TOTAL GENERAL EXPENSES	13,396.83	13,096.73	-300.10	-2.29	53,587.32	52,386.92	-1,200.40	-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	900.00	637.50	70.83	2,700.00
4855-00-000	Interest Expense-Mortgage	0.00	14,995.62	14,995.62	100.00	44,134.53	59,982.48	15,847.95	26.42	179,947.44
4855-01-000	Interest - Third Mortgage	464.28	464.28	0.00	0.00	1,857.12	1,857.12	0.00	0.00	5,571.36
4899-00-000	TOTAL FINANCING EXPENSES	464.28	15,684.90	15,220.62	97.04	46,254.15	62,739.60	16,485.45	26.28	188,218.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	124,014.96	124,014.96	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	10,662.80	10,662.80	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	134,677.76	89,977.76	-44,700.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	99,886.40	107,533.23	7,646.83	67.40	443,383.27	439,424.95	-3,958.32	30.59	1,327,620.88
9000-00-000	NET INCOME	-10,703.72	-16,259.23	-9,738.15	-69.69	-92,519.97	-74,328.95	-10,274.38	-34.49	-232,332.88
	Net Income After Depreciation	22,965.72				42,157.79				

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-184.06
1111-15-000	Cash-Payroll	-69,716.96
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	-69,301.02
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,700.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-04-000	Cash Restricted-Reserve for Replace	172,705.39
1112-05-000	Cash-Tax & Insurance Escrow	181,431.15
1112-12-000	Restricted Investment	158,167.97
1112-99-000	Total Restricted Cash	523,024.13
1119-00-000	TOTAL CASH	453,723.11
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	2,340.00
1122-99-000	TOTAL: AR	2,340.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,340.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	7,229.42
1211-01-000	Prepaid Insurance	1,849.20
1211-02-000	Prepaid Software Licenses	2,157.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	11,736.17
1300-00-000	TOTAL CURRENT ASSETS	467,799.28
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	-5,105,660.84
1405-02-000	Accum Depreciation- Misc FF&E	-1,227,331.91
1405-03-000	Accum Depreciation-Infrastructure	-563,349.00
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	294,768.00
1410-02-000	Compliance Fees	200,558.00

1410-02-001	Amortization Tax Credit Fees	-211,692.00
1420-00-000	TOTAL FIXED ASSETS (NET)	7,628,567.93
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	8,340,164.93
1999-00-000	TOTAL ASSETS	8,807,964.21
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-577.95
2114-00-000	Tenant Security Deposits	9,400.00
2114-02-000	Security Deposit Clearing Account	125.00
2114-03-000	Security Deposit-Pet	1,300.00
2119-92-000	Accrued Property Taxes	-1,917.12
2131-01-000	Accrued Interest NLP Loan	5,971.63
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	-9,081.22
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	563.00
2255-00-004	State of FL Unclaimed Funds	-200.00
2260-00-000	Accrued Compensated Absences-Currei	1,101.93
2297-00-000	Mortgage Note Payable	2,524,414.34
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	4,688,778.48
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	4,685,039.21
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	-2,815,289.56
2809-99-000	TOTAL RETAINED EARNINGS:	-2,815,289.56
2899-00-000	TOTAL EQUITY	4,122,925.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,807,964.21

Youthbuild (.ybuild)
Budget Comparison

Period = Apr 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	75,478.74	41,667.00	33,811.74	81.15	333,264.93	166,668.00	166,596.93	99.96	500,004.00
3499-00-000	TOTAL GRANT INCOME	75,478.74	41,667.00	33,811.74	81.15	333,264.93	166,668.00	166,596.93	99.96	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	0.00	0.00	0.00	N/A	229.52	0.00	229.52	N/A	0.00
3690-00-000	Other Income	18,844.72	0.00	18,844.72	N/A	20,494.72	0.00	20,494.72	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	18,844.72	0.00	18,844.72	N/A	20,724.24	0.00	20,724.24	N/A	0.00
3999-00-000	TOTAL INCOME	94,323.46	41,667.00	52,656.46	126.37	353,989.17	166,668.00	187,321.17	112.39	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	20,461.54	14,162.00	-6,299.54	-44.48	85,871.46	56,648.00	-29,223.46	-51.59	169,944.00
4110-00-001	401K-401A Admin	818.46	566.00	-252.46	-44.60	2,956.47	2,264.00	-692.47	-30.59	6,792.00
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,537.42	1,133.00	-404.42	-35.69	6,660.59	4,532.00	-2,128.59	-46.97	13,596.00
4110-00-004	Workers Comp Admin	646.23	566.00	-80.23	-14.17	2,630.19	2,264.00	-366.19	-16.17	6,792.00
4110-00-006	Legal Shield - Administrative	73.80	35.00	-38.80	-110.86	147.60	140.00	-7.60	-5.43	420.00
4110-00-007	Payroll Prep Fees	299.67	142.00	-157.67	-111.04	1,170.27	568.00	-602.27	-106.03	1,704.00
4110-07-000	Health/Life Insurance	3,785.90	1,400.00	-2,385.90	-170.42	13,888.42	5,600.00	-8,288.42	-148.01	16,800.00
4110-99-000	Total Administrative Salaries	27,623.02	18,004.00	-9,619.02	-53.43	113,325.00	72,016.00	-41,309.00	-57.36	216,048.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	4,987.38	5,922.00	934.62	15.78	8,357.56	23,688.00	15,330.44	64.72	71,064.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	564.00	564.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	552.00	552.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	4,987.38	6,201.00	1,213.62	19.57	8,357.56	24,804.00	16,446.44	66.31	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	274.40	9,152.00	8,877.60	97.00	27,456.00
4190-07-000	Telephone	96.10	250.00	153.90	61.56	852.92	1,000.00	147.08	14.71	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	67.74	120.00	52.26	43.55	360.00
4190-09-000	Computer Software License Fees/Exp	87.96	0.00	-87.96	N/A	327.85	0.00	-327.85	N/A	0.00
4190-10-000	Copiers - Lease & Service	256.71	289.00	32.29	11.17	1,019.80	1,156.00	136.20	11.78	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	3,302.68	6,056.00	2,753.32	45.46	18,168.00
4190-19-000	IT Contract Fees	140.81	150.00	9.19	6.13	563.24	600.00	36.76	6.13	1,800.00
4190-22-000	Other Misc Admin Expenses	113.98	0.00	-113.98	N/A	306.00	0.00	-306.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,521.23	4,521.00	2,999.77	66.35	6,714.63	18,084.00	11,369.37	62.87	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,131.63	28,726.00	-5,405.63	-18.82	128,397.19	114,904.00	-13,493.19	-11.74	344,712.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	9,002.50	6,605.00	-2,397.50	-36.30	50,160.00	26,420.00	-23,740.00	-89.86	79,260.00
4210-00-002	Payroll Taxes - Tenant Svc	767.20	528.00	-239.20	-45.30	4,324.52	2,112.00	-2,212.52	-104.76	6,336.00
4210-00-004	Workers Comp - Tenant Svc	280.05	264.00	-16.05	-6.08	1,581.81	1,056.00	-525.81	-49.79	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	153.14	66.00	-87.14	-132.03	716.71	264.00	-452.71	-171.48	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	12,988.00	12,988.00	100.00	38,964.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	10,202.89	10,710.00	507.11	4.73	56,783.04	42,840.00	-13,943.04	-32.55	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,100.00	1,100.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,100.00	1,100.00	100.00	3,300.00

Youthbuild (.ybuild)
Budget Comparison

Period = Apr 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									
4410-10-000	Payroll Prep Fees Maint.	100.00	0.00	-100.00	N/A	100.00	0.00	-100.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grea:	129.09	300.00	170.91	56.97	956.68	1,200.00	243.32	20.28	3,600.00
4419-00-000	Total General Maint Expense	229.09	300.00	70.91	23.64	1,056.68	1,200.00	143.32	11.94	3,600.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	229.09	300.00	70.91	23.64	1,056.68	1,200.00	143.32	11.94	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	755.88	1,255.00	499.12	39.77	3,023.52	5,020.00	1,996.48	39.77	15,060.00
4510-01-000	General Liability Insurance - Auto	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	755.88	1,655.00	899.12	54.33	3,023.52	6,620.00	3,596.48	54.33	19,860.00
8000-00-000	TOTAL EXPENSES	45,319.49	41,666.00	-3,653.49	-8.77	189,260.43	166,664.00	-22,596.43	-13.56	499,992.00
9000-00-000	NET INCOME	49,003.97	1.00	49,002.97	4,900,297.00	164,728.74	4.00	164,724.74	4,118,118.50	12.00

Youthbuild (.ybuild)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	79,262.68
1111-15-000	Cash-Payroll	82,315.18
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	162,577.86
1119-00-000	TOTAL CASH	162,577.86
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	162,297.79
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	168,078.04
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
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	41,179.04
2260-00-000	Accrued Compensated Absences-Currei	2,002.31
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	393,919.70
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	397,638.27
2800-00-000	EQUITY	

2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-242,832.23
2809-03-000	Retained Earnings - Restricted Net Ass	13,272.00
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-229,560.23</u>
2899-00-000	TOTAL EQUITY	<u>-229,560.23</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>168,078.04</u>

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Apr 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	12,588.00	12,557.00	31.00	0.25	50,062.00	50,228.00	-166.00	-0.33	150,684.00
3119-00-000	Total Rental Income	12,588.00	12,557.00	31.00	0.25	50,062.00	50,228.00	-166.00	-0.33	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	1,400.00	-1,400.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	200.00	-200.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	2,380.00	1,700.00	680.00	40.00	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,588.00	12,982.00	-394.00	-3.04	52,442.00	51,928.00	514.00	0.99	155,784.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	27,954.00	12,865.00	15,089.00	117.29	81,118.66	51,460.00	29,658.66	57.63	154,380.00
3499-00-000	TOTAL GRANT INCOME	27,954.00	12,865.00	15,089.00	117.29	81,118.66	51,460.00	29,658.66	57.63	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	207.22	10.00	197.22	1,972.20	729.96	40.00	689.96	1,724.90	120.00
3699-00-000	TOTAL OTHER INCOME	207.22	10.00	197.22	1,972.20	729.96	40.00	689.96	1,724.90	120.00
3999-00-000	TOTAL INCOME	40,749.22	25,857.00	14,892.22	57.59	134,290.62	103,428.00	30,862.62	29.84	310,284.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	1,996.50	2,179.08	182.58	8.38	7,999.89	9,854.45	1,854.56	18.82	28,425.22
4110-00-001	401K-401A Admin	74.06	87.16	13.10	15.03	295.50	394.17	98.67	25.03	1,136.98
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	152.26	174.33	22.07	12.66	606.32	788.37	182.05	23.09	2,274.06
4110-00-004	Workers Comp Admin	63.05	87.16	24.11	27.66	252.94	394.17	141.23	35.83	1,136.98
4110-00-007	Payroll Prep Fees	29.23	21.79	-7.44	-34.14	110.49	98.54	-11.95	-12.13	284.24
4110-07-000	Health/Life Insurance	446.08	120.06	-326.02	-271.55	1,625.08	480.24	-1,144.84	-238.39	1,440.72
4110-99-000	Total Administrative Salaries	2,761.18	2,669.58	-91.60	-3.43	10,890.22	12,009.94	1,119.72	9.32	34,698.20
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	0.00	680.00	680.00	100.00	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	44.02	0.00	-44.02	N/A	121.49	0.00	-121.49	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	352.50	360.00	7.50	2.08	1,410.00	1,440.00	30.00	2.08	4,320.00
4171-00-000	Auditing Fees	2,025.28	2,025.28	0.00	0.00	8,101.12	8,101.12	0.00	0.00	24,303.36
4173-00-000	Management Fee	3,493.51	3,567.84	74.33	2.08	13,974.04	14,271.36	297.32	2.08	42,814.08
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	1,880.00	1,920.00	40.00	2.08	5,760.00
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	1,000.00	327.47	32.75	3,000.00
4189-00-000	Total Other Admin Expenses	6,385.31	6,683.12	297.81	4.46	27,209.18	26,732.48	-476.70	-1.78	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	100.00	100.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	176.55	100.00	-76.55	-76.55	300.00
4190-07-000	Telephone	139.61	137.39	-2.22	-1.62	557.54	549.56	-7.98	-1.45	1,648.68
4190-08-000	Postage	0.00	25.00	25.00	100.00	367.79	100.00	-267.79	-267.79	300.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,046.60	1,046.60	0.00	0.00	3,139.80

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Apr 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	3,997.86	5,330.48	1,332.62	25.00	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-19-000	IT Contract Fees	0.00	0.00	0.00	N/A	1,292.00	0.00	-1,292.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	0.00	25.00	25.00	100.00	208.64	100.00	-108.64	-108.64	300.00
4190-24-000	Govt Licenses-Fees-Permits	500.00	50.00	-450.00	-900.00	500.00	200.00	-300.00	-150.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	2,233.88	1,906.66	-327.22	-17.16	8,146.98	7,626.64	-520.34	-6.82	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,380.37	11,429.36	48.99	0.43	46,246.38	47,049.06	802.68	1.71	139,815.56
4300-00-000	UTILITIES									
4310-00-000	Water	331.20	1,163.00	831.80	71.52	1,419.34	4,652.00	3,232.66	69.49	13,956.00
4320-00-000	Electricity	168.69	300.00	131.31	43.77	799.82	1,200.00	400.18	33.35	3,600.00
4340-00-000	Garbage/Trash Removal	545.68	545.68	0.00	0.00	2,182.72	2,182.72	0.00	0.00	6,548.16
4390-00-000	Sewer	540.65	560.28	19.63	3.50	2,303.83	2,241.12	-62.71	-2.80	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	1,586.22	2,568.96	982.74	38.25	6,705.71	10,275.84	3,570.13	34.74	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	2,394.53	2,485.58	91.05	3.66	9,420.88	11,774.85	2,353.97	19.99	33,492.02
4410-06-000	401K-401A Maintenance	95.63	99.42	3.79	3.81	371.93	470.98	99.05	21.03	1,339.64
4410-07-000	Payroll Taxes Maintenance	183.85	198.85	15.00	7.54	717.41	942.00	224.59	23.84	2,679.40
4410-08-000	Health/Life Insurance Maint.	550.22	0.00	-550.22	N/A	2,009.10	0.00	-2,009.10	N/A	0.00
4410-09-000	Workers Comp Maintenance	75.64	99.42	23.78	23.92	297.81	470.98	173.17	36.77	1,339.64
4410-10-000	Payroll Prep Fees Maint.	35.03	24.86	-10.17	-40.91	131.38	117.76	-13.62	-11.57	334.96
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	52.84	250.00	197.16	78.86	807.16	1,000.00	192.84	19.28	3,000.00
4419-00-000	Total General Maint Expense	3,387.74	3,158.13	-229.61	-7.27	13,755.67	14,776.57	1,020.90	6.91	42,185.66
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
4420-01-200	Lawn & Landscape Expenses Non Sale	0.00	0.00	0.00	N/A	511.11	0.00	-511.11	N/A	0.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	259.14	50.00	-209.14	-418.28	259.14	200.00	-59.14	-29.57	600.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	38.33	0.00	-38.33	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	34.38	100.00	65.62	65.62	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	59.89	0.00	-59.89	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-11-000	Supplies- HVAC	432.87	50.00	-382.87	-765.74	537.58	200.00	-337.58	-168.79	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	178.90	200.00	21.10	10.55	600.00
4429-00-000	Total Materials	692.01	525.00	-167.01	-31.81	1,619.33	2,100.00	480.67	22.89	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4430-02-000	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	-145.00	165.00	310.00	187.88	145.00	660.00	515.00	78.03	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,100.00	125.00	-975.00	-780.00	1,650.00	500.00	-1,150.00	-230.00	1,500.00
4430-18-000	Contract-Alarm Monitoring	260.24	185.00	-75.24	-40.67	672.90	740.00	67.10	9.07	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	4,000.00	4,400.00	400.00	9.09	13,200.00
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
4430-26-000	Contract-Security Camera System	966.25	0.00	-966.25	N/A	3,338.76	0.00	-3,338.76	N/A	0.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	0.00	1,120.00	1,120.00	100.00	3,360.00
4439-00-000	Total Contract Costs	3,181.49	2,280.00	-901.49	-39.54	9,951.66	9,120.00	-831.66	-9.12	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	7,261.24	5,963.13	-1,298.11	-21.77	25,326.66	25,996.57	669.91	2.58	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	19,310.84	19,310.84	100.00	57,932.52
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Apr 2025
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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,877.71	4,877.71	100.00	0.00	19,510.84	19,510.84	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	92.00	0.00	-92.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23.00	0.00	-23.00	N/A	92.00	0.00	-92.00	N/A	0.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	7,814.69	7,814.69	0.00	0.00	31,258.76	31,258.76	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	31,258.76	3,658.76	-27,600.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	28,065.52	39,553.85	11,488.33	29.04	109,629.51	161,691.07	52,061.56	32.20	481,597.54
9000-00-000	NET INCOME	12,683.70	-13,696.85	26,380.55	192.60	24,661.11	-58,263.07	82,924.18	142.33	-171,313.54
	Net Income After Depreciation	20,498.39				55,919.87				

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	109,283.96
1111-15-000	Cash-Payroll	23,490.31
1111-99-000	Total Unrestricted Cash	132,774.27
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,400.00
1112-04-000	Cash Restricted-Reserve for Replac	73,132.62
1112-99-000	Total Restricted Cash	87,532.62
1119-00-000	TOTAL CASH	220,306.89
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	5,190.00
1122-99-000	TOTAL: AR	5,190.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	5,190.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	44,870.06
1211-02-000	Prepaid Software Licenses	1,046.60
1299-00-000	TOTAL OTHER CURRENT ASSETS	45,916.66
1300-00-000	TOTAL CURRENT ASSETS	271,413.55
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	-595,622.48
1405-02-000	Accum Depreciation- Misc FF&E	-7,078.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,157,134.35
1499-00-000	TOTAL NONCURRENT ASSETS	3,157,134.35
1999-00-000	TOTAL ASSETS	3,428,547.90
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,100.00
2114-00-000	Tenant Security Deposits	14,400.00
2114-02-000	Security Deposit Clearing Account	1,058.00

2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	2,632.70
2138-00-001	Accrued audit fees - LHA	26,634.19
2145-00-000	Due to Federal Master	4,611.10
2240-00-000	Tenant Prepaid Rents	830.00
2255-00-004	State of FL Unclaimed Funds	-1,058.00
2260-00-000	Accrued Compensated Absences-Currei	1,291.11
2299-00-000	TOTAL CURRENT LIABILITIES	54,002.92
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	56,400.70
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,372,147.20
2809-99-000	TOTAL RETAINED EARNINGS:	3,372,147.20
2899-00-000	TOTAL EQUITY	3,372,147.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,428,547.90

END OF REPORT