



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

August 17, 2026

Benjamin Stevenson, Executive Director

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, August 17, 2026, at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Acceptance of the Meeting Agenda

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

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

3. Old Business

4. New Business

- Employee of the Month

5. Committee Reports

- Sustainability Plan Review Committee

6. Secretary's Report

- Housing and Finance

7. Resolutions

Resolution No. 26-1573 - The Board of Commissioners is requested to authorize its Executive Director to submit A Section 18 Demolition/Disposition applications to the U.S. Department of Housing and Urban Development for the Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, Colton/Bonnet (John Wright Homes and Cecil Gober Villas) and Dakota Park Apartments properties.

Resolution No. 26-1574 - The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions to the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

8. Legal Report

9. Other Business

10. Public Comment

11. Adjournment

MINUTES

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

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

Secretary: Benjamin Stevenson
Legal Counsel: Riccardo 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.

APPROVAL OF THE AGENDA

- Motion to accept the agenda.

Motion by Commissioner Stacy Campbell-Domineck, seconded by Commissioner Annie Gibson.

Vote:

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

ACCEPTANCE OF THE MINUTES

- Motion to accept the minutes of the meeting of the Board of Commissioners held on June 15, 2026.

Motion by Commissioner Curtisha James, seconded by Commissioner Annie Gibson.

Vote:

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

OLD BUSINESS

None.

NEW BUSINESS

Employee of the Month

Trina Roach is June 2026 Employee of the Month. She was presented by Patrick Roberts, Human Resources Generalist and her supervisor, Pamela Velezquez, Property Manager. Ms. Velezquez said Ms. Roach is an exceptional and loyal team member that goes above and beyond the call of duty to make sure the property is running smoothly. She is a very outstanding and reliable worker.

COMMITTEE REPORT

Commissioner Gibson gave updates on the Sustainability Plan Review Committee meeting held on July 16, 2026. She stated Mr. Stevenson gave updates on the housing development that will be discussed in his report. Mr. Pizarro gave updates on the properties having a net profit income.

SECRETARY REPORT

Mr. Stevenson gave updates on the development projects.

The Medulla Project – Mr. Stevenson had a meeting this month with Joe Sweet, a representative for the Sweet family. He is the first professional football player from Polk County and a graduate of Rochelle High School. The meeting attendees included his family members and the Developer Partner. The Developer Partner will complete a MOU with the Sweet family to construct a 100-unit senior family development in Medulla. LPHC will also be a partner. The Developer Partners are looking to complete the MOU as soon as possible.

10th Street - the developer partner submitted the application to the City of Lakeland for the local government contribution. They are hopeful of a favorable decision.

Twin Lakes Estates III is moving positively toward closing in October 2026. The credit underwriter is requesting a 99-year ground lease. The Developer Partner and LHA agreed to this request.

Mr. Stevenson gave a presentation today to the City of Lakeland City Council requesting the Mayor sign a letter of support for RAD Section-18 Blend application for some LHA properties. Mr. Stevenson explained in his presentation to the City Council that nothing will change for public housing tenants. They will not have to reapply or be subject to being displaced. The City Council voted to approve the Mayor signing the letter of support. Commissioner Gibson expressed that Mr. Stevenson gave a very good and thorough presentation at the City Council meeting. She indicated there were many questions in which Mr. Stevenson's handled the responses with clarity.

Mr. Stevenson also mentioned the City of Bartow is still interested in working with LHA on a partnership for an affordable housing development there.

HOUSING AND OPERATION

Carlos Pizarro gave updates on the properties and programs. The properties continue to do well. The Section 8 Program is serving 1,529 families. The housing programs across the country are in fear that at the end of the year there may not be funding available from HUD. The federal government is pushing housing authorities to review costs and expenses. The potential funding shortfall is based on increased funding for the war and other things that are happening. The funding will be taken from HUD and routed in other places. The action plan that the LHA Board of Commissioners approved last month was submitted to HUD. HUD staff will be visiting the LHA office this week. They will review the plan with LHA staff in hope of finding other solutions. Mr. Pizarro is hopeful the funding will be approved at the end of the year.

There are 217 families in the FSS program. Out of the 217 families, 82 families have escrow money, totaling \$417,631.00. Mr. Pizarro mentioned they are currently working with the auditors and have sent 36 participants files that were requested in the audit. The request for files is a standard request in order to check that things are being done in compliance with federal and state guidelines.

The Resident Service Program is working to create more services and resources for senior tenants and other families. In the next few months, staff will be applying for grants and other resources to benefit the senior tenants and other tenant families.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Ricardo Gilmore gave updates and background information on the RAD program. RAD should not have a negative impact on the tenants we serve. RAD is used as a financial tool to

get a higher rent for the same unit. Converting from public housing to Section-8 will be safer and more stable over the next years.

Mr. Gilmore attended the NAHRO Conference in Nashville. The major topic is the proposed HUD requirement of going to term limits to be able to stay in public housing and implementing work requirements. Every housing authority must consider the terms.

OTHER BUSINESS

Mr. Stevenson stated LHA was awarded a new YouthBuild grant. The award notification from the Department of Labor has been received.

The Mayor of the City of Lakeland made a request for the minutes of the LHA Board meetings to be sent to City Council monthly.

PUBLIC FORUM

Shonaya Green stated she was wrongful forced off the Section 8 program because she spoke up about fraud. Ms. Green did not give information on who she spoke to about her allege matter. She mentioned the HUD Miami Office told her they would get back with her. She is requesting a fresh set of eyes to look at her matter. She alleges at the time that her inspection was done by the husband of the landlord who was an employee of LHA.

Mr. Gilmore explained to Ms. Green that she will get a copy of a staff report on what she has discussed tonight. Mr. Gilmore asked if she listed her address on the speaker form that she completed tonight. Mr. Samples informed Ms. Green that she did not put her address on the form. Ms. Green agreed to provide her address after the meeting.

Meeting adjourned at 7:12 p.m.

Benjamin Stevenson, Secretary

PUBLIC COMMENT RESPONSE



BOARD OF
COMMISSIONERS
David Samples
Chairman

Annie Gibson
Vice-Chairman

Michael Konen
Commissioner

Stacy Campbell-
Domineck
Commissioner

Curtisha James
Commissioner

Charles Welch
Commissioner

Dewey Chancey
Commissioner

TO: LHA Board of Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Response to Public Comment/Public Records Request – Green
DATE: August 17, 2026

This memorandum is written in response to the Public Comments received at the July 20, 2026, meeting of the LHA Board of Commissioners. Shonaya Green made comments about wanting to appeal a previous ruling where she lost her Section 8 voucher. After staff review of LHA records, it was discovered that LHA has no existing records of Ms. Green or her case.

Attached is a copy of the response that was sent to Ms. Green at the address that she provided at the meeting. The letter was sent via certified mail.

BJS

Attachment(s)

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE
Phone (863) 687-2911
Fax (863) 413-2976

www.LakelandHousing.org



**BOARD OF
COMMISSIONERS**

David Samples
Chairman

Annie Gibson
Vice Chairman

Michael Konen
Commissioner

Dewey Chancey
Commissioner

Curtisha James
Commissioner

Stacy Campbell-Domineck
Commissioner

Charles Welch
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

Phone: (863) 687-2911
Fax: (863) 413-2976

www.LakelandHousing.org

July 28, 2026

Shonaya Green
P.O. Box 3753
Plant City, FL 33563

RE: Status of Section 8 Appeal

Dear Ms Green:

This letter serves to advise you that the Lakeland Housing Authority has no record of you or your case in our system. Staff searched our Public Housing and Section 8 records. No information regarding your case could be found. To the best of our knowledge your case occurred during the tenure of the previous LHA Executive Director, Herb Hernandez. Please note Mr. Hernandez has not worked at LHA in over sixteen years. So, since no record(s) related to your case currently exist within our system, LHA is unable to provide any assistance to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Stevenson", is written over a light blue horizontal line.

Benjamin Stevenson
Executive Director

Cc: LHA Board of Commissioners

SECRETARY'S REPORT

◀ **July 2026**

Secretary's Report
August 2026
DEVELOPMENT UPDATES

Twin Lakes Estates Phases III



The City of Lakeland has approved for the Local Government Contribution (LGC) of approximately \$670,000 for Twin Lakes Estates Phase III. The Developer Partner was also successful in submitting an application for a 4% bond and SAIL funding for this phase. The applications have been awarded funding. At this time, we are anticipating a February/March 2027 financial closing. The delay is due to the Florida Housing Finance Corporation internal processes.

Renaissance at Washington Ridge

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

Staff and the Development Consultant submitted an application for low-income housing tax credits via a 4% bond and SAIL (State Apartment Incentive Loan) Program funds in November 2025. Florida Housing Finance Corporation extended an Invitation To Credit Underwriting for this project. This is the next step in the loan closing process. Darrow Everett, LHA legal counsel, will provide assistance on the closing process.

Secretary's Report

August 2026

Carrington Place Apartments, formerly known as Dakota Park Apartments

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

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

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

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

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. HUD must approve the request for use of funds and PBVs associated with this project. LHA will continue to manage the property.



Secretary's Report

August 2026

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

10th Street Apartments

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

The City of Lakeland has released its Request For Proposals for the Local Government Contribution for the 2026 tax credit application cycle. The Developer Partner prepared a response to the RFP. We were advised the project is not eligible for the local government contribution since LHA currently has received the award for the Twin Lakes property.

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

Move To Work

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

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

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

- ❖ Cost Savings
 - Using Move to Work flexibility to leverage funds for future developments
 - Streamlining HUD processes
 - Risk-based inspections
 - Rent simplification
- ❖ Self-Sufficiency
 - Linking rental assistance with supportive services
 - Escrow accounts
 - Earned income exclusions

Secretary's Report

August 2026

- o Increased case management services
- o Self-sufficiency requirements
- ❖ Housing Choices
 - o Developing mixed income and tax credit properties
 - o Landlord incentives
 - o Foreclosure prevention, mortgage assistance, and homeownership programs
 - o Increasing the percentage of project-based vouchers
 - o Continue public-private partnerships that provide opportunities for the development of additional affordable housing rental units

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

Family Self-Sufficiency

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

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

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

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.

Secretary's Report

August 2026

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.

Community and Other Activities

LHA was selected as the **2026 Agency of the Year** in the State of Florida by the Florida Association of Housing and Redevelopment Officials (FAHRO). The award was presented at the State-wide conference held in Ft. Lauderdale on August 4-6, 2026. Many staff and LHA commissioners were in attendance. This is second time LHA has received this recognition.

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. Bios of all LHA commissioners have been uploaded to the website.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS and Resident Activities**

◀ **Youth Build Report**



LAKELAND
HOUSING AUTHORITY

Board of Commissioners Report

AUGUST 2026

Reporting Period: July 1 – July 31, 2026



AFFORDABLE
HOUSING



STRONG
COMMUNITIES



RESIDENT
FOCUSED



SUSTAINABLE
FUTURES



INTEGRITY &
ACCOUNTABILITY

Executive Summary

The August 2026 Housing and Finance Monthly Summary Report presents July 2026 financial, operational, programmatic, property-management, resident-services, grant, and federal policy information for Board review. The Central Cost Office report materially improves the COCC position: July net income after depreciation after depreciation is now a loss of \$15,308 and year-to-date net income after depreciation is positive \$288.

- Financial performance: Eight of ten reporting units posted positive July net income after depreciation. Nine of ten posted positive year-to-date results; AMP 1 remains the only negative year-to-date unit due to less than expected subsidy and higher than expected payroll expenses.
- HCV activity: 1,536 families were under lease, with 35 move-ins, 22 vouchers issued, 105 inspections, and 171 annual reexaminations.
- FSS progress: 191 HCV participants and 5 homeownership participants were enrolled, with reported escrow balances totaling \$344,867.
- Property operations: Occupancy 100% at Villas at Lake Bonnet and Twin Lakes II.
- Resident Services: July implementation included school-supply assistance, senior wellness and safety programming, emergency food support, partnership development, grant coordination, and final MTW Rent Study submission support.
- Federal monitoring: HUD corrected the August 2026 administrative-fee enclosure and estimated CY 2026 proration at approximately 86%; FY 2027 HUD funding remains an active monitoring item.

Key Metrics Snapshot

Area	August Board Metric	Board-Level Note
HCV families under lease	1,536	Voucher activity remains substantial.
HCV vouchers / move-ins	22 / 35	Continued lease-up and placement activity.
HCV annual reexaminations	171	High monthly certification workload.
HCV inspections	105	Key operational capacity indicator.
FSS reported escrow	\$344,867	\$329,729 HCV plus \$15,138 homeownership.
Front desk visitors	678	July 2026 guest count
School-supply assistance	88 families	Backpacks and supplies prepared for distribution.
CFP available balance	\$986,227	Per July 2026 grant report.
ROSS available balance	\$190,197	Per July 2026 grant report.

Financial Performance: Net Operating Income

The following table summarizes July and year-to-date net income after depreciation from the July 2026 budget comparison reports. COCC reflects the revised report attached for this update.

Property / Program	July 2026	YTD	Status
COCC	(\$15,308)	\$288	Monitor
HCV	\$53,810	\$252,921	Positive
AMP 1	(\$54,197)	(\$21,253)	Watch
Dakota Park	\$6,405	\$15,913	Positive
Renaissance	\$27,625	\$93,061	Positive
Colton Meadow	\$16,345	\$72,338	Positive
Villas at Lake Bonnet	\$7,497	\$125,507	Positive

Property / Program	July 2026	YTD	Status
Manor at West Bartow	\$37,332	\$291,325	Positive
YouthBuild	\$3,420	\$47,328	Positive
Williamstown	\$8,544	\$99,321	Positive

Updated COCC Analysis

Measure	July Actual	July Budget	YTD Actual	YTD Budget
Total income	\$88,472	\$93,761	\$613,847	\$656,327
Administrative expenses	\$99,262	\$111,254	\$581,448	\$654,177
Total expenses	\$113,171	\$127,775	\$679,298	\$769,827
Net income before amortization	(\$24,699)	(\$34,014)	(\$65,451)	(\$113,500)
Net income after depreciation / amortization	(\$15,308)	-	\$288	-

- COCC year-to-date result is slightly positive at \$288.
- Board monitoring should continue around revenue shortfalls in HCV management-fee income, bookkeeping-fee income, miscellaneous administrative expenses, travel/training, and contract-cost variances.

Housing Choice Voucher Program

HCV Activity	July Closeout Result
Families under lease	1,536
Portability	11 searching; 7 moved in; 1 ported out
Vouchers issued (Current Participants Only)	22
Move-ins	35
End of participation	9
Hearings	1 LHA (2 people); 1 Tampa (8 people)
Rent increases	15
Annual reexaminations	171
Change forms	35
Quality control	28
Requests for Tenancy Approval	21
Inspections	105
Retroactive actions	4

Board note: Continue monitoring utilization, HAP costs, portability, payment standards, administrative capacity, quality control, and the Group 3 Shortfall corrective action framework.

Group 3 Shortfall and Compliance Focus

Required Focus	Board-Ready Action
Root-cause review	Document leasing, HAP cost, payment-standard, attrition, utilization, and budget-authority drivers.
Cost containment	Maintain voucher issuance, portability, lease-up, and financial-impact controls.
Corrective action plan	Maintain milestones, responsible staff, Board updates, and HUD communication tracking.
Funding environment	Incorporate the corrected estimated 86% CY 2026 administrative-fee proration into scenario monitoring.
Risk communication	Maintain clear participant, landlord, partner, HUD, and Board communications.

Family Self-Sufficiency (FSS)

Program	Mandatory	Enrolled	Exited	With Escrow	% Escrow	Balance
FSS Section 8	25	191	0	64	34%	\$329,729
FSS Homeownership	0	5	0	4	80%	\$15,138
Combined	25	196	0	68	-	\$344,867

- FSS waitlist remains open; a homeownership flyer was distributed for August 2026.
- Three participants were reported ready to submit home-loan applications, and one participant remained under review for graduation.
- Three interim disbursement requests were approved and checks were disbursed July 24, 2026.
- Upcoming activities include Housing Mobility on August 12, Resident Services on August 19, and Homeownership / Financial Literacy on August 26.

Property Operations and Occupancy

Property	Occupancy	Vacant	WO Total / Pending	Recerts	Board Note
Villas at Lake Bonnet	100%	0	21 / 0	6	Stable
Twin Lakes II	100%	0	69 / 3	4	Monitor pending work
Twin Lakes I	99%	1	54 / 1	35	Strong occupancy
Eddie Woodard	99%	1	27 / 0	3	Stable
Colton Meadow	98%	1	24 / 1	3	Stable
Williamstown	98%	1	5 / 0	25	Stable
Willie Downs	98%	1	83 / 1	1	3 move-ins
Cecil Gober	97%*	1	15 / 0	0	*June month-end stated
Manor at West Bartow	97%	3	171 / 0	3	Monitor leaks
Renaissance	98%	4	57 / 8	14	Maintenance follow-up
Carrington / Dakota	85%	3	6 / 1	1	Occupancy recovery/Under Demolition and Disposition

- Full occupancy was reported at Villas at Lake Bonnet and Twin Lakes II.

- Maintenance follow-up should prioritize Renaissance, Twin Lakes II, and Manor at West Bartow weather-related leak conditions.

Resident Services Department

Focus Area	July Activity / Board Note
Back-to-school support	Identified 88 families; backpacks and supplies were purchased, assembled, allocated, and prepared for distribution.
Emergency support	Coordinated emergency food assistance for a YouthBuild student household and responded to resident resource and safety needs.
Senior wellness and safety	Supported screenings, Chair Zumba, karaoke, LEAP crime-prevention education, and senior social planning.
Partnership development	Engaged healthcare, insurance, education, childcare, workforce, donor, legal, food, and transportation partners.
Grant / workforce development	Collected demographic information, coordinated with the grant writer, explored a Rapid Response Grant, and pursued Jobs Plus support.
Department infrastructure	Developed referral forms, administrative-plan concepts, calendars, tracking, files, and procedures.
MTW Rent Study	Supported final submission covering May 2025 through July 2026.

Visitor Activity

Month	Visitors	Board Note
April 2026	585	Prior baseline
May 2026	512	Lower than April
June 2026	582	Recovery from May
July 2026	678	Highest of four reported months

Grants and Capital Funding

Funding Area	Authorized	Disbursed	Available	Board Note
Capital Fund Program	\$11,558,748	\$10,572,521	\$986,227	CFP 2026 accounts for \$938,151 available.
ROSS Programs	\$828,046	\$637,849	\$190,197	Service Coordinator and FSS grants.
YouthBuild	\$4,858,376	\$2,222,193	\$2,636,183	Includes new \$2,000,000 2026 grant.

Federal Policy and Funding Monitor

Issue	Board-Level Significance	Recommended Response
HUD admin-fee correction	HUD reported an August enclosure data-source error and estimated CY 2026 HCV administrative-fee proration at approximately 86%.	Review revised enclosure and update administrative-budget projections.
21st Century ROAD to Housing Act	The attached news update states that the Act is now law.	Monitor implementation guidance affecting vouchers, RAD, MTW, inspections, and development.
FY 2027 THUD	House allocation reported at \$92.224 billion, 10.4%	Continue advocacy and prepare funding-

Issue	Board-Level Significance	Recommended Response
	below FY 2026 enacted; key program concerns remain.	pressure scenarios.
Continuing resolution	Attached update describes House and Senate short-term funding proposals extending into December.	Monitor shutdown risk and final-appropriation timing.

Board-Level Action Items

Action Item	Owner / Lead	Timing	Oversight Purpose
Maintain Group 3 Shortfall corrective action plan and tracker.	Executive / HCV / Finance	Ongoing	Mitigate funding and compliance risk.
Continue COCC monitoring using revised financial report.	Executive / Finance	Monthly	Track improvement and address revenue / expense variance.
Review AMP 1 July and YTD financial variances.	Executive / Finance	August	Address negative operating trends.
Update HCV admin-fee forecast using revised HUD enclosure.	Finance / HCV	Upon receipt	Align operating plan with proration.
Continue Resident Services workplan and partnerships.	Resident Services	August	Strengthen resident outcomes.
Monitor FY 2027 THUD and ROAD Act implementation.	Executive / Compliance	Ongoing	Prepare for policy and funding impacts.

Overall Assessment

The revised August 2026 report reflects meaningful improvement in the COCC financial position, substantial HCV activity, strong Resident Services implementation, generally high occupancy, and positive year-to-date results in nine of ten reporting units. Board oversight should remain concentrated on AMP 1, continued COCC stabilization, HCV shortfall and administrative-fee risk, occupancy recovery, priority maintenance, grant execution, and federal funding developments.



Prepared by:

Carlos R. Pizarro An, Senior Vice-President/COO

**Central Cost Office
Budget Comparison**

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-00-000	Other Tenant Income									
3120-06-100	Section 8 Processing Fees (Accounting)	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3129-00-000	Total Other Tenant Income	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	1,000.00	1,000.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	12,000.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	9.21	0.00	9.21	N/A	91.32	0.00	91.32	N/A	0.00
3620-00-000	Mgmt Fee Income (generic)	7,772.05	7,684.43	87.62	1.14	54,404.35	53,791.01	613.34	1.14	92,213.16
3620-00-600	Mgmt Fee Income - HCV	17,892.00	20,500.00	-2,608.00	-12.72	126,012.00	143,500.00	-17,488.00	-12.19	246,000.00
3620-00-700	Mgmt Fee Income - PH	4,239.12	4,236.81	2.31	0.05	29,673.84	29,657.67	16.17	0.05	50,841.72
3620-01-000	Bookkeeping Fee Income	11,565.00	14,427.50	-2,862.50	-19.84	81,435.00	100,992.50	-19,557.50	-19.37	173,130.00
3620-02-000	Asset Management Fee Income	510.00	0.00	510.00	N/A	3,570.00	0.00	3,570.00	N/A	0.00
3620-03-000	Administrative Fees - ROSS	483.34	483.34	0.00	0.00	2,900.04	3,383.38	-483.34	-14.29	5,800.08
3660-01-000	West Lake Mgmt. Income Fees	14,000.00	14,000.00	0.00	0.00	98,000.00	98,000.00	0.00	0.00	168,000.00
3690-00-000	Other Income	10,745.82	11,392.24	-646.42	-5.67	68,969.64	79,745.68	-10,776.04	-13.51	136,706.88
3690-01-000	Grants Salary Cont.(YB-Director)	825.67	825.67	0.00	0.00	5,779.69	5,779.69	0.00	0.00	9,908.04
3691-09-001	Operations & Other Income	19,430.13	19,211.06	219.07	1.14	136,010.91	134,477.42	1,533.49	1.14	230,532.72
3699-00-000	TOTAL OTHER INCOME	87,472.34	92,761.05	-5,288.71	-5.70	606,846.79	649,327.35	-42,480.56	-6.54	1,113,132.60
3999-00-000	TOTAL INCOME	88,472.34	93,761.05	-5,288.71	-5.64	613,846.79	656,327.35	-42,480.56	-6.47	1,125,132.60
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	60,365.61	74,118.00	7,752.39	10.46	347,208.82	414,669.12	67,460.30	16.27	681,102.14
4110-00-001	401K-401A Admin	5,646.35	6,300.03	653.68	10.38	26,268.57	33,033.52	6,764.95	20.48	53,466.97
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	5,539.00	5,929.44	390.44	6.58	28,343.09	33,173.54	4,830.45	14.56	54,488.19
4110-00-004	Workers Comp Admin	1,374.62	1,923.15	548.53	28.52	6,571.96	13,462.05	6,890.09	51.18	23,077.80
4110-00-006	Legal Shield - Administrative	315.00	214.45	-100.55	-46.89	1,658.55	1,501.15	-157.40	-10.49	2,573.40
4110-00-007	Payroll Prep Fees	1,398.41	741.18	-657.23	-88.67	6,802.63	4,146.70	-2,655.93	-64.05	6,811.04
4110-07-000	Health/Life Insurance	10,049.49	12,802.26	2,752.77	21.50	58,006.92	89,615.82	31,608.90	35.27	153,627.12
4110-99-000	Total Administrative Salaries	84,688.48	102,028.51	11,340.03	-58.12	474,860.54	589,601.90	114,741.36	63.22	975,146.66
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	60.00	525.00	465.00	88.57	900.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	100.00	5.25	1,750.00	1,744.75	99.70	3,000.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	65.25	2,275.00	2,209.75	97.13	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,885.72	2,500.00	-385.72	-15.43	24,375.59	17,500.00	-6,875.59	-39.29	30,000.00
4140-00-100	Travel/Mileage	0.00	90.00	90.00	100.00	190.00	630.00	440.00	69.84	1,080.00
4182-00-000	Consultants	0.00	100.00	100.00	100.00	2,530.00	700.00	-1,830.00	-261.43	1,200.00
4189-00-000	Total Other Admin Expenses	2,885.72	2,690.00	-195.72	-7.28	27,095.59	18,830.00	-8,265.59	-43.90	32,280.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	3,050.00	750.00	-2,300.00	-306.67	7,229.82	5,250.00	-1,979.82	-37.71	9,000.00
4190-02-000	Printing/Publications & Subscriptions	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A	0.00
4190-03-000	Advertising Publications	0.00	90.00	90.00	100.00	0.00	630.00	630.00	100.00	1,080.00
4190-04-000	Stationery & Office Supplies	891.69	350.00	-541.69	-154.77	5,939.62	2,450.00	-3,489.62	-142.43	4,200.00
4190-06-000	Computer Equipment	1,576.07	200.00	-1,376.07	-688.04	1,576.07	1,400.00	-176.07	-12.58	2,400.00

**Central Cost Office
Budget Comparison**

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	1,363.76	1,300.00	-63.76	-4.90	9,273.34	9,100.00	-173.34	-1.90	15,600.00
4190-08-000	Postage	41.55	160.00	118.45	74.03	1,076.02	1,120.00	43.98	3.93	1,920.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.95	0.00	-8.95	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	160.00	160.00	100.00	2,992.57	1,120.00	-1,872.57	-167.19	1,920.00
4190-10-000	Copiers - Lease & Service	708.35	650.00	-58.35	-8.98	7,204.16	4,550.00	-2,654.16	-58.33	7,800.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	824.13	850.00	25.87	3.04	5,823.02	5,950.00	126.98	2.13	10,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	1,429.92	0.00	-1,429.92	N/A	0.00
4190-19-000	IT Contract Fees	375.16	200.00	-175.16	-87.58	1,414.27	1,400.00	-14.27	-1.02	2,400.00
4190-20-100	Bank Fees - Unrestricted	0.00	0.00	0.00	N/A	60.18	0.00	-60.18	N/A	0.00
4190-22-000	Other Misc Admin Expenses	1,540.28	1,500.00	-40.28	-2.69	15,629.73	10,500.00	-5,129.73	-48.85	18,000.00
4190-22-100	Business Development & Relations	1,317.07	0.00	-1,317.07	N/A	3,180.94	0.00	-3,180.94	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	87.89	0.00	-87.89	N/A	0.00
4190-28-000	Charitable Contributions	0.00	0.00	0.00	N/A	14,580.00	0.00	-14,580.00	N/A	0.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	11,688.06	6,210.00	-5,478.06	-88.21	79,427.00	43,470.00	-35,957.00	-82.72	74,520.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	99,262.26	111,253.51	5,991.25	-53.61	581,448.38	654,176.90	72,728.52	33.73	1,085,846.66
4300-00-000	UTILITIES									
4340-00-000	Garbage/Trash Removal	891.10	409.27	-481.83	-117.73	3,819.55	2,864.89	-954.66	-33.32	4,911.24
4399-00-000	TOTAL UTILITY EXPENSES	891.10	409.27	-481.83	-117.73	3,819.55	2,864.89	-954.66	-33.32	4,911.24
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4411-00-000	Maintenance Uniforms	708.51	0.00	-708.51	N/A	708.51	0.00	-708.51	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	116.36	900.00	783.64	87.07	4,910.68	6,300.00	1,389.32	22.05	10,800.00
4419-00-000	Total General Maint Expense	824.87	900.00	75.13	8.35	5,619.19	6,300.00	680.81	10.81	10,800.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	45.00	45.00	100.00	0.00	315.00	315.00	100.00	540.00
4420-02-000	Supplies-Appliance Parts	0.00	0.00	0.00	N/A	1,349.18	0.00	-1,349.18	N/A	0.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	52.90	0.00	-52.90	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	150.00	150.00	100.00	706.44	1,050.00	343.56	32.72	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	1,558.11	2,100.00	541.89	25.80	3,600.00
4420-07-000	Repairs - Materials & Supplies	0.00	0.00	0.00	N/A	273.04	0.00	-273.04	N/A	0.00
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	126.98	0.00	-126.98	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-12-000	Supplies- Painting	0.00	25.00	25.00	100.00	313.04	175.00	-138.04	-78.88	300.00
4429-00-000	Total Materials	0.00	570.00	570.00	100.00	4,379.69	3,990.00	-389.69	-9.77	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	70.00	70.00	100.00	120.00
4430-07-000	Contract-Exterminating/Pest Control	50.00	90.00	40.00	44.44	470.00	630.00	160.00	25.40	1,080.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	0.00	0.00	N/A	61.50	0.00	-61.50	N/A	0.00
4430-15-000	Contract-Equipment Rental	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4430-18-000	Contract-Alarm Monitoring	0.00	55.00	55.00	100.00	1,881.03	385.00	-1,496.03	-388.58	660.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	3,081.94	0.00	-3,081.94	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	959.80	0.00	-959.80	N/A	1,047.50	0.00	-1,047.50	N/A	0.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	650.00	0.00	-650.00	N/A	0.00
4439-00-000	Total Contract Costs	1,009.80	165.00	-844.80	-512.00	7,191.97	1,155.00	-6,036.97	-522.68	1,980.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,834.67	1,635.00	-199.67	-12.21	17,190.85	11,445.00	-5,745.85	-50.20	19,620.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	809.94	750.00	-59.94	-7.99	4,380.29	5,250.00	869.71	16.57	9,000.00
4510-01-000	General Liability Insurance - Auto	0.00	825.00	825.00	100.00	0.00	5,775.00	5,775.00	100.00	9,900.00
4599-00-000	TOTAL GENERAL EXPENSES	809.94	1,575.00	765.06	48.58	4,380.29	11,025.00	6,644.71	60.27	18,900.00

**Central Cost Office
Budget Comparison**

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4800-00-000	FINANCING EXPENSE									
4855-00-100	Interest Expense	157.27	60.00	-97.27	-162.12	1,100.89	420.00	-680.89	-162.12	720.00
4899-00-000	TOTAL FINANCING EXPENSES	157.27	60.00	-97.27	-162.12	1,100.89	420.00	-680.89	-162.12	720.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	0.00	550.00	550.00	100.00	0.00	3,850.00	3,850.00	100.00	6,600.00
5100-50-000	Amortization Expense	9,391.21	11,392.24	2,001.03	17.56	65,738.47	79,745.68	14,007.21	17.56	136,706.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	9,391.21	11,942.24	2,551.03	21.36	65,738.47	83,595.68	17,857.21	21.36	143,306.88
8000-00-000	TOTAL EXPENSES	113,171.32	127,775.02	8,603.70	-267.38	679,297.62	769,827.47	90,529.85	-119.47	1,284,104.78
9000-00-000	NET INCOME	-24,698.98	-34,013.97	-13,892.41	261.74	-65,450.83	-113,500.12	-133,010.41	113.00	-158,972.18
	Net Income After Depreciation	-15,307.77				287.64				

Central Cost Office

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	272,949.13
1111-15-000	Cash-Payroll	-529,232.71
1111-45-000	Regions Operating	5,039.82
1111-99-000	Total Unrestricted Cash	-251,243.76
1119-00-000	TOTAL CASH	-251,243.76
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	267,861.81
1129-11-000	A/R - ROSS/HUD	8,178.80
1129-17-000	Due from Renaissance FAM Non ACC	355.13
1129-49-000	A/R - Youthbuild DOL	-74,362.88
1129-50-000	A/R - Capital Fund Grants/HUD	7,401.67
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	210,466.99
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	154,985.72
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,215.39
1211-02-000	Prepaid Software Licenses	2,950.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	7,165.39
1300-00-000	TOTAL CURRENT ASSETS	-89,092.65
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	-57.50
1400-08-000	Furniture & Fixtures	32,301.60
1400-08-100	Furn, Fixt, & Equip	24,482.83
1405-02-000	Accum Depreciation- Misc FF&E	-54,306.98
1410-00-000	Intangible Assets	
1410-04-000	Lease-Right of Use Asset	446,515.00
1410-04-001	Lease Amortization	354,453.13
1420-00-000	TOTAL FIXED ASSETS (NET)	94,481.82
1430-09-000	Fees & Costs - Marketing	30,057.50
1499-00-000	TOTAL NONCURRENT ASSETS	124,539.32
1999-00-000	TOTAL ASSETS	35,446.67
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	8,690.63
2117-03-000	Misc Payroll Withholdings	46.16
2117-09-000	State Unemployment Tax	-3,160.22
2117-10-000	Workers Compensation	33,350.08
2117-11-000	401 Plan Payable	95,437.56
2117-12-000	457 Plan Payable	-84,446.28
2117-13-000	Aflac Payable	-10,312.34
2117-17-000	Health Insurance Payable	90,130.86
2119-90-000	Other Current Liabilities	65,458.31
2130-00-001	Lease payable-Short Term	62,850.59
2135-00-000	Accrued Payroll & Payroll Taxes	14,039.88
2145-00-000	Due to Federal Master	50,000.00
2145-29-000	Due to Polk County Housing Dev.	315,837.78
2145-62-000	Due to West Bartow	100.00
2146-00-000	Due to LPHC General	50,000.00
2149-01-000	Due to Magnolia Pointe	110,000.00
2149-29-000	Due to Polk County Developers, Inc.	-62,527.75
2149-70-000	Due to Development	242,500.00
2260-00-000	Accrued Compensated Absences-Curren	45,770.53
2299-00-000	TOTAL CURRENT LIABILITIES	1,023,765.79
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	85,002.38
2321-00-000	Lease Payable	-201,115.91
2399-00-000	TOTAL NONCURRENT LIABILITIES	-116,113.53
2499-00-000	TOTAL LIABILITIES	907,652.26
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-1,590.87
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-1,590.87
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-870,614.72
2809-99-000	TOTAL RETAINED EARNINGS:	-870,614.72
2899-00-000	TOTAL EQUITY	-872,205.59
2999-00-000	TOTAL LIABILITIES AND EQUITY	35,446.67

Housing Voucher Program - Section 8 (.sec8)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	1,734,004.00	1,758,826.00	-24,822.00	-1.41	12,600,250.00	12,311,782.00	288,468.00	2.34	21,105,912.00
3410-02-000	Section 8 Admin. Fee Income	111,408.00	115,900.00	-4,492.00	-3.88	812,546.00	811,300.00	1,246.00	0.15	1,390,800.00
3410-04-000	Section 8 Port-In Admin Fees	2,411.53	0.00	2,411.53	N/A	7,937.24	0.00	7,937.24	N/A	0.00
3410-06-000	Port In HAP Earned	55,924.00	0.00	55,924.00	N/A	226,551.00	0.00	226,551.00	N/A	0.00
3410-07-000	Section 8 HAP Earned EHV	0.00	56,796.00	-56,796.00	-100.00	6,056.00	397,572.00	-391,516.00	-98.48	681,552.00
3410-08-000	Section 8 EHV Admin Fee	0.00	4,500.00	-4,500.00	-100.00	14,037.00	31,500.00	-17,463.00	-55.44	54,000.00
3499-00-000	TOTAL GRANT INCOME	1,903,747.53	1,936,022.00	-32,274.47	-1.67	13,667,377.24	13,552,154.00	115,223.24	0.85	23,232,264.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3610-01-000	Interest Income - Unrestricted	0.00	25.00	-25.00	-100.00	290.14	175.00	115.14	65.79	300.00
3640-00-000	Fraud Recovery - UNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3640-01-000	Fraud Recovery - RNP	0.00	550.00	-550.00	-100.00	0.00	3,850.00	-3,850.00	-100.00	6,600.00
3650-00-000	Miscellaneous Other Income	0.00	600.00	-600.00	-100.00	2,385.00	4,200.00	-1,815.00	-43.21	7,200.00
3699-00-000	TOTAL OTHER INCOME	0.00	1,750.00	-1,750.00	-100.00	2,675.14	12,250.00	-9,574.86	-78.16	21,000.00
3999-00-000	TOTAL INCOME	1,903,747.53	1,937,772.00	-34,024.47	-1.76	13,670,052.38	13,564,404.00	105,648.38	0.78	23,253,264.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	44,956.31	49,908.89	4,952.58	9.92	235,645.93	281,618.58	45,972.65	16.32	467,419.47
4110-00-001	401K-401A Admin	3,437.62	4,242.26	804.64	18.97	17,704.76	21,903.06	4,198.30	19.17	35,491.61
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	3,404.18	3,992.71	588.53	14.74	18,031.71	22,529.48	4,497.77	19.96	37,393.55
4110-00-004	Workers Comp Admin	853.27	1,497.27	644.00	43.01	4,335.25	8,448.56	4,113.31	48.69	14,022.59
4110-00-006	Legal Shield - Administrative	439.90	359.10	-80.80	-22.50	2,594.50	2,513.70	-80.80	-3.21	4,309.20
4110-00-007	Payroll Prep Fees	869.95	499.09	-370.86	-74.31	4,595.67	2,816.19	-1,779.48	-63.19	4,674.20
4110-07-000	Health/Life Insurance	8,788.08	9,905.90	1,117.82	11.28	61,077.62	69,341.30	8,263.68	11.92	118,870.80
4110-99-000	Total Administrative Salaries	62,749.31	70,405.22	7,655.91	10.87	343,985.44	409,170.87	65,185.43	15.93	682,181.42
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/I	0.00	500.00	500.00	100.00	6,166.00	3,500.00	-2,666.00	-76.17	6,000.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	0.00	1,400.00	1,400.00	100.00	37,178.15	9,800.00	-27,378.15	-279.37	16,800.00
4130-99-000	Total Legal Expense	0.00	1,900.00	1,900.00	100.00	43,452.56	13,300.00	-30,152.56	-226.71	22,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	5,780.98	4,000.00	-1,780.98	-44.52	20,666.23	28,000.00	7,333.77	26.19	48,000.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	10.07	0.00	-10.07	N/A	0.00
4171-00-000	Auditing Fees	950.00	0.00	-950.00	N/A	5,700.00	0.00	-5,700.00	N/A	0.00
4172-00-000	Port Out Admin Fee Paid	2,203.28	1,400.00	-803.28	-57.38	16,896.37	9,800.00	-7,096.37	-72.41	16,800.00
4173-00-000	Management Fee	17,892.00	20,500.00	2,608.00	12.72	126,012.00	143,500.00	17,488.00	12.19	246,000.00
4173-01-000	Bookkeeping Fee	11,182.50	14,327.50	3,145.00	21.95	78,757.50	100,292.50	21,535.00	21.47	171,930.00
4182-00-000	Consultants	0.00	2,000.00	2,000.00	100.00	239.00	14,000.00	13,761.00	98.29	24,000.00
4189-00-000	Total Other Admin Expenses	38,008.76	42,227.50	4,218.74	9.99	248,281.17	295,592.50	47,311.33	16.01	506,730.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	75.00	75.00	100.00	4,608.57	525.00	-4,083.57	-777.82	900.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	4,160.00	0.00	-4,160.00	N/A	0.00
4190-04-000	Stationery & Office Supplies	764.57	500.00	-264.57	-52.91	4,172.49	3,500.00	-672.49	-19.21	6,000.00

Housing Voucher Program - Section 8 (.sec8)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-06-000	Computer Equipment	1,576.06	175.00	-1,401.06	-800.61	3,589.28	1,225.00	-2,364.28	-193.00	2,100.00
4190-07-000	Telephone	1,012.28	800.00	-212.28	-26.54	11,120.16	5,600.00	-5,520.16	-98.57	9,600.00
4190-08-000	Postage	0.00	1,400.00	1,400.00	100.00	6,743.98	9,800.00	3,056.02	31.18	16,800.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	7,551.55	7,458.65	-92.90	-1.25	56,633.16	52,210.55	-4,422.61	-8.47	89,503.80
4190-10-000	Copiers - Lease & Service	724.80	1,200.00	475.20	39.60	9,622.45	8,400.00	-1,222.45	-14.55	14,400.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	663.34	490.00	-173.34	-35.38	4,643.38	3,430.00	-1,213.38	-35.38	5,880.00
4190-19-000	IT Contract Fees	189.04	250.00	60.96	24.38	26,736.74	1,750.00	-24,986.74	-1,427.81	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	600.00	600.00	100.00	2,995.87	4,200.00	1,204.13	28.67	7,200.00
4190-24-000	Govt Licenses-Fees-Permits	133.25	25.00	-108.25	-433.00	248.20	175.00	-73.20	-41.83	300.00
4191-00-000	Total Miscellaneous Admin Expenses	12,614.89	12,998.65	383.76	2.95	136,491.71	90,990.55	-45,501.16	-50.01	155,983.80
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	113,372.96	127,531.37	14,158.41	11.10	772,210.88	809,053.92	36,843.04	4.55	1,367,695.22
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4411-00-000	Maintenance Uniforms	183.08	60.00	-123.08	-205.13	730.32	420.00	-310.32	-73.89	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	96.36	360.00	263.64	73.23	4,207.27	2,520.00	-1,687.27	-66.96	4,320.00
4419-00-000	Total General Maint Expense	279.44	420.00	140.56	33.47	4,937.59	2,940.00	-1,997.59	-67.95	5,040.00
4420-00-000	Materials									
4420-03-100	Hardware Doors/Windows/Locks	0.00	0.00	0.00	N/A	40.61	0.00	-40.61	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	66.64	0.00	-66.64	N/A	0.00
4429-00-000	Total Materials	0.00	400.00	400.00	100.00	107.25	2,800.00	2,692.75	96.17	4,800.00
4430-00-000	Contract Costs									
4430-09-000	Contract-Other	0.00	350.00	350.00	100.00	49.21	2,450.00	2,400.79	97.99	4,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	36.00	36.00	100.00	1,486.67	252.00	-1,234.67	-489.95	432.00
4430-23-000	Contract-Consultants	0.00	150.00	150.00	100.00	3,081.94	1,050.00	-2,031.94	-193.52	1,800.00
4430-27-000	Contract - Lease	1,471.45	1,690.36	218.91	12.95	6,590.64	11,832.52	5,241.88	44.30	20,284.32
4439-00-000	Total Contract Costs	1,471.45	2,226.36	754.91	33.91	11,208.46	15,584.52	4,376.06	28.08	26,716.32
4499-00-000	TOTAL MAINTENANCE EXPENSES	1,750.89	3,046.36	1,295.47	42.53	16,253.30	21,324.52	5,071.22	23.78	36,556.32
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	809.94	750.00	-59.94	-7.99	4,975.29	5,250.00	274.71	5.23	9,000.00
4510-01-000	General Liability Insurance - Auto	0.00	180.00	180.00	100.00	673.65	1,260.00	586.35	46.54	2,160.00
4599-00-000	TOTAL GENERAL EXPENSES	809.94	930.00	120.06	12.91	5,648.94	6,510.00	861.06	13.23	11,160.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	1,754,303.00	1,708,272.00	-46,031.00	-2.69	12,153,314.00	11,957,904.00	-195,410.00	-1.63	20,499,264.00
4715-01-000	Tenant Utility Payments-S8	30,796.00	26,732.00	-4,064.00	-15.20	203,063.00	187,124.00	-15,939.00	-8.52	320,784.00
4715-02-000	Portable Out HAP Payments	60,744.00	71,138.00	10,394.00	14.61	467,291.46	497,966.00	30,674.54	6.16	853,656.00
4715-03-000	FSS Escrow Payments	17,535.97	12,678.97	-4,857.00	-38.31	133,854.90	88,752.79	-45,102.11	-50.82	152,147.64
4715-03-002	FSS Escrow Forfeitures/Adjustments	-17,116.44	0.00	17,116.44	N/A	-60,393.48	0.00	60,393.48	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,846,262.53	1,818,820.97	-27,441.56	-1.51	12,897,129.88	12,731,746.79	-165,383.09	-1.30	21,825,851.64
8000-00-000	TOTAL EXPENSES	1,962,196.32	1,950,328.70	-11,867.62	65.03	13,691,243.00	13,568,635.23	-122,607.77	40.26	23,241,263.18
9000-00-000	NET INCOME	-58,448.79	-12,556.70	-22,156.85	-66.79	-21,190.62	-4,231.23	228,256.15	-39.48	12,000.82
	Net Income From Administrative Funds	53,809.74				252,921.12				

Housing Voucher Program - Section 8 (.sec8)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	49,133.14
1111-15-000	Cash-Payroll	-109,865.16
1111-20-100	Cash Operating 2B	-2,447.30
1111-99-000	Total Unrestricted Cash	-63,179.32
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted - FSS Escrow	344,305.07
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	125,306.21
1112-99-000	Total Restricted Cash	469,611.28
1119-00-000	TOTAL CASH	406,431.96
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	450,820.49
1122-00-001	AR Port in Hap-Suspense	-64,691.98
1122-01-000	Allowance for Doubtful Accounts-Tenants	-250,141.92
1122-99-000	TOTAL: AR	135,986.59
1123-01-000	Allowance for Doubtful Accounts-Aff. H	-4,550.48
1129-81-000	Due from Section 8 Mainstream	158,819.53
1129-82-000	Due from Section 8 VASH	91,827.00
1129-83-000	Due from The Manor at West Bartow	232,028.00
1129-84-000	Due from Section 8 Tenant Protection \	107,368.00
1129-85-000	Due from Foster Youth Vouchers	18,905.00
1129-86-000	Due from Section 8 Emergency Housing	55,077.00
1129-87-000	Due from Section 8 HCV FSS	-93,660.00
1129-88-000	Due from Section 8 Fair Share Voucher	92,683.00
1129-89-000	Due from PortProp	57,629.41
1129-90-000	Due from Portpay	90,000.00
1129-99-000	TOTAL: DUE FROM	690,440.41
1135-01-000	A/R-HUD	184,175.72
1135-03-000	A/R-Other Government	8,776.51
1135-03-001	AR Port in Fee Suspense	-575.09
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,134,490.19
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	538.86
1211-02-000	Prepaid Software Licenses	61,822.80
1213-06-000	S8 EHV Tenant Security Deposit	56,671.45
1299-00-000	TOTAL OTHER CURRENT ASSETS	119,033.11
1300-00-000	TOTAL CURRENT ASSETS	1,659,955.26

1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-07-001	Automobiles/Vehicles	15,900.00
1400-08-000	Furniture & Fixtures	29,333.07
1405-02-000	Accum Depreciation- Misc FF&E	-44,767.08
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	465.99
1475-01-000	Non-Dwelling Equipment	2,406.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,871.99
1999-00-000	TOTAL ASSETS	1,662,827.25
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-377,156.20
2114-00-000	Tenant Security Deposits	600.00
2135-00-000	Accrued Payroll & Payroll Taxes	14,329.32
2138-00-001	Accrued audit fees - LHA	-6,300.00
2145-00-000	Due to Federal Master	73,949.25
2148-00-000	Due to Section 8	867,245.94
2149-01-000	Due to Magnolia Pointe	25,000.00
2240-00-000	Tenant Prepaid Rents	14,098.54
2255-00-004	State of FL Unclaimed Funds	20,932.76
2260-00-000	Accrued Compensated Absences-Currei	6,228.50
2298-03-000	Deferred Revenue	534.30
2298-03-001	Deferred Revenue EHV	23,141.60
2299-00-000	TOTAL CURRENT LIABILITIES	662,604.01
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	11,567.22
2307-00-000	FSS Due to Tenant Long Term	409,900.31
2399-00-000	TOTAL NONCURRENT LIABILITIES	421,467.53
2499-00-000	TOTAL LIABILITIES	1,084,071.54
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-1,833.33
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-1,833.33
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	580,589.04
2809-99-000	TOTAL RETAINED EARNINGS:	580,589.04

2899-00-000	TOTAL EQUITY	578,755.71
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,662,827.25

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

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	18,837.00	16,322.00	2,515.00	15.41	126,434.57	114,254.00	12,180.57	10.66	195,864.00
3119-00-000	Total Rental Income	18,837.00	16,322.00	2,515.00	15.41	126,434.57	114,254.00	12,180.57	10.66	195,864.00
3120-00-000	Other Tenant Income									
3120-01-600	FSS Forfeitures	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-03-000	Damages & Cleaning	0.00	0.00	0.00	N/A	450.00	0.00	450.00	N/A	0.00
3120-04-000	Late and Admin Charges	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	244.66	150.00	94.66	63.11	1,467.96	1,050.00	417.96	39.81	1,800.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	319.66	425.00	-105.34	-24.79	1,992.96	2,975.00	-982.04	-33.01	5,100.00
3199-00-000	TOTAL TENANT INCOME	19,156.66	16,747.00	2,409.66	14.39	128,427.53	117,229.00	11,198.53	9.55	200,964.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	18,054.00	30,015.00	-11,961.00	-39.85	126,698.00	210,105.00	-83,407.00	-39.70	360,180.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	242,577.50	0.00	-242,577.50	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	18,054.00	30,015.00	-11,961.00	-39.85	369,275.50	210,105.00	-325,984.50	-39.70	360,180.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	9,129.73	9,129.73	0.00	0.00	63,908.11	63,908.11	0.00	0.00	109,556.76
3699-00-000	TOTAL OTHER INCOME	9,129.73	9,129.73	0.00	0.00	63,908.11	63,908.11	0.00	0.00	109,556.76
3999-00-000	TOTAL INCOME	46,340.39	55,891.73	-9,551.34	-25.46	561,611.14	391,242.11	-314,785.97	-30.15	670,700.76
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	18,139.50	9,161.25	-8,978.25	-98.00	63,284.06	49,498.03	-13,786.03	-27.85	80,673.56
4110-00-001	401K-401A Admin	1,532.73	778.71	-754.02	-96.83	5,035.45	3,896.42	-1,139.03	-29.23	6,235.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,366.43	732.90	-633.53	-86.44	4,786.32	3,959.86	-826.46	-20.87	6,453.92
4110-00-004	Workers Comp Admin	345.62	366.45	20.83	5.68	1,149.96	1,979.91	829.95	41.92	3,226.92
4110-00-006	Legal Shield - Administrative	56.85	56.85	0.00	0.00	397.95	397.95	0.00	0.00	682.20
4110-00-007	Payroll Prep Fees	353.92	91.61	-262.31	-286.33	1,186.88	494.99	-691.89	-139.78	806.76
4110-07-000	Health/Life Insurance	2,748.72	2,941.90	193.18	6.57	15,893.30	20,593.30	4,700.00	22.82	35,302.80
4110-99-000	Total Administrative Salaries	24,543.77	14,129.67	-10,414.10	-73.70	91,733.92	80,820.46	-10,913.46	-13.50	133,381.58
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	0.00	0.00	N/A	3,779.56	0.00	-3,779.56	N/A	0.00
4130-02-000	Criminal Background / Credit Checks/C	16.00	50.00	34.00	68.00	224.00	350.00	126.00	36.00	600.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	123.34	0.00	-123.34	N/A	0.00
4130-04-000	General Legal Expense	487.50	300.00	-187.50	-62.50	10,819.75	2,100.00	-8,719.75	-415.23	3,600.00
4130-99-000	Total Legal Expense	503.50	350.00	-153.50	-43.86	14,946.65	2,450.00	-12,496.65	-510.07	4,200.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	0.00	450.00	450.00	100.00	0.00	3,150.00	3,150.00	100.00	5,400.00
4140-00-100	Travel/Mileage	0.00	0.00	0.00	N/A	11.00	0.00	-11.00	N/A	0.00
4150-00-000	Commissioner Travel	3,326.00	100.00	-3,226.00	-3,226.00	3,326.00	700.00	-2,626.00	-375.14	1,200.00
4171-00-000	Auditing Fees	950.00	1,332.02	382.02	28.68	7,032.02	9,324.14	2,292.12	24.58	15,984.24
4173-00-000	Management Fee	4,239.12	4,275.00	35.88	0.84	29,673.84	29,925.00	251.16	0.84	51,300.00
4173-01-000	Bookkeeping Fee	382.50	427.50	45.00	10.53	2,677.50	2,992.50	315.00	10.53	5,130.00
4173-02-000	Asset Management Fee	510.00	570.00	60.00	10.53	3,570.00	3,990.00	420.00	10.53	6,840.00
4182-00-000	Consultants	0.00	300.00	300.00	100.00	6,705.80	2,100.00	-4,605.80	-219.32	3,600.00
4189-00-000	Total Other Admin Expenses	9,407.62	7,454.52	-1,953.10	-26.20	52,996.16	52,181.64	-814.52	-1.56	89,454.24
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	901.81	175.00	-726.81	-415.32	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	30.00	30.00	100.00	343.86	210.00	-133.86	-63.74	360.00
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	481.80	1,400.00	918.20	65.59	2,400.00
4190-06-000	Computer Equipment	1,576.06	0.00	-1,576.06	N/A	1,576.06	0.00	-1,576.06	N/A	0.00
4190-07-000	Telephone	1,178.14	750.00	-428.14	-57.09	9,513.07	5,250.00	-4,263.07	-81.20	9,000.00

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

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	75.00	75.00	100.00	944.25	525.00	-419.25	-79.86	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,558.85	900.00	-658.85	-73.21	11,199.83	6,300.00	-4,899.83	-77.78	10,800.00
4190-10-000	Copiers - Lease & Service	74.31	460.00	385.69	83.85	2,274.29	3,220.00	945.71	29.37	5,520.00
4190-11-001	Fee Accounting Contract	0.00	150.00	150.00	100.00	4,253.50	1,050.00	-3,203.50	-305.10	1,800.00
4190-13-000	Internet	1,169.19	800.00	-369.19	-46.15	8,012.04	5,600.00	-2,412.04	-43.07	9,600.00
4190-19-000	IT Contract Fees	179.21	1,300.00	1,120.79	86.21	9,873.82	9,100.00	-773.82	-8.50	15,600.00
4190-20-100	Bank Fees - Unrestricted	135.32	200.00	64.68	32.34	4,205.08	1,400.00	-2,805.08	-200.36	2,400.00
4190-22-000	Other Misc Admin Expenses	289.92	300.00	10.08	3.36	4,644.33	2,100.00	-2,544.33	-121.16	3,600.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	6,161.00	5,240.00	-921.00	629.31	58,232.67	36,680.00	-21,552.67	-1,201.13	62,880.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	40,615.89	27,174.19	-13,441.70	485.55	217,909.40	172,132.10	-45,777.30	-1,726.26	289,915.82
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	0.00	0.00	N/A	1,015.91	0.00	-1,015.91	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	1,015.91	0.00	-1,015.91	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	4,421.28	1,500.00	-2,921.28	-194.75	15,179.89	10,500.00	-4,679.89	-44.57	18,000.00
4320-00-000	Electricity	3,036.53	1,800.00	-1,236.53	-68.70	16,032.20	12,600.00	-3,432.20	-27.24	21,600.00
4340-00-000	Garbage/Trash Removal	2,927.78	3,000.00	72.22	2.41	20,532.74	21,000.00	467.26	2.22	36,000.00
4390-00-000	Sewer	4,721.78	1,500.00	-3,221.78	-214.79	24,208.11	10,500.00	-13,708.11	-130.55	18,000.00
4399-00-000	TOTAL UTILITY EXPENSES	15,107.37	7,800.00	-7,307.37	-93.68	75,952.94	54,600.00	-21,352.94	-39.11	93,600.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	18,191.36	6,075.64	-12,115.72	-199.41	89,786.41	32,689.48	-57,096.93	-174.66	53,227.68
4410-06-000	401K-401A Maintenance	1,027.08	307.33	-719.75	-234.19	4,877.04	2,569.51	-2,307.53	-89.80	4,106.16
4410-07-000	Payroll Taxes Maintenance	1,384.67	486.05	-898.62	-184.88	6,947.30	2,615.15	-4,332.15	-165.66	4,258.20
4410-08-000	Health/Life Insurance Maint.	3,294.24	560.00	-2,734.24	-488.26	18,364.15	3,920.00	-14,444.15	-368.47	6,720.00
4410-09-000	Workers Comp Maintenance	345.25	182.27	-162.98	-89.42	1,704.20	980.69	-723.51	-73.78	1,596.84
4410-10-000	Payroll Prep Fees Maint.	349.98	60.76	-289.22	-476.00	1,670.08	326.92	-1,343.16	-410.85	532.32
4410-11-000	Legal Shield - Maint	99.70	99.70	0.00	0.00	697.90	697.90	0.00	0.00	1,196.40
4411-00-000	Maintenance Uniforms	226.95	250.00	23.05	9.22	1,702.45	1,750.00	47.55	2.72	3,000.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Greas	0.00	556.00	556.00	100.00	3,100.11	3,892.00	791.89	20.35	6,672.00
4419-00-000	Total General Maint Expense	24,919.23	8,577.75	-16,341.48	-190.51	128,849.64	49,441.65	-79,407.99	-160.61	81,309.60
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	70.00	70.00	100.00	625.10	490.00	-135.10	-27.57	840.00
4420-02-000	Supplies-Appliance Parts	0.00	25.00	25.00	100.00	944.17	175.00	-769.17	-439.53	300.00
4420-03-000	Supplies-Painting/Decorating	0.00	0.00	0.00	N/A	487.01	0.00	-487.01	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	183.93	100.00	-83.93	-83.93	1,050.01	700.00	-350.01	-50.00	1,200.00
4420-03-200	Window Treatments	0.00	35.00	35.00	100.00	786.83	245.00	-541.83	-221.16	420.00
4420-04-000	Electrical - Supplies/Fixtures	177.60	150.00	-27.60	-18.40	694.65	1,050.00	355.35	33.84	1,800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	619.10	1,050.00	430.90	41.04	1,800.00
4420-07-000	Repairs - Materials & Supplies	415.68	100.00	-315.68	-315.68	2,352.51	700.00	-1,652.51	-236.07	1,200.00
4420-08-000	Supplies-Plumbing	310.96	150.00	-160.96	-107.31	4,507.58	1,050.00	-3,457.58	-329.29	1,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	25.00	25.00	100.00	73.38	175.00	101.62	58.07	300.00
4420-11-000	Supplies- HVAC	1,513.62	100.00	-1,413.62	-1,413.62	2,392.76	700.00	-1,692.76	-241.82	1,200.00
4420-12-000	Supplies- Painting	0.00	150.00	150.00	100.00	1,449.85	1,050.00	-399.85	-38.08	1,800.00
4429-00-000	Total Materials	2,601.79	1,055.00	-1,546.79	-146.62	15,982.95	7,385.00	-8,597.95	-116.42	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	350.00	350.00	100.00	600.00
4430-02-000	Contract-Appliance	1,425.07	0.00	-1,425.07	N/A	1,425.07	0.00	-1,425.07	N/A	0.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	50.00	50.00	100.00	900.00	350.00	-550.00	-157.14	600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-05-200	Painting Contract - Cycle Paint	0.00	0.00	0.00	N/A	580.00	0.00	-580.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	902.00	400.00	-502.00	-125.50	7,274.00	2,800.00	-4,474.00	-159.79	4,800.00
4430-11-000	Contract-Plumbing	3,491.00	100.00	-3,391.00	-3,391.00	4,314.00	700.00	-3,614.00	-516.29	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	3,908.77	500.00	-3,408.77	-681.75	14,758.77	3,500.00	-11,258.77	-321.68	6,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-15-000	Contract-Equipment Rental	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	1,486.63	0.00	-1,486.63	N/A	0.00

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

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000	Contract-Consultants	1,189.60	200.00	-989.60	-494.80	14,590.44	1,400.00	-13,190.44	-942.17	2,400.00
4430-24-000	Contract-Grounds-Landscaping	4,570.00	4,500.00	-70.00	-1.56	29,470.00	31,500.00	2,030.00	6.44	54,000.00
4430-24-200	Grounds-Tree Cutting	0.00	800.00	800.00	100.00	7,000.00	5,600.00	-1,400.00	-25.00	9,600.00
4430-24-300	Contract-Pressure Wash	0.00	700.00	700.00	100.00	0.00	4,900.00	4,900.00	100.00	8,400.00
4430-27-000	Contract - Lease	1,706.94	1,110.69	-596.25	-53.68	9,919.89	7,774.83	-2,145.06	-27.59	13,328.28
4430-28-000	Unit Inspections	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-99-000	Other Contracted Services	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4439-00-000	Total Contract Costs	17,193.38	9,160.69	-8,032.69	-87.69	91,718.80	64,124.83	-27,593.97	-43.03	109,928.28
4499-00-000	TOTAL MAINTENANCE EXPENSES	44,714.40	18,793.44	-25,920.96	-137.93	236,551.39	120,951.48	-115,599.91	-95.58	203,897.88
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,481.36	4,481.36	100.00	47,354.80	31,369.52	-15,985.28	-50.96	53,776.32
4510-01-000	General Liability Insurance - Auto	0.00	202.09	202.09	100.00	1,010.45	1,414.63	404.18	28.57	2,425.08
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,683.45	4,683.45	100.00	48,365.25	32,784.15	-15,581.10	-47.53	56,201.40
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	100.00	500.00	400.00	80.00	408.00	3,500.00	3,092.00	88.34	6,000.00
4715-03-000	FSS Escrow Payments	0.01	1,106.00	1,105.99	100.00	2,661.02	7,742.00	5,080.98	65.63	13,272.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	100.01	1,606.00	1,505.99	93.77	3,069.02	11,242.00	8,172.98	72.70	19,272.00
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	5,538.94	7,782.12	2,243.18	28.82	38,772.43	54,474.84	15,702.41	28.83	93,385.44
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	5,538.94	7,782.12	2,243.18	28.82	38,772.43	54,474.84	15,702.41	28.83	93,385.44
8000-00-000	TOTAL EXPENSES	106,076.61	67,839.20	-38,237.41	476.53	621,636.34	446,184.57	-175,451.77	-1,806.95	756,272.54
9000-00-000	NET INCOME	-59,736.22	-11,947.47	28,686.07	-501.99	-60,025.20	-54,942.46	-139,334.20	1,776.80	-85,571.78
	Net Income After Depreciation	-54,197.28				-21,252.77				

John Wright & Cecil Gober - LHA Owned (.amp1)**Balance Sheet**

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	570,364.03
1111-15-000	Cash-Payroll	15,576.46
1111-45-000	Regions Operating	2,525.42
1111-90-000	Petty Cash	500.00
1111-90-100	Petty Cash Public Housing	300.00
1111-99-000	Total Unrestricted Cash	589,265.91
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,500.00
1112-01-001	Cash Restricted-Regions SD	9.50
1112-02-000	Cash Restricted - FSS Escrow	37,877.06
1112-02-100	Cash Restricted - FSS Escrow Forfei	985.39
1112-99-000	Total Restricted Cash	54,371.95
1118-00-000	Clearing	-300.00
1119-00-000	TOTAL CASH	643,337.86
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	9,952.14
1122-01-000	Allowance for Doubtful Accounts-Tenar	-729.33
1122-05-000	AR-TPA/Fraud Recovery	1,106.66
1122-99-000	TOTAL: AR	10,329.47
1123-04-000	Waste Deposit	547.00
1128-99-000	Cleared Interfund Account	58,952.45
1129-00-099	Due From Wiliamstown	4,611.10
1129-11-000	A/R - ROSS/HUD	70,886.17
1129-16-000	Due from Dakota Park Non-ACC	4,431.31
1129-17-000	Due from Renaissance FAM Non ACC	62,112.52
1129-50-000	A/R - Capital Fund Grants/HUD	-1,689,977.15
1129-78-000	Due From FSS	143,856.12
1129-80-000	Due from Section 8 HCV	73,949.25
1129-96-000	Due from Central Office Cost Center	40,482.34
1129-99-000	TOTAL: DUE FROM	-1,351,213.86
1130-00-000	Lakeridge Homes 3rd Mortgage	251,000.00
1130-01-000	Lakeridge Homes 2nd Mortgage	50,034.40
1131-00-000	Colton Meadow Mortgage	450,845.00
1132-00-000	Villas at Lake Bonnet Mortgage	1,009,877.00
1132-50-000	A/R Villas at Lake Bonnet Mort. Interes	1,029,377.95
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	1,571,314.93
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	121,188.45
1211-02-000	Prepaid Software Licenses	3,429.35
1212-00-000	Insurance Deposit	37,400.00
1213-03-000	Utility Deposit - Electric	2,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	203,963.80
1300-00-000	TOTAL CURRENT ASSETS	2,418,616.59
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,466,869.23
1400-06-000	Buildings	388,223.77
1400-06-200	Building Improvements	8,959.23
1400-07-000	Machinery & Equipment	7,427.78
1400-07-001	Automobiles/Vehicles	124,883.93
1400-08-000	Furniture & Fixtures	3,402.00
1400-10-000	Site Improvement-Infrastructure	585,923.20
1400-15-000	Construction In Progress	56,576.45
1405-01-000	Accum Depreciation-Buildings	-10,160,845.07
1405-02-000	Accum Depreciation- Misc FF&E	-855,234.40
1405-03-000	Accum Depreciation-Infrastructure	-582,079.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	-8,955,892.88
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	1,779,313.90
1999-00-000	TOTAL ASSETS	4,197,930.49
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	12,185.45
2114-00-000	Tenant Security Deposits	16,100.00
2114-02-000	Security Deposit Clearing Account	3,046.28
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	19,032.02
2145-00-000	Due to Federal Master	-207,293.59
2145-29-000	Due to Polk County Housing Dev.	30,500.00

2145-62-000	Due to West Bartow	100.00
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	212,499.78
2160-00-100	DAK CARES ACT Subsidy Payable	-27.00
2164-00-200	Twin Lake II Subsidy Payable	188,830.17
2202-00-000	Resident Participation Funds - LHA	-514.01
2240-00-000	Tenant Prepaid Rents	1,545.60
2260-00-000	Accrued Compensated Absences-Curren	6,702.51
2299-00-000	TOTAL CURRENT LIABILITIES	440,926.53
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,447.53
2307-00-000	FSS Due to Tenant Long Term	37,877.07
2310-00-000	Notes Payable-LT	303,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	353,324.60
2499-00-000	TOTAL LIABILITIES	794,251.13
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-01-000	Invested in Capital Assets-Net of Debt	5,668,053.00
2809-02-000	Retained Earnings-Unrestricted Net Ass	-2,264,373.64
2809-99-000	TOTAL RETAINED EARNINGS:	3,403,679.36
2899-00-000	TOTAL EQUITY	3,403,679.36
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,197,930.49

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	11,200.00	15,663.00	-4,463.00	-28.49	68,084.68	109,641.00	-41,556.32	-37.90	187,956.00
3112-02-000	Gain to Lease Sec8	0.00	1,568.00	-1,568.00	-100.00	0.00	10,976.00	-10,976.00	-100.00	18,816.00
3114-00-000	Less: Concessions	-150.00	0.00	-150.00	N/A	-750.00	0.00	-750.00	N/A	0.00
3119-00-000	Total Rental Income	11,050.00	17,231.00	-6,181.00	-35.87	67,334.68	120,617.00	-53,282.32	-44.17	206,772.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	200.00	-200.00	-100.00	0.00	1,225.00	-1,225.00	-100.00	2,225.00
3120-05-000	Legal Fees - Tenant	0.00	10.00	-10.00	-100.00	1,143.00	70.00	1,073.00	1,532.86	120.00
3120-06-000	NSF Charges	0.00	50.00	-50.00	-100.00	0.00	325.00	-325.00	-100.00	575.00
3120-09-000	Misc. Tenant Income	0.00	0.00	0.00	N/A	3,500.00	0.00	3,500.00	N/A	0.00
3120-10-000	Application Fees	80.00	0.00	80.00	N/A	160.00	0.00	160.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	300.00	900.00	-600.00	-66.67	1,400.00
3129-00-000	Total Other Tenant Income	80.00	510.00	-430.00	-84.31	5,103.00	3,570.00	1,533.00	42.94	6,120.00
3199-00-000	TOTAL TENANT INCOME	11,130.00	17,741.00	-6,611.00	-37.26	72,437.68	124,187.00	-51,749.32	-41.67	212,892.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	10,185.00	10,758.50	-573.50	-5.33	92,146.00	74,887.50	17,258.50	23.05	128,680.00
3499-00-000	TOTAL GRANT INCOME	10,185.00	10,758.50	-573.50	-5.33	92,146.00	74,887.50	17,258.50	23.05	128,680.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	7.10	15.00	-7.90	-52.67	85.64	105.00	-19.36	-18.44	180.00
3650-00-000	Miscellaneous Other Income	0.00	40.00	-40.00	-100.00	0.00	280.00	-280.00	-100.00	480.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	5,826.41	0.00	5,826.41	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	7.10	55.00	-47.90	-87.09	5,912.05	385.00	5,527.05	1,435.60	660.00
3999-00-000	TOTAL INCOME	21,322.10	28,554.50	-7,232.40	-25.33	170,495.73	199,459.50	-28,963.77	-14.52	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	12,583.90	12,583.90	100.00	21,572.40
4110-00-001	401K-401A Admin	0.00	152.80	152.80	100.00	0.00	1,069.60	1,069.60	100.00	1,833.60
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	0.00	143.82	143.82	100.00	0.00	1,006.74	1,006.74	100.00	1,725.84
4110-00-004	Workers Comp Admin	0.00	71.91	71.91	100.00	0.00	503.37	503.37	100.00	862.92
4110-00-007	Payroll Prep Fees	0.00	17.98	17.98	100.00	0.00	125.86	125.86	100.00	215.76
4110-07-000	Health/Life Insurance	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4110-99-000	Total Administrative Salaries	0.00	2,234.21	2,234.21	100.00	0.00	15,639.47	15,639.47	100.00	26,810.52
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	100.00	100.00	100.00	791.50	700.00	-91.50	-13.07	1,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	25.00	25.00	100.00	323.85	175.00	-148.85	-85.06	300.00
4130-03-000	Tenant Screening	0.00	100.00	100.00	100.00	108.41	700.00	591.59	84.51	1,200.00
4130-04-000	General Legal Expense	0.00	100.00	100.00	100.00	7,332.75	700.00	-6,632.75	-947.54	1,200.00
4130-99-000	Total Legal Expense	0.00	325.00	325.00	100.00	8,556.51	2,275.00	-6,281.51	-276.11	3,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	70.32	25.00	-45.32	-181.28	1,338.24	175.00	-1,163.24	-664.71	300.00
4140-00-100	Travel/Mileage	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4171-00-000	Auditing Fees	950.00	1,841.56	891.56	48.41	6,618.64	12,890.92	6,272.28	48.66	22,098.72
4173-00-000	Management Fee	2,079.28	1,986.60	-92.68	-4.67	14,554.96	13,906.20	-648.76	-4.67	23,839.20
4173-01-000	Bookkeeping Fee	292.50	0.00	-292.50	N/A	2,047.50	0.00	-2,047.50	N/A	0.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4173-02-000	Asset Management Fee	200.00	500.00	300.00	60.00	1,400.00	3,500.00	2,100.00	60.00	6,000.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4189-00-000	Total Other Admin Expenses	3,592.10	4,438.16	846.06	19.06	25,959.34	31,067.12	5,107.78	16.44	53,257.92
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	25.00	25.00	100.00	234.07	175.00	-59.07	-33.75	300.00
4190-02-000	Printing/Publications & Subscriptions	0.00	90.00	90.00	100.00	38.33	630.00	591.67	93.92	1,080.00
4190-03-000	Advertising Publications	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-07-000	Telephone	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4190-08-000	Postage	0.00	50.00	50.00	100.00	444.26	350.00	-94.26	-26.93	600.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	215.75	215.75	0.00	0.00	1,948.45	1,510.25	-438.20	-29.02	2,589.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	104.28	94.27	-10.01	-10.62	729.95	659.89	-70.06	-10.62	1,131.24
4190-19-000	IT Contract Fees	177.90	177.90	0.00	0.00	1,245.30	1,245.30	0.00	0.00	2,134.80
4190-20-100	Bank Fees - Unrestricted	60.64	0.00	-60.64	N/A	120.64	0.00	-120.64	N/A	0.00
4190-22-000	Other Misc Admin Expenses	120.66	100.00	-20.66	-20.66	1,297.38	700.00	-597.38	-85.34	1,200.00
4190-22-001	Finance Manager Share Salary	0.00	0.00	0.00	N/A	52.95	0.00	-52.95	N/A	0.00
4190-23-000	Compliance Fees	0.00	216.00	216.00	100.00	1,118.40	1,512.00	393.60	26.03	2,592.00
4190-24-000	Govt Licenses-Fees-Permits	190.00	150.00	-40.00	-26.67	2,120.00	1,050.00	-1,070.00	-101.90	1,800.00
4191-00-000	Total Miscellaneous Admin Expenses	869.23	1,293.92	424.69	32.82	10,514.21	9,057.44	-1,456.77	-16.08	15,527.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,461.33	8,291.29	3,829.96	46.19	45,083.01	58,039.03	12,956.02	22.32	99,495.48
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	946.20	175.00	-771.20	-440.69	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	946.20	175.00	-771.20	-440.69	300.00
4300-00-000	UTILITIES									
4310-00-000	Water	123.64	100.00	-23.64	-23.64	1,248.23	700.00	-548.23	-78.32	1,200.00
4320-00-000	Electricity	808.01	800.00	-8.01	-1.00	6,730.63	5,600.00	-1,130.63	-20.19	9,600.00
4340-00-000	Garbage/Trash Removal	1,444.06	1,100.00	-344.06	-31.28	11,638.30	7,700.00	-3,938.30	-51.15	13,200.00
4390-00-000	Sewer	129.11	262.00	132.89	50.72	1,832.21	1,834.00	1.79	0.10	3,144.00
4399-00-000	TOTAL UTILITY EXPENSES	2,504.82	2,262.00	-242.82	-10.73	21,449.37	15,834.00	-5,615.37	-35.46	27,144.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	0.00	2,912.56	2,912.56	100.00	0.00	20,387.92	20,387.92	100.00	34,950.72
4410-06-000	401K-401A Maintenance	0.00	247.57	247.57	100.00	0.00	1,732.99	1,732.99	100.00	2,970.84
4410-07-000	Payroll Taxes Maintenance	0.00	233.00	233.00	100.00	0.00	1,631.00	1,631.00	100.00	2,796.00
4410-08-000	Health/Life Insurance Maint.	0.00	109.98	109.98	100.00	0.00	769.86	769.86	100.00	1,319.76
4410-09-000	Workers Comp Maintenance	0.00	116.50	116.50	100.00	0.00	815.50	815.50	100.00	1,398.00
4410-10-000	Payroll Prep Fees Maint.	0.00	29.13	29.13	100.00	0.00	203.91	203.91	100.00	349.56
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	170.11	25.00	-145.11	-580.44	823.28	175.00	-648.28	-370.45	300.00
4419-00-000	Total General Maint Expense	170.11	3,673.74	3,503.63	95.37	823.28	25,716.18	24,892.90	96.80	44,084.88
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	429.81	175.00	-254.81	-145.61	300.00
4420-02-000	Supplies-Appliance Parts	0.00	130.00	130.00	100.00	734.73	910.00	175.27	19.26	1,560.00
4420-03-000	Supplies-Painting/Decorating	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	150.00	150.00	100.00	1,438.95	1,050.00	-388.95	-37.04	1,800.00
4420-03-200	Window Treatments	0.00	25.00	25.00	100.00	99.40	175.00	75.60	43.20	300.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	654.24	350.00	-304.24	-86.93	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.00	25.00	100.00	1,200.16	175.00	-1,025.16	-585.81	300.00
4420-07-000	Repairs - Materials & Supplies	0.00	250.00	250.00	100.00	2,872.57	1,750.00	-1,122.57	-64.15	3,000.00
4420-08-000	Supplies-Plumbing	68.01	150.00	81.99	54.66	1,218.13	1,050.00	-168.13	-16.01	1,800.00
4420-09-000	Supplies- Tools Equipmt	12.71	0.00	-12.71	N/A	12.71	0.00	-12.71	N/A	0.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	1,087.68	0.00	-1,087.68	N/A	0.00

Dakota Park Partnership (.partdak)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-10-000	Maint - Miscellaneous Supplies	0.00	50.00	50.00	100.00	12.81	350.00	337.19	96.34	600.00
4420-10-100	Countertops/Cabinets	1,230.00	0.00	-1,230.00	N/A	1,642.70	0.00	-1,642.70	N/A	0.00
4420-10-200	Carpet and Flooring Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-11-000	Supplies- HVAC	0.00	250.00	250.00	100.00	78.14	1,750.00	1,671.86	95.53	3,000.00
4420-12-000	Supplies- Painting	14.71	40.00	25.29	63.22	3,166.78	280.00	-2,886.78	-1,030.99	480.00
4429-00-000	Total Materials	1,325.43	1,195.00	-130.43	-10.91	14,648.81	8,365.00	-6,283.81	-75.12	14,340.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	60.00	60.00	100.00	660.00	420.00	-240.00	-57.14	720.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-03-100	Contract-Building Repairs - Interior	0.00	100.00	100.00	100.00	1,325.00	700.00	-625.00	-89.29	1,200.00
4430-03-300	Repairs - Windows/Glass	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-05-200	Painting Contract - Cycle Paint	0.00	0.00	0.00	N/A	775.00	0.00	-775.00	N/A	0.00
4430-07-000	Contract-Exterminating/Pest Control	443.00	500.00	57.00	11.40	2,478.00	3,500.00	1,022.00	29.20	6,000.00
4430-11-000	Contract-Plumbing	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
4430-13-000	Contract-HVAC - Repairs & Maint	0.00	300.00	300.00	100.00	3,450.00	2,100.00	-1,350.00	-64.29	3,600.00
4430-14-000	Contract-Vehicle Maintenance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4430-15-000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	9.80	0.00	-9.80	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	537.66	452.55	-85.11	-18.81	4,644.63	3,167.85	-1,476.78	-46.62	5,430.60
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	18,000.00	0.00	-18,000.00	N/A	0.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,000.00	0.00	0.00	6,000.00	7,000.00	1,000.00	14.29	12,000.00
4430-24-200	Grounds-Tree Cutting	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4430-24-300	Contract-Pressure Wash	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-28-000	Unit Inspections	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-99-000	Other Contracted Services	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4439-00-000	Total Contract Costs	1,980.66	3,812.55	1,831.89	48.05	37,342.43	26,687.85	-10,654.58	-39.92	45,750.60
4499-00-000	TOTAL MAINTENANCE EXPENSES	3,476.20	8,681.29	5,205.09	59.96	52,814.52	60,769.03	7,954.51	13.09	104,175.48
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance - Property/Liability	0.00	5,839.31	5,839.31	100.00	0.00	40,875.17	40,875.17	100.00	70,071.72
4510-01-000	General Liability Insurance - Auto	0.00	262.50	262.50	100.00	2,966.55	1,837.50	-1,129.05	-61.44	3,150.00
4525-00-000	Real Estate Taxes	1,080.40	966.76	-113.64	-11.75	7,562.80	6,767.32	-795.48	-11.75	11,601.12
4570-00-000	Reduction in Rental Income	0.00	85.00	85.00	100.00	0.00	595.00	595.00	100.00	1,020.00
4599-00-000	TOTAL GENERAL EXPENSES	1,080.40	7,153.57	6,073.17	84.90	10,529.35	50,074.99	39,545.64	78.97	85,842.84
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-002	Tenant Utility Payments - PH	364.00	648.00	284.00	43.83	2,617.00	4,536.00	1,919.00	42.31	7,776.00
4715-03-000	FSS Escrow Payments	65.00	625.00	560.00	89.60	455.00	4,375.00	3,920.00	89.60	7,500.00
4715-03-002	FSS Escrow Forfeitures/Adjustments	-1,312.67	0.00	1,312.67	N/A	-1,312.67	0.00	1,312.67	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	-883.67	1,273.00	2,156.67	169.42	1,759.33	8,911.00	7,151.67	80.26	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	23,760.17	0.00	-23,760.17	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	3,394.31	0.00	-3,394.31	N/A	23,760.17	0.00	-23,760.17	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	14,796.18	14,796.18	0.00	0.00	25,364.88
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	2,113.74	-5,686.26	-7,800.00	-137.17	14,796.18	-39,803.82	-54,600.00	-137.17	-68,235.12
8000-00-000	TOTAL EXPENSES	17,030.80	20,726.89	3,696.09	143.15	169,378.80	145,088.23	-24,290.57	-498.94	248,722.68
9000-00-000	NET INCOME	4,291.30	7,827.61	-10,928.49	-168.48	1,116.93	54,371.27	-4,673.20	484.42	93,509.32
	Net Income After Depreciation	6,405.04				15,913.11				

Dakota Park Partnership (.partdak)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	8,673.72
1111-45-000	Regions Operating	39.68
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	9,313.40
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	11,666.00
1112-01-001	Cash Restricted-Regions SD	39.68
1112-02-000	Cash Restricted - FSS Escrow	13,884.97
1112-04-000	Cash Restricted-Reserve for Replace	22,822.49
1112-99-000	Total Restricted Cash	48,413.14
1119-00-000	TOTAL CASH	57,726.54
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	13,672.68
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,966.91
1122-99-000	TOTAL: AR	10,705.77
1129-14-000	Due from Renaissance Fam PH	428.52
1129-17-000	Due from Renaissance FAM Non ACC	40,234.64
1129-20-000	Due from LPHC	75,251.87
1129-99-000	TOTAL: DUE FROM	428.52
1135-01-000	A/R-HUD	27,764.00
1138-13-000	Dakota Park-Operating Subsidy Receive	13,327.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	167,711.80
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	1,080.00
1211-01-000	Prepaid Insurance	3,081.93
1211-02-000	Prepaid Software Licenses	4,300.18
1213-00-000	Utility Deposit	7,060.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	16,022.11
1300-00-000	TOTAL CURRENT ASSETS	241,460.45
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	34,672.00
1400-06-000	Buildings	892,048.00
1400-06-200	Building Improvements	14,150.00
1400-08-000	Furniture & Fixtures	36,739.53

1405-01-000	Accum Depreciation-Buildings	-340,937.79
1405-02-000	Accum Depreciation- Misc FF&E	-10,508.85
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)	626,162.89
1499-00-000	TOTAL NONCURRENT ASSETS	626,162.89
1999-00-000	TOTAL ASSETS	867,623.34
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,915.12
2114-00-000	Tenant Security Deposits	12,250.00
2114-02-000	Security Deposit Clearing Account	1,051.71
2119-92-000	Accrued Property Taxes	6,077.89
2119-94-000	Accrued Interest - HOPE VI	987,267.28
2131-00-000	Accrued Interest Payable	73,967.00
2134-00-000	Accrued Interest - Future Advance	37,588.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,772.27
2138-00-000	Accrued Audit Fees	-2,532.41
2138-00-001	Accrued audit fees - LHA	5,861.84
2145-00-000	Due to Federal Master	4,431.31
2145-05-000	Due to (17) Renaissance Family Non-AI	44,136.71
2145-62-000	Due to West Bartow	200.00
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	13,464.00
2250-00-000	Contract Retentions	19,974.37
2298-00-002	Note Payable PCHD	239,503.97
2299-00-000	TOTAL CURRENT LIABILITIES	1,471,540.94
2300-00-000	NONCURRENT LIABILITIES	
2307-00-000	FSS Due to Tenant Long Term	13,884.97
2310-01-000	Due to Affiliates	149,860.50
2310-02-000	Due to Partner	19,033.64
2310-03-000	Due to GP	84,778.00
2310-04-000	Due to LP	21,142.00
2310-10-000	Permanent Loan - HOPE VI	714,591.00
2310-30-000	Permanent Loan - LHA	101,380.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,104,670.11

2499-00-000	TOTAL LIABILITIES	<u>2,576,211.05</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-01-000	Capital - LP	-1,219,110.00
2802-02-000	Capital - GP2	240,496.13
2805-01-000	Donations	<u>-833.33</u>
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-979,447.20
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>-729,140.51</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-729,140.51
2899-00-000	TOTAL EQUITY	<u>-1,708,587.71</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>867,623.34</u>

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	79,531.00	71,149.00	8,382.00	11.78	531,353.58	498,043.00	33,310.58	6.69	1,636,427.00
3112-02-000	Gain to Lease Sec8	19,039.00	22,575.00	-3,536.00	-15.66	142,334.00	158,025.00	-15,691.00	-9.93	519,225.00
3119-00-000	Total Rental Income	98,570.00	93,724.00	4,846.00	5.17	673,687.58	656,068.00	17,619.58	2.69	2,155,652.00
3120-00-000	Other Tenant Income									
3120-01-000	Vending Income	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	1,150.00
3120-01-100	Laundry Room Income	0.00	365.00	-365.00	-100.00	1,791.40	2,555.00	-763.60	-29.89	8,395.00
3120-03-000	Damages & Cleaning	0.00	300.00	-300.00	-100.00	111.00	2,100.00	-1,989.00	-94.71	6,900.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	-70.00	350.00	-420.00	-120.00	1,150.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	1,150.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	10.00	70.00	-60.00	-85.71	230.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	60.22	0.00	60.22	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	70.00	0.00	70.00	N/A	0.00
3120-10-000	Application Fees	80.00	160.00	-80.00	-50.00	640.00	1,120.00	-480.00	-42.86	3,680.00
3120-11-000	Forfeited Security Deposits	300.00	150.00	150.00	100.00	300.00	1,050.00	-750.00	-71.43	3,450.00
3129-00-000	Total Other Tenant Income	380.00	1,135.00	-755.00	-66.52	2,912.62	7,945.00	-5,032.38	-63.34	26,105.00
3199-00-000	TOTAL TENANT INCOME	98,950.00	94,859.00	4,091.00	4.31	676,600.20	664,013.00	12,587.20	1.90	2,181,757.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	91,489.00	36,247.54	55,241.46	152.40	496,862.00	253,732.78	243,129.22	95.82	833,693.42
3499-00-000	TOTAL GRANT INCOME	91,489.00	36,247.54	55,241.46	152.40	496,862.00	253,732.78	243,129.22	95.82	833,693.42
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	0.00	3,598.02	-3,598.02	-100.00	0.00	25,186.14	-25,186.14	-100.00	82,754.46
3610-01-000	Interest Income - Unrestricted	455.42	50.00	405.42	810.84	5,578.24	350.00	5,228.24	1,493.78	1,150.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	146.37	0.00	146.37	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	455.42	3,648.02	-3,192.60	-87.52	5,724.61	25,536.14	-19,811.53	-77.58	83,904.46
3999-00-000	TOTAL INCOME	190,894.42	134,754.56	56,139.86	41.66	1,179,186.81	943,281.92	235,904.89	25.01	3,099,354.88
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	19,151.39	10,134.71	-9,016.68	-88.97	90,167.68	82,518.09	-7,649.59	-9.27	273,611.25
4110-00-001	401K-401A Admin	1,242.12	861.45	-380.67	-44.19	5,766.52	6,522.09	-755.57	-11.58	21,289.18
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,459.24	810.78	-648.46	-79.98	6,996.45	6,601.46	-394.99	-5.98	21,888.92
4110-00-004	Workers Comp Admin	362.81	405.39	-42.58	10.50	1,721.58	3,300.73	-1,579.15	-47.84	10,944.46
4110-00-006	Legal Shield - Administrative	76.80	153.96	-77.16	50.12	1,077.72	540.12	537.60	50.12	3,541.08
4110-00-007	Payroll Prep Fees	371.15	101.35	-269.80	-266.21	1,684.74	825.19	-859.55	-104.16	2,736.13
4110-07-000	Health/Life Insurance	3,522.03	3,231.98	-290.05	-8.97	17,547.97	22,623.86	-5,075.89	-22.44	74,335.54
4110-99-000	Total Administrative Salaries	26,185.54	15,699.62	-10,485.92	-66.79	124,422.54	123,469.14	-953.40	-0.77	408,346.56
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	525.00	-525.00	100.00	65.00	3,675.00	-3,610.00	-98.23	12,075.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	100.00	-100.00	100.00	1,222.75	700.00	-522.75	-74.68	2,300.00
4130-03-000	Tenant Screening	0.00	0.00	0.00	N/A	108.41	0.00	-108.41	N/A	0.00
4130-04-000	General Legal Expense	317.50	450.00	-132.50	29.44	2,016.00	3,150.00	-1,134.00	-36.00	10,350.00
4130-99-000	Total Legal Expense	317.50	1,075.00	-757.50	70.47	3,412.16	7,525.00	-4,112.84	-54.66	24,725.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	250.14	100.00	-150.14	-150.14	7,784.65	700.00	-7,084.65	-1,012.09	2,300.00
4140-00-100	Travel/Mileage	0.00	25.00	-25.00	100.00	0.00	175.00	-175.00	100.00	575.00

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4170-00-000	Accounting/Bookkeeping Fees	0.00	1,470.00	1,470.00	100.00	0.00	10,290.00	10,290.00	100.00	33,810.00
4171-00-000	Auditing Fees	1,872.92	3,403.24	1,530.32	44.97	14,640.76	23,822.68	9,181.92	38.54	78,274.52
4173-00-000	Management Fee	13,218.59	11,297.72	-1,920.87	-17.00	92,530.13	79,084.04	-13,446.09	-17.00	259,847.56
4173-01-000	Bookkeeping Fee	1,440.00	0.00	-1,440.00	N/A	10,080.00	0.00	-10,080.00	N/A	0.00
4173-02-000	Asset Management Fee	1,070.00	1,080.00	10.00	0.93	7,490.00	7,560.00	70.00	0.93	24,840.00
4182-00-000	Consultants	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	1,725.00
4189-00-000	Total Other Admin Expenses	17,851.65	17,450.96	-400.69	-2.30	132,525.54	122,156.72	-10,368.82	-8.49	401,372.08
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	20.00	20.00	100.00	234.07	140.00	-94.07	-67.19	460.00
4190-02-000	Printing/Publications & Subscriptions	0.00	130.00	130.00	100.00	578.15	910.00	331.85	36.47	2,990.00
4190-03-000	Advertising Publications	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	575.00
4190-04-000	Stationery & Office Supplies	971.86	450.00	-521.86	-115.97	4,860.79	3,150.00	-1,710.79	-54.31	10,350.00
4190-06-000	Computer Equipment	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	6,900.00
4190-07-000	Telephone	1,899.36	1,253.00	-646.36	-51.58	14,315.28	8,771.00	-5,544.28	-63.21	28,819.00
4190-08-000	Postage	0.00	225.00	225.00	100.00	1,263.75	1,575.00	311.25	19.76	5,175.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	1,051.81	1,051.81	0.00	0.00	8,088.75	7,362.67	-726.08	-9.86	24,191.63
4190-10-000	Copiers - Lease & Service	369.23	409.00	39.77	9.72	2,709.62	2,863.00	153.38	5.36	9,407.00
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	741.32	649.75	-91.57	-14.09	5,035.99	4,548.25	-487.74	-10.72	14,944.25
4190-18-000	Small Office Equipment	441.78	0.00	-441.78	N/A	0.00	0.00	-441.78	N/A	0.00
4190-19-000	IT Contract Fees	962.50	825.00	-137.50	-16.67	6,759.54	5,775.00	-984.54	-17.05	18,975.00
4190-20-100	Bank Fees - Unrestricted	30.32	0.00	-30.32	N/A	90.32	0.00	-90.32	N/A	0.00
4190-22-000	Other Misc Admin Expenses	924.86	920.00	-4.86	-0.53	3,613.57	6,440.00	2,826.43	43.89	21,160.00
4190-22-100	Business Development & Relations	0.00	0.00	0.00	N/A	212.39	0.00	-212.39	N/A	0.00
4190-23-000	Compliance Fees	0.00	863.40	863.40	100.00	939.14	6,043.80	5,104.66	84.46	19,858.20
4190-24-000	Govt Licenses-Fees-Permits	0.00	250.00	250.00	100.00	1,138.75	1,750.00	611.25	34.93	5,750.00
4190-30-000	Equipment Service Contracts	0.00	0.00	0.00	N/A	642.00	0.00	-642.00	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	7,393.04	7,371.96	-21.08	-0.29	52,141.32	51,603.72	-537.60	-1.04	169,555.08
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,747.73	41,597.54	-10,150.19	-24.40	312,501.56	304,754.58	-7,746.98	-2.54	1,003,998.72
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	271.00	200.00	-71.00	-35.50	1,250.92	1,400.00	149.08	10.65	4,600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	271.00	200.00	-71.00	-35.50	1,250.92	1,400.00	149.08	10.65	4,600.00
4300-00-000	UTILITIES									
4310-00-000	Water	1,122.27	1,600.00	477.73	29.86	9,646.32	11,200.00	1,553.68	13.87	36,800.00
4320-00-000	Electricity	1,241.42	4,200.00	2,958.58	70.44	28,054.11	29,400.00	1,345.89	4.58	96,600.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	43.65	0.00	-43.65	N/A	0.00
4340-00-000	Garbage/Trash Removal	420.31	1,850.00	1,429.69	77.28	12,709.67	12,950.00	240.33	1.86	42,550.00
4390-00-000	Sewer	3,431.60	4,200.00	768.40	18.30	27,065.50	29,400.00	2,334.50	7.94	96,600.00
4399-00-000	TOTAL UTILITY EXPENSES	6,215.60	11,850.00	5,634.40	47.55	77,519.25	82,950.00	5,430.75	6.55	272,550.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	25,486.19	17,017.95	-8,468.24	-49.76	140,662.86	127,681.69	-12,981.17	-10.17	421,358.99
4410-02-500	Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	14,653.47	0.00	-14,653.47	N/A	0.00
4410-06-000	401K-401A Maintenance	2,087.72	1,446.53	-641.19	-44.33	10,565.14	10,489.34	-75.80	-0.72	35,088.30
4410-07-000	Payroll Taxes Maintenance	1,942.66	1,361.44	-581.22	-42.69	10,565.15	10,214.56	-350.59	-3.43	33,708.76
4410-08-000	Health/Life Insurance Maint.	4,293.30	6,213.95	1,920.65	30.91	30,219.35	43,497.65	13,278.30	30.53	142,920.85
4410-09-000	Workers Comp Maintenance	482.56	680.72	198.16	29.11	2,739.93	5,107.28	2,367.35	46.35	16,854.38
4410-10-000	Payroll Prep Fees Maint.	490.44	170.18	-320.26	-188.19	2,862.68	1,276.82	-1,585.86	-124.20	4,213.59
4410-11-000	Legal Shield - Maint	137.65	137.65	0.00	0.00	963.55	963.55	0.00	0.00	3,165.95
4411-00-000	Maintenance Uniforms	222.96	300.00	77.04	25.68	1,948.13	2,100.00	151.87	7.23	6,900.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	259.00	0.00	-259.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	240.11	970.00	729.89	75.25	7,940.67	6,790.00	-1,150.67	-16.95	22,310.00

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

Period = Jul 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4419-00-000 Total General Maint Expense	35,383.59	28,298.42	-7,085.17	-25.04	223,120.93	208,120.89	-15,000.04	-7.21	686,520.82
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	450.00	450.00	100.00	2,430.15	3,150.00	719.85	22.85	10,350.00
4420-02-000 Supplies-Appliance Parts	640.38	950.00	309.62	32.59	5,508.24	6,650.00	1,141.76	17.17	21,850.00
4420-03-000 Supplies-Painting/Decorating	0.00	290.00	290.00	100.00	0.00	2,030.00	2,030.00	100.00	6,670.00
4420-03-100 Hardware Doors/Windows/Locks	0.00	350.00	350.00	100.00	1,088.70	2,450.00	1,361.30	55.56	8,050.00
4420-03-200 Window Treatments	90.85	200.00	109.15	54.58	1,393.77	1,400.00	6.23	0.44	4,600.00
4420-04-000 Electrical - Supplies/Fixtures	588.60	750.00	161.40	21.52	3,796.72	5,250.00	1,453.28	27.68	17,250.00
4420-05-000 Supplies-Exterminating	31.61	0.00	-31.61	N/A	94.78	0.00	-94.78	N/A	0.00
4420-06-000 Supplies-Janitorial/Cleaning	-119.25	280.00	399.25	142.59	2,737.88	1,960.00	-777.88	-39.69	6,440.00
4420-07-000 Repairs - Materials & Supplies	0.00	350.00	350.00	100.00	1,120.74	2,450.00	1,329.26	54.26	8,050.00
4420-08-000 Supplies-Plumbing	0.00	780.00	780.00	100.00	5,733.22	5,460.00	-273.22	-5.00	17,940.00
4420-09-000 Supplies- Tools Equipmt	0.00	50.00	50.00	100.00	130.39	350.00	219.61	62.75	1,150.00
4420-09-100 Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	1,122.80	0.00	-1,122.80	N/A	0.00
4420-10-000 Maint - Miscellaneous Supplies	85.62	200.00	114.38	57.19	758.54	1,400.00	641.46	45.82	4,600.00
4420-10-100 Countertops/Cabinets	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	9,200.00
4420-10-200 Carpet and Flooring Supplies	-97.25	0.00	97.25	N/A	2,459.90	0.00	-2,459.90	N/A	0.00
4420-11-000 Supplies- HVAC	0.00	375.00	375.00	100.00	1,416.31	2,625.00	1,208.69	46.05	8,625.00
4420-12-000 Supplies- Painting	791.80	330.00	-461.80	-139.94	6,183.84	2,310.00	-3,873.84	-167.70	7,590.00
4429-00-000 Total Materials	2,012.36	5,755.00	3,742.64	65.03	36,234.98	40,285.00	4,050.02	10.05	132,365.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Fire Alarm/Extinguisher	0.00	450.00	450.00	100.00	0.00	3,150.00	3,150.00	100.00	10,350.00
4430-01-100 Fire Alarms/Extinguisher Repairs	0.00	0.00	0.00	N/A	835.00	0.00	-835.00	N/A	0.00
4430-03-000 Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	6,900.00
4430-03-300 Repairs - Windows/Glass	243.00	350.00	107.00	30.57	1,418.00	2,450.00	1,032.00	42.12	8,050.00
4430-05-000 Contract-Decorating/Painting	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	2,300.00
4430-05-200 Painting Contract - Cycle Paint	0.00	0.00	0.00	N/A	2,010.00	0.00	-2,010.00	N/A	0.00
4430-06-000 Contract-Electrical	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	2,300.00
4430-07-000 Contract-Exterminating/Pest Control	1,920.00	987.00	-933.00	-94.53	12,499.00	6,909.00	-5,590.00	-80.91	22,701.00
4430-09-000 Contract-Other	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	3,450.00
4430-13-000 Contract-HVAC - Repairs & Maint	4,550.00	1,000.00	-3,550.00	-355.00	12,575.00	7,000.00	-5,575.00	-79.64	23,000.00
4430-13-400 Repairs/Maint - A/C Units	0.00	0.00	0.00	N/A	1,875.00	0.00	-1,875.00	N/A	0.00
4430-17-000 Contract-Elevator Monitoring	2,010.00	800.00	-1,210.00	-151.25	6,312.00	5,600.00	-712.00	-12.71	18,400.00
4430-18-000 Contract-Alarm Monitoring	1,335.33	1,707.00	371.67	21.77	11,792.76	11,949.00	156.24	1.31	39,261.00
4430-23-000 Contract-Consultants	0.00	100.00	100.00	100.00	14,979.00	700.00	-14,279.00	-2,039.86	2,300.00
4430-24-000 Contract-Grounds-Landscaping	4,000.00	5,000.00	1,000.00	20.00	25,500.00	35,000.00	9,500.00	27.14	115,000.00
4430-24-200 Grounds-Tree Cutting	0.00	1,100.00	1,100.00	100.00	0.00	7,700.00	7,700.00	100.00	25,300.00
4430-24-300 Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	23,000.00
4430-27-000 Contract - Lease	2,673.89	1,110.69	-1,563.20	-140.74	16,361.87	7,774.83	-8,587.04	-110.45	25,545.87
4430-28-000 Unit Inspections	0.00	850.00	850.00	100.00	0.00	5,950.00	5,950.00	100.00	19,550.00
4439-00-000 Total Contract Costs	16,732.22	15,104.69	-1,627.53	-10.78	106,157.63	105,732.83	-424.80	-0.40	347,407.87
4499-00-000 TOTAL MAINTENANCE EXPENSES	54,128.17	49,158.11	-4,970.06	-10.11	365,513.54	354,138.72	-11,374.82	-3.21	1,166,293.69
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance -Property/Liability	35,778.43	27,766.02	-8,012.41	-28.86	231,224.38	194,362.14	-36,862.24	-18.97	638,618.46
4510-01-000 General Liability Insurance - Auto	1,048.00	810.00	-238.00	-29.38	2,395.25	5,670.00	3,274.75	57.76	18,630.00
4570-00-000 Reduction in Rental Income	0.00	350.00	350.00	100.00	0.00	2,450.00	2,450.00	100.00	8,050.00
4599-00-000 TOTAL GENERAL EXPENSES	36,826.43	28,926.02	-7,900.41	-27.31	233,619.63	202,482.14	-31,137.49	-15.38	665,298.46
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4715-01-002 Tenant Utility Payments - PH	2,495.00	1,539.00	-956.00	-62.12	19,652.00	10,773.00	-8,879.00	-82.42	35,397.00
4715-03-000 FSS Escrow Payments	4,112.01	3,304.00	-808.01	-24.46	17,774.97	23,128.00	5,353.03	23.15	75,992.00
4715-03-002 FSS Escrow Forfeitures/Adjustments	-1,107.21	0.00	1,107.21	N/A	-1,768.33	0.00	1,768.33	N/A	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	5,499.80	4,843.00	-656.80	-13.56	35,658.64	33,901.00	-1,757.64	-5.18	111,389.00
4800-00-000 FINANCING EXPENSE									

Renaissance Partnership (.partren)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4856-00-000	TD Bank Loan	25,132.59	20,639.37	-4,493.22	-21.77	175,488.85	144,475.59	-31,013.26	-21.47	474,705.51
4857-00-000	Debt Service Contra Account	-16,552.24	-16,314.22	238.02	1.46	-115,426.40	-114,199.54	1,226.86	1.07	-375,227.06
4899-00-000	TOTAL FINANCING EXPENSES	8,580.35	4,325.15	-4,255.20	-98.38	60,062.45	30,276.05	-29,786.40	-98.38	99,478.45
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	71,727.11	67,122.00	-4,605.11	-6.86	502,089.77	469,854.00	-32,235.77	-6.86	1,543,806.00
5100-50-000	Amortization Expense	247.99	247.99	0.00	0.00	1,735.93	1,735.93	0.00	0.00	5,703.77
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	71,975.10	16,319.99	-55,655.11	-341.02	503,825.70	114,239.93	-389,585.77	-341.02	375,359.77
8000-00-000	TOTAL EXPENSES	235,244.18	157,219.81	-78,024.37	-502.73	1,589,951.69	1,124,142.42	-465,809.27	-448.51	3,698,968.09
9000-00-000	NET INCOME	-44,349.76	-22,465.25	134,164.23	544.39	-410,764.88	-180,860.50	701,714.16	473.52	-599,613.21
	Net Income After Depreciation	27,625.34				93,060.82				

Renaissance Partnership (.partren)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	30,293.28
1111-15-000	Cash-Payroll	-134,641.55
1111-45-000	Regions Operating	70.00
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	-103,278.27
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	60,201.99
1112-01-001	Cash Restricted-Regions SD	39.68
1112-02-000	Cash Restricted - FSS Escrow	88,994.97
1112-02-100	Cash Restricted - FSS Escrow Forfeiture	21,633.43
1112-04-000	Cash Restricted-Reserve for Replacement	58,090.37
1112-06-000	Cash Restricted - Reserve/Escrow	240,719.10
1112-07-000	Restricted Cash - Partnership Development	1,179.16
1112-08-000	Restricted Cash - OA Reserve	81,843.18
1112-09-000	Restricted Cash - AA Reserve	50,056.63
1112-99-000	Total Restricted Cash	602,758.51
1119-00-000	TOTAL CASH	499,480.24
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	79,765.83
1122-01-000	Allowance for Doubtful Accounts-Tenants	-20,034.00
1122-99-000	TOTAL: AR	59,731.83
1129-00-000	A/R-Other	1,927.36
1129-16-000	Due from Dakota Park Non-ACC	44,136.71
1129-56-000	Due from Colton Meadow	159,647.25
1129-96-000	Due from Central Office Cost Center	65,458.31
1129-99-000	TOTAL: DUE FROM	269,242.27
1135-01-000	A/R-HUD	320,502.00
1138-14-000	Renaissance Family-Operating Subsidy	61,603.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	713,006.46
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	5,518.00
1211-01-000	Prepaid Insurance	23,360.90
1211-02-000	Prepaid Software Licenses	2,537.40
1213-03-000	Utility Deposit - Electric	20,500.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	53,916.30
1300-00-000	TOTAL CURRENT ASSETS	1,266,403.00

1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	21,088,272.28
1400-06-200	Building Improvements	3,058,538.48
1400-07-000	Machinery & Equipment	150,483.39
1400-07-001	Automobiles/Vehicles	9,799.80
1400-08-000	Furniture & Fixtures	704,391.58
1400-10-000	Site Improvement-Infrastructure	2,382,356.15
1405-01-000	Accum Depreciation-Buildings	-12,380,544.73
1405-02-000	Accum Depreciation- Misc FF&E	-801,949.91
1405-03-000	Accum Depreciation-Infrastructure	-2,719,308.20
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	141,178.00
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	-81.76
1411-02-000	AA Monitoring Fees	-131,658.00
1411-03-000	AA Loan Costs	-32,450.57
1420-00-000	TOTAL FIXED ASSETS (NET)	11,606,915.51
1465-01-000	Dwelling Equipment	4,463.00
1499-00-000	TOTAL NONCURRENT ASSETS	11,611,378.51
1999-00-000	TOTAL ASSETS	12,877,781.51
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	19,223.04
2114-00-000	Tenant Security Deposits	55,496.39
2114-02-000	Security Deposit Clearing Account	3,038.00
2114-03-000	Security Deposit-Pet	6,205.60
2135-00-000	Accrued Payroll & Payroll Taxes	10,976.17
2138-00-000	Accrued Audit Fees	-18,448.38
2138-00-001	Accrued audit fees - LHA	17,712.24
2145-00-000	Due to Federal Master	62,112.52
2145-04-000	Due to (16) Dakota Park Non-ACC	40,663.16
2145-62-000	Due to West Bartow	200.00
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	68,974.01
2250-00-000	Contract Retentions	38,732.51

2260-00-000	Accrued Compensated Absences-Curren	6,941.44
2299-00-000	TOTAL CURRENT LIABILITIES	324,704.83
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,891.24
2307-00-000	FSS Due to Tenant Long Term	88,994.97
2310-00-000	Notes Payable-LT	381,200.32
2310-40-000	Note Payable	1,587,885.78
2310-40-001	Short Term - Note Payable	251,802.65
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,322,774.96
2499-00-000	TOTAL LIABILITIES	2,647,479.79
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
2805-01-000	Donations	-833.33
2805-99-000	TOTAL CONTRIBUTED CAPITAL	15,355,013.08
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-5,124,711.36
2809-99-000	TOTAL RETAINED EARNINGS:	-5,124,711.36
2899-00-000	TOTAL EQUITY	10,230,301.72
2999-00-000	TOTAL LIABILITIES AND EQUITY	12,877,781.51

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	52,924.40	55,720.00	-2,795.60	-5.02	369,134.40	390,040.00	-20,905.60	-5.36	668,640.00
3112-02-000	Gain to Lease Sec8	30,411.60	27,504.00	2,907.60	10.57	200,798.60	192,528.00	8,270.60	4.30	330,048.00
3119-00-000	Total Rental Income	83,336.00	83,224.00	112.00	0.13	569,933.00	582,568.00	-12,635.00	-2.17	998,688.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	150.00	-150.00	-100.00	0.00	1,050.00	-1,050.00	-100.00	1,800.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-06-000	NSF Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	15.00	-15.00	-100.00	0.00	105.00	-105.00	-100.00	180.00
3120-10-000	Application Fees	0.00	60.00	-60.00	-100.00	150.00	420.00	-270.00	-64.29	720.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	450.00	-450.00	-100.00	150.00	3,150.00	-3,000.00	-95.24	5,400.00
3199-00-000	TOTAL TENANT INCOME	83,336.00	83,674.00	-338.00	-0.40	570,083.00	585,718.00	-15,635.00	-2.67	1,004,088.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	1,490.39	2,167.75	-677.36	-31.25	12,058.57	15,174.25	-3,115.68	-20.53	26,013.00
3610-01-000	Interest Income - Unrestricted	357.40	35.00	322.40	921.14	359.98	245.00	114.98	46.93	420.00
3690-00-000	Other Income	0.00	0.00	0.00	N/A	6,790.87	0.00	6,790.87	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,847.79	2,202.75	-354.96	-16.11	19,209.42	15,419.25	3,790.17	24.58	26,433.00
3999-00-000	TOTAL INCOME	85,183.79	85,876.75	-692.96	-0.81	589,292.42	601,137.25	-11,844.83	-1.97	1,030,521.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,699.61	8,933.01	1,233.40	13.81	36,377.80	43,725.35	7,347.55	16.80	69,584.68
4110-00-001	401K-401A Admin	507.89	759.31	251.42	33.11	2,358.72	3,317.02	958.30	28.89	5,115.42
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	586.42	714.64	128.22	17.94	2,811.93	3,498.04	686.11	19.61	5,566.80
4110-00-004	Workers Comp Admin	145.88	357.32	211.44	59.17	693.08	1,749.00	1,055.92	60.37	2,783.36
4110-00-006	Legal Shield - Administrative	36.90	36.90	0.00	0.00	258.30	258.30	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	149.20	89.33	-59.87	-67.02	679.65	437.27	-242.38	-55.43	695.88
4110-07-000	Health/Life Insurance	1,462.11	1,394.07	-68.04	-4.88	7,462.07	9,758.49	2,296.42	23.53	16,728.84
4110-99-000	Total Administrative Salaries	10,588.01	12,284.58	1,696.57	13.81	50,641.55	62,743.47	12,101.92	19.29	100,917.78
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	350.00	350.00	100.00	0.00	2,450.00	2,450.00	100.00	4,200.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	75.00	75.00	100.00	801.75	525.00	-276.75	-52.71	900.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	53,019.32	1,050.00	-51,969.32	-4,949.46	1,800.00
4130-99-000	Total Legal Expense	0.00	575.00	575.00	100.00	53,821.07	4,025.00	-49,796.07	-1,237.17	6,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	41.66	420.00	378.34	90.08	5,261.65	2,940.00	-2,321.65	-78.97	5,040.00
4170-00-000	Accounting/Bookkeeping Fees	540.00	540.00	0.00	0.00	3,780.00	3,780.00	0.00	0.00	6,480.00
4171-00-000	Auditing Fees	922.92	992.22	69.30	6.98	6,460.44	6,945.54	485.10	6.98	11,906.64
4173-00-000	Management Fee	5,065.13	4,674.86	-390.27	-8.35	38,559.56	32,724.02	-5,835.54	-17.83	56,098.32
4173-03-000	Asset Management Fee-FHFC	0.00	400.00	400.00	100.00	3,000.00	2,800.00	-200.00	-7.14	4,800.00
4189-00-000	Total Other Admin Expenses	6,569.71	7,027.08	457.37	6.51	57,061.65	49,189.56	-7,872.09	-16.00	84,324.96
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	150.00	150.00	100.00	592.77	1,050.00	457.23	43.55	1,800.00
4190-02-000	Printing/Publications & Subscriptions	275.00	95.00	-180.00	-189.47	2,330.27	665.00	-1,665.27	-250.42	1,140.00
4190-03-000	Advertising Publications	0.00	450.00	450.00	100.00	0.00	3,150.00	3,150.00	100.00	5,400.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	0.00	290.00	290.00	100.00	611.93	2,030.00	1,418.07	69.86	3,480.00
4190-06-000	Computer Equipment	0.00	60.00	60.00	100.00	0.00	420.00	420.00	100.00	720.00
4190-07-000	Telephone	198.31	150.00	-48.31	-32.21	1,408.44	1,050.00	-358.44	-34.14	1,800.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	514.96	175.00	-339.96	-194.26	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	388.86	388.86	0.00	0.00	3,160.22	2,722.02	-438.20	-16.10	4,666.32
4190-10-000	Copiers - Lease & Service	106.60	75.00	-31.60	-42.13	1,179.97	525.00	-654.97	-124.76	900.00
4190-13-000	Internet	246.27	260.00	13.73	5.28	1,683.67	1,820.00	136.33	7.49	3,120.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	179.49	0.00	-179.49	N/A	0.00
4190-19-000	IT Contract Fees	606.22	560.00	-46.22	-8.25	4,259.44	3,920.00	-339.44	-8.66	6,720.00
4190-20-100	Bank Fees - Unrestricted	30.32	0.00	-30.32	N/A	90.32	0.00	-90.32	N/A	0.00
4190-22-000	Other Misc Admin Expenses	326.99	200.00	-126.99	-63.50	1,645.34	1,400.00	-245.34	-17.52	2,400.00
4190-22-100	Business Development & Relations	0.00	0.00	0.00	N/A	189.18	0.00	-189.18	N/A	0.00
4190-23-000	Compliance Fees	546.84	348.80	-198.04	-56.78	2,777.88	2,441.60	-336.28	-13.77	4,185.60
4190-24-000	Govt Licenses-Fees-Permits	0.00	315.00	315.00	100.00	777.50	2,205.00	1,427.50	64.74	3,780.00
4191-00-000	Total Miscellaneous Admin Expenses	2,725.41	3,367.66	642.25	19.07	21,410.31	23,573.62	2,163.31	9.18	40,411.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	19,883.13	23,254.32	3,371.19	14.50	182,934.58	139,531.65	-43,402.93	-31.11	232,554.66
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	434.38	800.00	365.62	45.70	4,104.63	5,600.00	1,495.37	26.70	9,600.00
4340-00-000	Garbage/Trash Removal	1,784.31	3,500.00	1,715.69	49.02	38,833.35	24,500.00	-14,333.35	-58.50	42,000.00
4390-01-100	Water/Sewer Combined	6,174.66	5,900.00	-274.66	-4.66	43,704.00	41,300.00	-2,404.00	-5.82	70,800.00
4399-00-000	TOTAL UTILITY EXPENSES	8,393.35	10,200.00	1,806.65	17.71	86,641.98	71,400.00	-15,241.98	-21.35	122,400.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	12,336.83	7,779.55	-4,557.28	-58.58	44,277.34	41,372.81	-2,904.53	-7.02	68,382.75
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00
4410-06-000	401K-401A Maintenance	1,018.76	661.26	-357.50	-54.06	3,321.00	3,236.92	-84.08	-2.60	5,253.00
4410-07-000	Payroll Taxes Maintenance	933.13	622.36	-310.77	-49.93	3,348.40	3,309.82	-38.58	-1.17	5,470.62
4410-08-000	Health/Life Insurance Maint.	2,360.88	1,824.18	-536.70	-29.42	10,479.83	12,769.26	2,289.43	17.93	21,890.16
4410-09-000	Workers Comp Maintenance	233.74	311.18	77.44	24.89	875.21	1,654.89	779.68	47.11	2,735.27
4410-10-000	Payroll Prep Fees Maint.	237.62	77.80	-159.82	-205.42	1,050.61	413.74	-636.87	-153.93	683.84
4410-11-000	Legal Shield - Maint	36.90	36.90	0.00	0.00	258.30	258.30	0.00	0.00	442.80
4411-00-000	Maintenance Uniforms	99.84	60.00	-39.84	-66.40	618.65	420.00	-198.65	-47.30	720.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	66.36	190.00	123.64	65.07	2,153.49	1,330.00	-823.49	-61.92	2,280.00
4419-00-000	Total General Maint Expense	17,324.06	11,563.23	-5,760.83	-49.82	68,182.83	64,765.74	-3,417.09	-5.28	107,858.44
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	650.00	650.00	100.00	5,094.11	4,550.00	-544.11	-11.96	7,800.00
4420-02-000	Supplies-Appliance Parts	0.00	1,000.00	1,000.00	100.00	1,247.33	7,000.00	5,752.67	82.18	12,000.00
4420-03-000	Supplies-Painting/Decorating	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	436.26	700.00	263.74	37.68	1,200.00
4420-03-200	Window Treatments	0.00	130.00	130.00	100.00	710.39	910.00	199.61	21.94	1,560.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	900.00	900.00	100.00	4,564.19	6,300.00	1,735.81	27.55	10,800.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	147.14	0.00	-147.14	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	150.00	150.00	100.00	1,113.87	1,050.00	-63.87	-6.08	1,800.00
4420-07-000	Repairs - Materials & Supplies	0.00	100.00	100.00	100.00	149.57	700.00	550.43	78.63	1,200.00
4420-08-000	Supplies-Plumbing	31.16	870.00	838.84	96.42	1,050.69	6,090.00	5,039.31	82.75	10,440.00
4420-09-000	Supplies- Tools Equipmt	0.00	150.00	150.00	100.00	73.71	1,050.00	976.29	92.98	1,800.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	300.00	300.00	100.00	758.88	2,100.00	1,341.12	63.86	3,600.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	400.00	400.00	100.00	20.26	2,800.00	2,779.74	99.28	4,800.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	-3,286.38	0.00	3,286.38	N/A	0.00

Colton Meadow, LLLP (56)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-10-200	Carpet and Flooring Supplies	0.00	0.00	0.00	N/A	51.84	0.00	-51.84	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	300.00	300.00	100.00	108.96	2,100.00	1,991.04	94.81	3,600.00
4420-12-000	Supplies- Painting	0.00	200.00	200.00	100.00	1,499.37	1,400.00	-99.37	-7.10	2,400.00
4429-00-000	Total Materials	31.16	5,375.00	5,343.84	99.42	13,740.19	37,625.00	23,884.81	63.48	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	1,120.00	1,120.00	100.00	1,920.00
4430-03-000	Contract-Building Repairs - Exterior	0.00	300.00	300.00	100.00	0.00	2,100.00	2,100.00	100.00	3,600.00
4430-03-100	Contract-Building Repairs - Interior	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-03-300	Repairs - Windows/Glass	0.00	25.00	25.00	100.00	1,173.41	175.00	-998.41	-570.52	300.00
4430-05-000	Contract-Decorating/Painting	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
4430-07-000	Contract-Exterminating/Pest Control	425.02	550.00	124.98	22.72	3,262.12	3,850.00	587.88	15.27	6,600.00
4430-13-000	Contract-HVAC - Repairs & Maint	2,500.00	1,000.00	-1,500.00	-150.00	5,250.00	7,000.00	1,750.00	25.00	12,000.00
4430-18-000	Contract-Alarm Monitoring	705.73	594.00	-111.73	-18.81	4,656.59	4,158.00	-498.59	-11.99	7,128.00
4430-24-000	Contract-Grounds-Landscaping	2,000.00	2,585.00	585.00	22.63	14,500.00	18,095.00	3,595.00	19.87	31,020.00
4430-24-300	Contract-Pressure Wash	0.00	739.58	739.58	100.00	0.00	5,177.06	5,177.06	100.00	8,874.96
4430-26-000	Contract-Security Camera System	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-27-000	Contract - Lease	1,430.52	1,271.52	-159.00	-12.50	4,579.98	8,900.64	4,320.66	48.54	15,258.24
4430-28-000	Unit Inspections	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4439-00-000	Total Contract Costs	7,061.27	7,900.10	838.83	10.62	33,422.10	55,300.70	21,878.60	39.56	94,801.20
4499-00-000	TOTAL MAINTENANCE EXPENSES	24,416.49	24,838.33	421.84	1.70	115,345.12	157,691.44	42,346.32	26.85	267,159.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	8,794.51	8,613.27	-181.24	-2.10	56,275.88	60,292.89	4,017.01	6.66	103,359.24
4510-01-000	General Liability Insurance - Auto	1,048.00	835.00	-213.00	-25.51	5,048.65	5,845.00	796.35	13.62	10,020.00
4525-00-000	Real Estate Taxes	3,485.63	2,769.95	-715.68	-25.84	24,399.41	19,389.65	-5,009.76	-25.84	33,239.40
4570-00-000	Reduction in Rental Income	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,328.14	12,468.22	-859.92	-6.90	85,723.94	87,277.54	1,553.60	1.78	149,618.64
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	223.20	223.20	100.00	669.59	1,562.40	892.81	57.14	2,678.40
4855-00-000	Interest Expense-Mortgage	0.00	1,026.19	1,026.19	100.00	23,862.30	7,183.33	-16,678.97	-232.19	12,314.28
4855-03-000	Interest Expense - Home Loan	0.00	152.16	152.16	100.00	2,050.90	1,065.12	-985.78	-92.55	1,825.92
4855-04-000	Interest Expense - LHA	2,818.00	2,818.00	0.00	0.00	19,726.00	19,726.00	0.00	0.00	33,816.00
4899-00-000	TOTAL FINANCING EXPENSES	2,818.00	4,219.55	1,401.55	33.22	46,308.79	29,536.85	-16,771.94	-56.78	50,634.60
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,177.19	39,177.19	0.00	0.00	274,240.33	274,240.33	0.00	0.00	470,126.28
5100-50-000	Amortization Expense	1,159.42	1,159.42	0.00	0.00	8,115.94	8,115.94	0.00	0.00	13,913.04
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	40,336.61	26,316.61	-14,020.00	-53.27	282,356.27	184,216.27	-98,140.00	-53.27	315,799.32
8000-00-000	TOTAL EXPENSES	109,175.72	101,347.03	-7,828.69	106.96	799,310.68	670,003.75	-129,306.93	-33.88	1,138,766.86
9000-00-000	NET INCOME	-23,991.93	-15,470.28	7,135.73	-107.77	-210,018.26	-68,866.50	117,462.10	31.91	-108,245.86
	Net Income After Depreciation	16,344.68				72,338.01				

Colton Meadow, LLLP (56)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	834,571.47
1111-15-000	Cash-Payroll	47,553.14
1111-45-000	Regions Operating	1,070.00
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	883,794.61
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	29,695.00
1112-01-001	Cash Restricted-Regions SD	39.68
1112-04-000	Cash Restricted-Reserve for Replac	2,459.67
1112-05-000	Cash-Tax & Insurance Escrow	8,531.90
1112-99-000	Total Restricted Cash	40,726.25
1119-00-000	TOTAL CASH	924,520.86
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	24,783.49
1122-99-000	TOTAL: AR	24,783.49
1129-39-000	Due from Colton Meadow GP, Inc.	101,151.61
1129-99-000	TOTAL: DUE FROM	101,151.61
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	125,935.10
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,360.87
1211-01-000	Prepaid Insurance	63,594.82
1211-02-000	Prepaid Software Licenses	3,997.98
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	76,953.67
1300-00-000	TOTAL CURRENT ASSETS	1,127,409.63
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	-6,539,467.00
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	292,723.32
1410-02-001	Amortization Tax Credit Fees	-215,637.26
1410-03-000	Monitoring Fees	208,695.00
1420-00-000	TOTAL FIXED ASSETS (NET)	5,857,893.01
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	5,962,538.78
1999-00-000	TOTAL ASSETS	7,089,948.41
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	24,657.03
2114-00-000	Tenant Security Deposits	28,025.00
2114-02-000	Security Deposit Clearing Account	-2,851.00
2114-03-000	Security Deposit-Pet	1,700.00
2119-92-000	Accrued Property Taxes	21,824.27
2119-96-000	Accrued Management Fee Payable	3,000.00
2131-00-000	Accrued Interest Payable	27,941.22
2135-00-000	Accrued Payroll & Payroll Taxes	3,283.30
2138-00-000	Accrued Audit Fees	14,027.91
2145-05-000	Due to (17) Renaissance Family Non-A	159,647.25
2145-62-000	Due to West Bartow	200.00
2146-00-000	Due to LPHC General	43,960.00
2149-29-000	Due to Polk County Developers, Inc.	362,901.17
2240-00-000	Tenant Prepaid Rents	14,244.78
2260-00-000	Accrued Compensated Absences-Curren	-54.14
2296-01-000	Tax Credit Exchange Program (TCEP)	3.32
2297-00-000	Mortgage Note Payable	450,845.00
2299-00-000	TOTAL CURRENT LIABILITIES	1,150,355.11
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,471.23
2310-00-000	Notes Payable-LT	2,157,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,162,471.23
2499-00-000	TOTAL LIABILITIES	3,312,826.34
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
2805-01-000	Donations	-833.33
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>1,204,498.79</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>2,572,623.28</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,572,623.28
2899-00-000	TOTAL EQUITY	<u>3,777,122.07</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>7,089,948.41</u>

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	55,014.00	51,414.00	3,600.00	7.00	374,786.00	359,898.00	14,888.00	4.14	616,968.00
3112-02-000	Gain to Lease Sec8	34,313.00	28,476.00	5,837.00	20.50	228,849.00	199,332.00	29,517.00	14.81	341,712.00
3119-00-000	Total Rental Income	89,327.00	79,890.00	9,437.00	11.81	603,635.00	559,230.00	44,405.00	7.94	958,680.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages & Cleaning	0.00	65.00	-65.00	-100.00	0.00	455.00	-455.00	-100.00	780.00
3120-04-000	Late and Admin Charges	0.00	50.00	-50.00	-100.00	5.00	350.00	-345.00	-98.57	600.00
3120-05-000	Legal Fees - Tenant	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-07-000	Tenant Owed Utilities	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-09-000	Misc.Tenant Income	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-10-000	Application Fees	0.00	50.00	-50.00	-100.00	240.00	350.00	-110.00	-31.43	600.00
3120-11-000	Forfeited Security Deposits	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3129-00-000	Total Other Tenant Income	0.00	365.00	-365.00	-100.00	245.00	2,555.00	-2,310.00	-90.41	4,380.00
3199-00-000	TOTAL TENANT INCOME	89,327.00	80,255.00	9,072.00	11.30	603,880.00	561,785.00	42,095.00	7.49	963,060.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	2,348.62	2,532.00	-183.38	-7.24	16,201.36	17,724.00	-1,522.64	-8.59	30,384.00
3610-01-000	Interest Income - Unrestricted	91.17	35.00	56.17	160.49	550.93	245.00	305.93	124.87	420.00
3699-00-000	TOTAL OTHER INCOME	2,439.79	2,567.00	-127.21	-4.96	16,752.29	17,969.00	-1,216.71	-6.77	30,804.00
3999-00-000	TOTAL INCOME	91,766.79	82,822.00	8,944.79	10.80	620,632.29	579,754.00	40,878.29	7.05	993,864.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,699.61	7,134.02	-565.59	-7.93	36,377.80	37,932.38	1,554.58	4.10	61,596.72
4110-00-001	401K-401A Admin	507.89	606.39	98.50	16.24	2,358.72	2,969.13	610.41	20.56	4,725.48
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	586.42	570.72	-15.70	-2.75	2,833.56	3,034.60	201.04	6.62	4,927.76
4110-00-004	Workers Comp Admin	145.88	285.36	139.48	48.88	693.08	1,517.28	824.20	54.32	2,463.84
4110-00-006	Legal Shield - Administrative	36.90	36.90	0.00	0.00	258.30	258.30	0.00	0.00	442.80
4110-00-007	Payroll Prep Fees	149.20	71.34	-77.86	-109.14	679.65	379.34	-300.31	-79.17	616.00
4110-07-000	Health/Life Insurance	1,805.34	1,853.11	47.77	2.58	9,639.25	12,971.77	3,332.52	25.69	22,237.32
4110-99-000	Total Administrative Salaries	10,931.24	10,557.84	-373.40	-3.54	52,840.36	59,062.80	6,222.44	10.54	97,009.92
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	50.00	50.00	100.00	532.55	350.00	-182.55	-52.16	600.00
4130-04-000	General Legal Expense	0.00	50.00	50.00	100.00	9,668.75	350.00	-9,318.75	-2,662.50	600.00
4130-99-000	Total Legal Expense	0.00	150.00	150.00	100.00	10,201.30	1,050.00	-9,151.30	-871.55	1,800.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	41.66	150.00	108.34	72.23	4,963.11	1,050.00	-3,913.11	-372.68	1,800.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4170-00-000	Accounting/Bookkeeping Fees	562.50	562.50	0.00	0.00	3,937.50	3,937.50	0.00	0.00	6,750.00
4171-00-000	Auditing Fees	922.92	922.92	0.00	0.00	6,460.44	6,460.44	0.00	0.00	11,075.04
4173-00-000	Management Fee	5,868.45	5,592.30	-276.15	-4.94	40,838.72	39,146.10	-1,692.62	-4.32	67,107.60
4173-03-000	Asset Management Fee-FHFC	0.00	250.00	250.00	100.00	3,000.00	1,750.00	-1,250.00	-71.43	3,000.00
4189-00-000	Total Other Admin Expenses	7,395.53	7,502.72	107.19	1.43	59,199.77	52,519.04	-6,680.73	-12.72	90,032.64
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	50.00	50.00	100.00	383.34	350.00	-33.34	-9.53	600.00
4190-02-000	Printing/Publications & Subscriptions	275.00	50.00	-225.00	-450.00	2,268.27	350.00	-1,918.27	-548.08	600.00
4190-03-000	Advertising Publications	0.00	225.00	225.00	100.00	0.00	1,575.00	1,575.00	100.00	2,700.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Stationery & Office Supplies	0.00	200.00	200.00	100.00	385.60	1,400.00	1,014.40	72.46	2,400.00
4190-06-000	Computer Equipment	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4190-07-000	Telephone	139.17	125.00	-14.17	-11.34	790.69	875.00	84.31	9.64	1,500.00
4190-08-000	Postage	0.00	25.00	25.00	100.00	888.51	175.00	-713.51	-407.72	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	404.55	404.55	0.00	0.00	3,413.99	2,831.85	-582.14	-20.56	4,854.60
4190-10-000	Copiers - Lease & Service	102.13	80.00	-22.13	-27.66	576.14	560.00	-16.14	-2.88	960.00
4190-13-000	Internet	0.00	209.33	209.33	100.00	1,468.53	1,465.31	-3.22	-0.22	2,511.96
4190-19-000	IT Contract Fees	606.92	800.00	193.08	24.14	4,255.44	5,600.00	1,344.56	24.01	9,600.00
4190-20-000	Bank Fees - Restricted	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
4190-20-100	Bank Fees - Unrestricted	897.64	0.00	-897.64	N/A	1,427.64	0.00	-1,427.64	N/A	0.00
4190-22-000	Other Misc Admin Expenses	792.95	220.00	-572.95	-260.43	1,917.63	1,540.00	-377.63	-24.52	2,640.00
4190-23-000	Compliance Fees	1,716.00	361.25	-1,354.75	-375.02	2,871.75	2,528.75	-343.00	-13.56	4,335.00
4190-24-000	Govt Licenses-Fees-Permits	301.80	200.00	-101.80	-50.90	1,001.80	1,400.00	398.20	28.44	2,400.00
4191-00-000	Total Miscellaneous Admin Expenses	5,236.16	3,075.13	-2,161.03	-70.27	21,688.26	21,525.91	-162.35	-0.75	36,901.56
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,562.93	21,285.69	-2,277.24	-10.70	143,929.69	134,157.75	-9,771.94	-7.28	225,744.12
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	504.73	400.00	-104.73	-26.18	2,968.49	2,800.00	-168.49	-6.02	4,800.00
4340-00-000	Garbage/Trash Removal	2,294.32	3,250.00	955.68	29.41	30,670.87	23,573.00	-7,097.87	-30.11	39,823.00
4390-01-100	Water/Sewer Combined	2,428.19	4,600.00	2,171.81	47.21	25,126.88	32,200.00	7,073.12	21.97	55,200.00
4399-00-000	TOTAL UTILITY EXPENSES	5,227.24	8,250.00	3,022.76	36.64	58,766.24	58,573.00	-193.24	-0.33	99,823.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	6,725.15	6,854.79	129.64	1.89	38,665.66	38,843.81	178.15	0.46	63,978.04
4410-06-000	401K-401A Maintenance	541.76	582.66	40.90	7.02	2,844.00	3,107.52	263.52	8.48	5,049.72
4410-07-000	Payroll Taxes Maintenance	513.07	548.38	35.31	6.44	2,999.57	3,107.50	107.93	3.47	5,118.24
4410-08-000	Health/Life Insurance Maint.	1,214.16	1,806.52	592.36	32.79	8,672.00	12,645.64	3,973.64	31.42	21,678.24
4410-09-000	Workers Comp Maintenance	127.13	274.19	147.06	53.63	768.58	1,553.73	785.15	50.53	2,559.08
4410-10-000	Payroll Prep Fees Maint.	129.17	68.55	-60.62	-88.43	942.15	388.45	-553.70	-142.54	639.80
4410-11-000	Legal Shield - Maint	36.90	36.90	0.00	0.00	258.30	258.30	0.00	0.00	442.80
4411-00-000	Maintenance Uniforms	78.68	65.00	-13.68	-21.05	232.69	395.00	162.31	41.09	660.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	66.36	200.00	133.64	66.82	1,385.19	1,400.00	14.81	1.06	2,400.00
4419-00-000	Total General Maint Expense	9,432.38	10,436.99	1,004.61	9.63	56,768.14	61,699.95	4,931.81	7.99	102,525.92
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	5,244.14	250.00	-4,994.14	-1,997.66	5,293.19	1,750.00	-3,543.19	-202.47	3,000.00
4420-02-000	Supplies-Appliance Parts	303.12	675.00	371.88	55.09	3,114.66	4,725.00	1,610.34	34.08	8,100.00
4420-03-000	Supplies-Painting/Decorating	0.00	300.00	300.00	100.00	629.13	2,100.00	1,470.87	70.04	3,600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	100.00	100.00	100.00	187.28	700.00	512.72	73.25	1,200.00
4420-03-200	Window Treatments	0.00	50.00	50.00	100.00	1,211.37	350.00	-861.37	-246.11	600.00
4420-04-000	Electrical - Supplies/Fixtures	2,647.46	650.00	-1,997.46	-307.30	7,056.67	4,550.00	-2,506.67	-55.09	7,800.00
4420-05-000	Supplies-Exterminating	21.37	0.00	-21.37	N/A	97.18	0.00	-97.18	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	88.04	200.00	111.96	55.98	1,081.66	1,400.00	318.34	22.74	2,400.00
4420-07-000	Repairs - Materials & Supplies	12.35	25.00	12.65	50.60	235.91	175.00	-60.91	-34.81	300.00
4420-08-000	Supplies-Plumbing	0.00	400.00	400.00	100.00	1,235.71	2,800.00	1,564.29	55.87	4,800.00
4420-09-000	Supplies- Tools Equipmt	0.00	100.00	100.00	100.00	34.20	700.00	665.80	95.11	1,200.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	0.00	0.00	N/A	758.88	0.00	-758.88	N/A	0.00
4420-10-000	Maint - Miscellaneous Supplies	22.07	125.00	102.93	82.34	522.07	875.00	352.93	40.33	1,500.00
4420-10-100	Countertops/Cabinets	0.00	0.00	0.00	N/A	354.17	0.00	-354.17	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	700.00	700.00	100.00	958.04	4,900.00	3,941.96	80.45	8,400.00
4420-12-000	Supplies- Painting	922.53	400.00	-522.53	-130.63	4,285.15	2,800.00	-1,485.15	-53.04	4,800.00

Villas at Lake Bonnet, LLLP (57)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4429-00-000	Total Materials	9,261.08	3,975.00	-5,286.08	-132.98	27,055.27	27,825.00	769.73	2.77	47,700.00
4430-00-000	Contract Costs									
4430-01-100	Fire Alarms/Extinguisher Repairs	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-02-000	Contract-Appliance	0.00	0.00	0.00	N/A	294.00	0.00	-294.00	N/A	0.00
4430-03-300	Repairs - Windows/Glass	69.33	0.00	-69.33	N/A	69.33	0.00	-69.33	N/A	0.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4430-07-000	Contract-Exterminating/Pest Control	419.52	548.50	128.98	23.52	3,756.64	3,839.50	82.86	2.16	6,582.00
4430-11-000	Contract-Plumbing	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	1,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	2,125.00	900.00	-1,225.00	-136.11	3,040.00	6,300.00	3,260.00	51.75	10,800.00
4430-18-000	Contract-Alarm Monitoring	2,360.44	570.82	-1,789.62	-313.52	6,434.90	3,995.74	-2,439.16	-61.04	6,849.84
4430-23-000	Contract-Consultants	0.00	50.00	50.00	100.00	3,925.00	350.00	-3,575.00	-1,021.43	600.00
4430-24-000	Contract-Grounds-Landscaping	5,083.33	2,700.00	-2,383.33	-88.27	15,499.98	18,900.00	3,400.02	17.99	32,400.00
4430-24-200	Grounds-Tree Cutting	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4430-24-300	Contract-Pressure Wash	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4430-27-000	Contract - Lease	527.36	379.43	-147.93	-38.99	6,133.03	2,656.01	-3,477.02	-130.91	4,553.16
4430-28-000	Unit Inspections	0.00	420.00	420.00	100.00	0.00	2,940.00	2,940.00	100.00	5,040.00
4430-99-000	Other Contracted Services	0.00	0.00	0.00	N/A	550.00	0.00	-550.00	N/A	0.00
4439-00-000	Total Contract Costs	10,584.98	7,318.75	-3,266.23	-44.63	39,702.88	51,231.25	11,528.37	22.50	87,825.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	29,278.44	21,730.74	-7,547.70	-34.73	123,526.29	140,756.20	17,229.91	12.24	238,050.92
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	9,511.96	9,582.04	70.08	0.73	62,119.60	67,074.28	4,954.68	7.39	114,984.48
4510-01-000	General Liability Insurance - Auto	1,048.00	628.75	-419.25	-66.68	5,048.65	4,401.25	-647.40	-14.71	7,545.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4525-00-000	Real Estate Taxes	4,044.81	3,523.52	-521.29	-14.79	28,313.67	24,664.64	-3,649.03	-14.79	42,282.24
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	14,604.77	13,809.31	-795.46	-5.76	95,481.92	96,665.17	1,183.25	1.22	165,711.72
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	1,937.96	645.98	-1,291.98	-200.00	5,813.82	4,521.86	-1,291.96	-28.57	7,751.76
4855-00-000	Interest Expense-Mortgage	3,182.71	3,182.71	0.00	0.00	22,278.97	22,278.97	0.00	0.00	38,192.52
4855-03-000	Interest Expense - Home Loan	163.79	171.98	8.19	4.76	1,146.53	1,203.86	57.33	4.76	2,063.76
4855-04-000	Interest Expense - LHA	6,311.73	6,311.73	0.00	0.00	44,182.11	44,182.11	0.00	0.00	75,740.76
4899-00-000	TOTAL FINANCING EXPENSES	11,596.19	10,312.40	-1,283.79	-12.45	73,421.43	72,186.80	-1,234.63	-1.71	123,748.80
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	39,609.87	42,300.06	2,690.19	6.36	277,269.09	296,100.42	18,831.33	6.36	507,600.72
5100-50-000	Amortization Expense	1,542.52	1,542.52	0.00	0.00	10,797.64	10,797.64	0.00	0.00	18,510.24
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	41,152.39	30,342.58	-10,809.81	-35.63	288,066.73	212,398.06	-75,668.67	-35.63	364,110.96
8000-00-000	TOTAL EXPENSES	125,421.96	105,755.72	-19,666.24	37.37	783,192.30	714,911.98	-68,280.32	68.51	1,217,489.52
9000-00-000	NET INCOME	-33,655.17	-22,933.72	28,611.03	-26.57	-162,560.01	-135,157.98	109,158.61	-61.46	-223,625.52
	Net Income After Depreciation	7,497.22				125,506.72				

Villas at Lake Bonnet, LLLP (57)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	113,929.43
1111-15-000	Cash-Payroll	11,813.98
1111-45-000	Regions Operating	202.68
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	126,546.09
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	31,565.00
1112-01-001	Cash Restricted-Regions SD	39.68
1112-03-000	Cash Restricted-Operating Reserve	498,080.98
1112-04-000	Cash Restricted-Reserve for Replac	306,381.05
1112-05-000	Cash-Tax & Insurance Escrow	83,493.11
1112-99-000	Total Restricted Cash	919,559.82
1119-00-000	TOTAL CASH	1,046,105.91
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	16,968.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-3,126.00
1122-99-000	TOTAL: AR	13,842.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	13,842.00
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	2,000.00
1211-00-000	Prepaid Expenses and Other Assets	2,314.38
1211-01-000	Prepaid Insurance	77,749.97
1211-02-000	Prepaid Software Licenses	6,768.11
1213-00-000	Utility Deposit	5,000.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	93,832.46
1300-00-000	TOTAL CURRENT ASSETS	1,153,780.37
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	-6,564,235.34

1405-02-000	Accum Depreciation- Misc FF&E	-466,404.48
1405-03-000	Accum Depreciation-Infrastructure	-710,123.30
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	41,419.00
1410-01-001	Amortization Loan Cost	32,292.70
1410-02-000	Compliance Fees	246,589.00
1410-02-001	Amortization Tax Credit Fees	-256,180.14
1420-00-000	TOTAL FIXED ASSETS (NET)	5,208,779.59
1497-00-000	Investment in Bonnet Shores Partnership LTD	11,795.00
1499-00-000	TOTAL NONCURRENT ASSETS	5,220,574.59
1999-00-000	TOTAL ASSETS	6,374,354.96
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	3,942.07
2114-00-000	Tenant Security Deposits	29,025.00
2114-02-000	Security Deposit Clearing Account	150.00
2114-03-000	Security Deposit-Pet	2,600.00
2119-92-000	Accrued Property Taxes	22,889.21
2119-96-000	Accrued Management Fee Payable	11,369.00
2131-00-000	Accrued Interest Payable	96,099.22
2131-03-000	Accrued Interest - Home Loan	4,128.00
2132-00-000	Accrued Interest - 2nd Mortgage	1,029,377.95
2135-00-000	Accrued Payroll & Payroll Taxes	4,132.94
2138-00-000	Accrued Audit Fees	14,027.91
2145-62-000	Due to West Bartow	200.00
2240-00-000	Tenant Prepaid Rents	8,337.00
2260-00-000	Accrued Compensated Absences-Currei	2,840.12
2296-00-000	First Mortgage - TCAP	3,819,255.00
2296-02-000	HOME Funds	131,028.00
2297-00-000	Mortgage Note Payable	1,009,877.00
2299-00-000	TOTAL CURRENT LIABILITIES	6,177,909.42
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	4,914.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	16,283.46
2499-00-000	TOTAL LIABILITIES	6,194,192.88
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-00-000	Contributed Capital	-57,442.26

2802-01-000	Capital - LP	6,807,962.00
2803-00-000	GP Equity	-162.00
2804-00-000	Syndication Costs	-40,000.00
2805-01-000	Donations	-833.33
2805-99-000	TOTAL CONTRIBUTED CAPITAL	6,709,524.41
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-6,529,362.33
2809-99-000	TOTAL RETAINED EARNINGS:	-6,529,362.33
2899-00-000	TOTAL EQUITY	180,162.08
2999-00-000	TOTAL LIABILITIES AND EQUITY	6,374,354.96

Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	25,468.00	25,445.00	23.00	0.09	176,543.00	178,115.00	-1,572.00	-0.88	305,340.00
3112-02-000	Gain to Lease Sec8	128,631.00	122,034.00	6,597.00	5.41	892,906.00	854,238.00	38,668.00	4.53	1,464,408.00
3119-00-000	Total Rental Income	154,099.00	147,479.00	6,620.00	4.49	1,069,449.00	1,032,353.00	37,096.00	3.59	1,769,748.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	20.50	175.00	-154.50	-88.29	187.50	1,225.00	-1,037.50	-84.69	2,100.00
3120-03-000	Damages & Cleaning	60.00	30.00	30.00	100.00	453.00	210.00	243.00	115.71	360.00
3120-04-000	Late and Admin Charges	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-06-000	NSF Charges	0.00	10.00	-10.00	-100.00	0.00	70.00	-70.00	-100.00	120.00
3120-06-100	Section 8 Processing Fees (Accounting)	-1,000.00	-1,000.00	0.00	0.00	-7,000.00	-7,000.00	0.00	0.00	-12,000.00
3120-09-000	Misc.Tenant Income	50.00	25.00	25.00	100.00	225.00	175.00	50.00	28.57	300.00
3120-10-000	Application Fees	0.00	100.00	-100.00	-100.00	0.00	700.00	-700.00	-100.00	1,200.00
3120-11-000	Forfeited Security Deposits	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3129-00-000	Total Other Tenant Income	-869.50	-600.00	-269.50	-44.92	-6,134.50	-4,200.00	-1,934.50	-46.06	-7,200.00
3199-00-000	TOTAL TENANT INCOME	153,229.50	146,879.00	6,350.50	4.32	1,063,314.50	1,028,153.00	35,161.50	3.42	1,762,548.00
3600-00-000	OTHER INCOME									
3610-00-000	Interest Income - Restricted	59.11	185.00	-125.89	-68.05	412.69	1,295.00	-882.31	-68.13	2,220.00
3610-01-000	Interest Income - Unrestricted	0.00	110.00	-110.00	-100.00	286.85	770.00	-483.15	-62.75	1,320.00
3699-00-000	TOTAL OTHER INCOME	59.11	295.00	-235.89	-79.96	699.54	2,065.00	-1,365.46	-66.12	3,540.00
3999-00-000	TOTAL INCOME	153,288.61	147,174.00	6,114.61	4.15	1,064,014.04	1,030,218.00	33,796.04	3.28	1,766,088.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	18,113.24	13,998.97	-4,114.27	-29.39	87,823.76	76,561.39	-11,262.37	-14.71	125,124.84
4110-00-001	401K-401A Admin	1,539.62	1,189.91	-349.71	-29.39	7,031.41	6,052.32	-979.09	-16.18	9,724.82
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	1,361.66	1,119.92	-241.74	-21.59	6,668.41	6,124.92	-543.49	-8.87	10,010.00
4110-00-004	Workers Comp Admin	344.09	559.96	215.87	38.55	1,640.06	2,716.80	1,076.74	39.63	4,313.68
4110-00-006	Legal Shield - Administrative	87.80	87.80	0.00	0.00	614.60	614.60	0.00	0.00	1,053.60
4110-00-007	Payroll Prep Fees	350.53	139.99	-210.54	-150.40	1,609.66	765.61	-844.05	-110.25	1,251.24
4110-07-000	Health/Life Insurance	3,291.27	2,955.89	-335.38	-11.35	21,055.96	20,691.23	-364.73	-1.76	35,470.68
4110-99-000	Total Administrative Salaries	25,088.21	20,052.44	-5,035.77	-25.11	126,443.86	113,526.87	-12,916.99	-11.38	186,948.86
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	98.00	98.00	100.00	0.00	686.00	686.00	100.00	1,176.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	0.00	0.00	N/A	922.00	0.00	-922.00	N/A	0.00
4130-03-000	Tenant Screening	0.00	110.00	110.00	100.00	519.00	770.00	251.00	32.60	1,320.00
4130-04-000	General Legal Expense	0.00	400.00	400.00	100.00	4,420.24	2,800.00	-1,620.24	-57.87	4,800.00
4130-99-000	Total Legal Expense	0.00	608.00	608.00	100.00	5,861.24	4,256.00	-1,605.24	-37.72	7,296.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	41.66	370.00	328.34	88.74	4,963.10	2,590.00	-2,373.10	-91.63	4,440.00
4140-00-100	Travel/Mileage	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4171-00-000	Auditing Fees	922.92	922.22	-0.70	-0.08	6,460.44	6,455.54	-4.90	-0.08	11,066.64
4173-00-000	Management Fee	9,056.14	8,848.74	-207.40	-2.34	63,782.02	61,941.18	-1,840.84	-2.97	106,184.88
4189-00-000	Total Other Admin Expenses	10,020.72	10,165.96	145.24	1.43	75,205.56	71,161.72	-4,043.84	-5.68	121,991.52
4190-00-000	Miscellaneous Admin Expenses									

Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership/Subscriptions/Fees	908.56	102.00	-806.56	-790.75	2,287.48	714.00	-1,573.48	-220.38	1,224.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	117.89	175.00	57.11	32.63	300.00
4190-03-000	Advertising Publications	275.00	275.00	0.00	0.00	1,925.00	1,925.00	0.00	0.00	3,300.00
4190-04-000	Stationery & Office Supplies	244.91	100.00	-144.91	-144.91	1,966.46	700.00	-1,266.46	-180.92	1,200.00
4190-06-000	Computer Equipment	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4190-07-000	Telephone	1,071.20	1,100.00	28.80	2.62	7,569.97	7,700.00	130.03	1.69	13,200.00
4190-08-000	Postage	0.00	75.00	75.00	100.00	659.85	525.00	-134.85	-25.69	900.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	539.40	539.40	0.00	0.00	4,501.88	3,775.80	-726.08	-19.23	6,472.80
4190-10-000	Copiers - Lease & Service	235.81	170.00	-65.81	-38.71	1,334.25	1,190.00	-144.25	-12.12	2,040.00
4190-13-000	Internet	656.12	126.46	-529.66	-418.84	4,327.91	885.22	-3,442.69	-388.91	1,517.52
4190-19-000	IT Contract Fees	677.32	800.00	122.68	15.34	4,752.24	5,600.00	847.76	15.14	9,600.00
4190-20-000	Bank Fees - Restricted	32.00	250.00	218.00	87.20	285.00	1,750.00	1,465.00	83.71	3,000.00
4190-20-100	Bank Fees - Unrestricted	30.00	0.00	-30.00	N/A	147.72	0.00	-147.72	N/A	0.00
4190-22-000	Other Misc Admin Expenses	756.32	100.00	-656.32	-656.32	1,728.71	700.00	-1,028.71	-146.96	1,200.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	100.00	100.00	100.00	902.50	700.00	-202.50	-28.93	1,200.00
4190-30-000	Equipment Service Contracts	1,046.42	1,400.00	353.58	25.26	13,953.47	9,800.00	-4,153.47	-42.38	16,800.00
4191-00-000	Total Miscellaneous Admin Expenses	6,473.06	5,212.86	-1,260.20	-24.17	46,469.26	36,490.02	-9,979.24	-27.35	62,554.32
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41,581.99	36,039.26	-5,542.73	-15.38	253,979.92	225,434.61	-28,545.31	-12.66	378,790.70
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	271.00	90.00	-181.00	-201.11	1,595.16	630.00	-965.16	-153.20	1,080.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	271.00	90.00	-181.00	-201.11	1,595.16	630.00	-965.16	-153.20	1,080.00
4300-00-000	UTILITIES									
4310-00-000	Water	2,387.48	1,680.00	-707.48	-42.11	15,696.10	11,760.00	-3,936.10	-33.47	20,160.00
4320-00-000	Electricity	2,870.19	2,192.00	-678.19	-30.94	16,334.88	15,344.00	-990.88	-6.46	26,304.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	46.63	0.00	-46.63	N/A	0.00
4330-00-000	Gas	0.00	825.00	825.00	100.00	4,790.81	5,775.00	984.19	17.04	9,900.00
4340-00-000	Garbage/Trash Removal	2,553.06	1,501.88	-1,051.18	-69.99	14,008.40	10,513.16	-3,495.24	-33.25	18,022.56
4390-00-000	Sewer	2,755.20	2,900.00	144.80	4.99	18,824.73	20,300.00	1,475.27	7.27	34,800.00
4399-00-000	TOTAL UTILITY EXPENSES	10,565.93	9,098.88	-1,467.05	-16.12	69,701.55	63,692.16	-6,009.39	-9.44	109,186.56
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	12,181.77	12,843.03	661.26	5.15	54,876.98	74,341.69	19,464.71	26.18	122,997.32
4410-02-500	Maintenance - Temporary Labor	0.00	0.00	0.00	N/A	3,140.66	0.00	-3,140.66	N/A	0.00
4410-06-000	401K-401A Maintenance	395.12	1,091.66	696.54	63.81	2,550.01	5,988.42	3,438.41	57.42	9,793.52
4410-07-000	Payroll Taxes Maintenance	958.10	1,027.44	69.34	6.75	4,278.39	5,947.32	1,668.93	28.06	9,839.76
4410-08-000	Health/Life Insurance Maint.	1,095.66	2,924.80	1,829.14	62.54	9,516.38	15,414.24	5,897.86	38.26	24,978.88
4410-09-000	Workers Comp Maintenance	231.59	513.72	282.13	54.92	993.35	2,615.52	1,622.17	62.02	4,203.60
4410-10-000	Payroll Prep Fees Maint.	236.48	128.43	-108.05	-84.13	1,243.55	743.41	-500.14	-67.28	1,229.96
4410-11-000	Legal Shield - Maint	43.90	43.90	0.00	0.00	307.30	311.70	4.40	1.41	535.60
4411-00-000	Maintenance Uniforms	207.33	160.00	-47.33	-29.58	1,127.87	1,120.00	-7.87	-0.70	1,920.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	259.00	0.00	-259.00	N/A	0.00
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	1,221.62	602.00	-619.62	-102.93	5,264.50	4,214.00	-1,050.50	-24.93	7,224.00
4419-00-000	Total General Maint Expense	16,571.57	19,334.98	2,763.41	14.29	83,298.99	110,696.30	27,397.31	24.75	182,722.64
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	-12.30	45.00	57.30	127.33	7.26	315.00	307.74	97.70	540.00
4420-02-000	Supplies-Appliance Parts	-488.70	260.00	748.70	287.96	1,576.95	1,820.00	243.05	13.35	3,120.00
4420-03-000	Supplies-Painting/Decorating	-19.92	0.00	19.92	N/A	194.30	0.00	-194.30	N/A	0.00
4420-03-100	Hardware Doors/Windows/Locks	260.62	200.00	-60.62	-30.31	787.53	1,400.00	612.47	43.75	2,400.00
4420-03-200	Window Treatments	99.72	150.00	50.28	33.52	928.44	1,050.00	121.56	11.58	1,800.00
4420-04-000	Electrical - Supplies/Fixtures	-134.33	800.00	934.33	116.79	4,579.36	5,600.00	1,020.64	18.23	9,600.00
4420-06-000	Supplies-Janitorial/Cleaning	241.72	500.00	258.28	51.66	2,184.76	3,500.00	1,315.24	37.58	6,000.00
4420-08-000	Supplies-Plumbing	0.00	200.00	200.00	100.00	1,320.05	1,400.00	79.95	5.71	2,400.00

Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-09-000	Supplies- Tools Equipmt	0.00	0.00	0.00	N/A	12.30	0.00	-12.30	N/A	0.00
4420-11-000	Supplies- HVAC	94.90	250.00	155.10	62.04	1,283.35	1,750.00	466.65	26.67	3,000.00
4420-12-000	Supplies- Painting	19.73	200.00	180.27	90.14	598.13	1,400.00	801.87	57.28	2,400.00
4429-00-000	Total Materials	61.44	2,605.00	2,543.56	97.64	13,731.43	18,235.00	4,503.57	24.70	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	700.00	700.00	100.00	1,200.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	400.00	400.00	100.00	4,518.00	2,800.00	-1,718.00	-61.36	4,800.00
4430-11-000	Contract-Plumbing	0.00	400.00	400.00	100.00	378.40	2,800.00	2,421.60	86.49	4,800.00
4430-13-000	Contract-HVAC - Repairs & Maint	950.00	1,125.00	175.00	15.56	3,016.50	7,875.00	4,858.50	61.70	13,500.00
4430-13-400	Repairs/Maint - A/C Units	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
4430-17-000	Contract-Elevator Monitoring	602.46	545.00	-57.46	-10.54	4,852.93	3,815.00	-1,037.93	-27.21	6,540.00
4430-18-000	Contract-Alarm Monitoring	444.90	700.00	255.10	36.44	19,958.30	4,900.00	-15,058.30	-307.31	8,400.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	2,500.00	1,500.00	60.00	7,561.00	17,500.00	9,939.00	56.79	30,000.00
4430-24-200	Grounds-Tree Cutting	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	100.00	5,000.04
4430-24-300	Contract-Pressure Wash	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4430-24-400	Unit Turn Services	0.00	500.00	500.00	100.00	0.00	3,500.00	3,500.00	100.00	6,000.00
4430-26-000	Contract-Security Camera System	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4430-27-000	Contract - Lease	187.52	0.00	-187.52	N/A	1,138.23	0.00	-1,138.23	N/A	0.00
4430-28-000	Unit Inspections	0.00	583.33	583.33	100.00	0.00	4,083.31	4,083.31	100.00	6,999.96
4430-99-000	Other Contracted Services	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4439-00-000	Total Contract Costs	3,184.88	8,920.00	5,735.12	64.30	41,423.36	62,440.00	21,016.64	33.66	107,040.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	19,817.89	30,859.98	11,042.09	35.78	138,453.78	191,371.30	52,917.52	27.65	321,022.64
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	11,853.50	12,293.36	439.86	3.58	79,106.73	86,053.52	6,946.79	8.07	147,520.32
4510-01-000	General Liability Insurance - Auto	1,048.00	658.75	-389.25	-59.09	5,048.65	4,611.25	-437.40	-9.49	7,905.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4525-00-000	Real Estate Taxes	444.72	119.62	-325.10	-271.78	3,113.04	837.34	-2,275.70	-271.78	1,435.44
4525-10-000	Personal Property Tax	0.00	0.00	0.00	N/A	721.94	0.00	-721.94	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	13,346.22	13,096.73	-249.49	-1.90	87,990.36	91,677.11	3,686.75	4.02	157,160.76
4800-00-000	FINANCING EXPENSE									
4853-02-000	Loan Servicing Fee	0.00	225.00	225.00	100.00	0.00	1,575.00	1,575.00	100.00	2,700.00
4855-00-000	Interest Expense-Mortgage	0.00	19,000.00	19,000.00	100.00	0.00	133,000.00	133,000.00	100.00	228,000.00
4855-01-000	Interest - Third Mortgage	0.00	464.28	464.28	100.00	6,637.44	3,249.96	-3,387.48	-104.23	5,571.36
4858-00-000	Regions Bank Loan Interest	30,373.27	0.00	0.00	N/A	214,330.80	0.00	-214,330.80	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	30,373.27	19,689.28	19,689.28	300.00	220,968.24	137,824.96	-83,143.28	95.77	236,271.36
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation Expense	31,003.74	31,003.74	0.00	0.00	217,026.18	217,026.18	0.00	0.00	372,044.88
5100-50-000	Amortization Expense	2,665.70	2,665.70	0.00	0.00	18,659.90	18,659.90	0.00	0.00	31,988.40
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	33,669.44	22,494.44	-11,175.00	-49.68	235,686.08	157,461.08	-78,225.00	-49.68	269,933.28
8000-00-000	TOTAL EXPENSES	149,625.74	131,368.57	12,116.10	51.59	1,008,375.09	868,091.22	-140,283.87	-97.54	1,473,445.30
9000-00-000	NET INCOME	3,662.87	15,805.43	-6,001.49	-47.44	55,638.95	162,126.78	174,079.91	100.82	292,642.70
	Net Income After Depreciation	37,332.31				291,325.03				

The Manor at West Bartow (62)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	125,222.17
1111-15-000	Cash-Payroll	-40,607.72
1111-45-000	Regions Operating	32,043.44
1111-90-000	Petty Cash	600.00
1111-99-000	Total Unrestricted Cash	117,257.89
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	10,950.00
1112-01-001	Cash Restricted-Regions SD	272.00
1112-03-000	Cash Restricted-Operating Reserve	19.62
1112-12-000	Restricted Investment	154,692.95
1112-99-000	Total Restricted Cash	165,934.57
1118-00-000	Clearing	-229,304.37
1119-00-000	TOTAL CASH	53,888.09
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	3,944.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	-2,529.00
1122-99-000	TOTAL: AR	1,415.00
1129-08-000	Due from Bonnet Shores	200.00
1129-10-000	Due from Public Housing General	200.00
1129-12-000	Due from Hampton Hills	100.00
1129-16-000	Due from Dakota Park Non-ACC	200.00
1129-17-000	Due from Renaissance FAM Non ACC	200.00
1129-20-000	Due from LPHC	485,495.01
1129-27-000	Due from West Lake Realty	100.00
1129-28-000	Due from West Lake Management, LLC	100.00
1129-29-000	Due from Polk County Housing Develop	100.00
1129-33-000	Due from Magnolia Pointe Sales	100.00
1129-56-000	Due from Colton Meadow	200.00
1129-70-000	Due from Development-General	100.00
1129-96-000	Due from Central Office Cost Center	100.00
1129-99-000	TOTAL: DUE FROM	1,500.00
1129-99-001	Due from Williamstown Property	200.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	488,810.01
1160-00-000	OTHER CURRENT ASSETS	
1170-01-000	Eviction Deposit Acct.	500.00
1211-00-000	Prepaid Expenses and Other Assets	-1,807.48
1211-01-000	Prepaid Insurance	98,700.80

1211-02-000	Prepaid Software Licenses	5,824.15
1299-00-000	TOTAL OTHER CURRENT ASSETS	103,217.47
1300-00-000	TOTAL CURRENT ASSETS	645,915.57
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	96,983.63
1400-08-100	Furn, Fixt, & Equip	1,253,206.42
1405-01-000	Accum Depreciation-Buildings	-5,512,552.94
1405-02-000	Accum Depreciation- Misc FF&E	-1,241,021.06
1405-03-000	Accum Depreciation-Infrastructure	-607,823.85
1410-00-000	Intangible Assets	
1410-01-000	Loan Costs	335,121.42
1410-01-001	Amortization Loan Cost	318,040.35
1410-02-000	Compliance Fees	200,558.00
1410-02-001	Amortization Tax Credit Fees	-221,728.15
1420-00-000	TOTAL FIXED ASSETS (NET)	7,214,163.12
1450-01-000	Site Improvement	711,597.00
1499-00-000	TOTAL NONCURRENT ASSETS	7,925,760.12
1999-00-000	TOTAL ASSETS	8,571,675.69
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	-48,214.05
2114-00-000	Tenant Security Deposits	9,600.00
2114-02-000	Security Deposit Clearing Account	1,571.00
2114-03-000	Security Deposit-Pet	1,400.00
2119-92-000	Accrued Property Taxes	1,931.88
2131-01-000	Accrued Interest NLP Loan	16,551.64
2131-02-000	Accrued Interest - Pacific Life Loan	53,419.00
2135-00-000	Accrued Payroll & Payroll Taxes	5,309.31
2138-00-000	Accrued Audit Fees	14,334.16
2146-00-000	Due to LPHC General	59,500.00
2149-27-000	Due to West Lake Mgmt.	25,000.00
2149-29-000	Due to Polk County Developers, Inc.	61,150.00
2240-00-000	Tenant Prepaid Rents	8,103.66
2260-00-000	Accrued Compensated Absences-Currei	1,555.80
2299-00-000	TOTAL CURRENT LIABILITIES	211,212.40
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	2,889.35

2310-01-000	Due to Affiliates	10,600.00
2310-40-000	Note Payable	6,079,759.84
2310-40-001	Short Term - Note Payable	44,236.53
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>6,137,485.72</u>
2499-00-000	TOTAL LIABILITIES	<u>6,348,698.12</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-02-001	Capital Private Investors	5,163,544.00
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
2805-01-000	Donations	-1,666.66
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>6,662,693.90</u>
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-4,439,716.33
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-4,439,716.33</u>
2899-00-000	TOTAL EQUITY	<u>2,222,977.57</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>8,571,675.69</u>

Youthbuild (.ybuild)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	70,489.82	41,667.00	28,822.82	69.17	372,380.32	291,669.00	80,711.32	27.67	500,004.00
3499-00-000	TOTAL GRANT INCOME	70,489.82	41,667.00	28,822.82	69.17	372,380.32	291,669.00	80,711.32	27.67	500,004.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	10.59	0.00	10.59	N/A	147.08	0.00	147.08	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	10.59	0.00	10.59	N/A	147.08	0.00	147.08	N/A	0.00
3999-00-000	TOTAL INCOME	70,500.41	41,667.00	28,833.41	69.20	372,527.40	291,669.00	80,858.40	27.72	500,004.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	36,022.31	15,288.49	-20,733.82	-135.62	141,714.62	107,019.43	-34,695.19	-32.42	183,461.88
4110-00-001	401K-401A Admin	2,347.31	1,299.52	-1,047.79	-80.63	10,190.21	9,096.64	-1,093.57	-12.02	15,594.24
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	2,764.53	1,133.00	-1,631.53	-144.00	10,874.80	7,931.00	-2,943.80	-37.12	13,596.00
4110-00-004	Workers Comp Admin	675.70	566.00	-109.70	-19.38	2,619.33	3,962.00	1,342.67	33.89	6,792.00
4110-00-006	Legal Shield - Administrative	0.00	36.90	36.90	100.00	221.40	258.30	36.90	14.29	442.80
4110-00-007	Payroll Prep Fees	670.54	142.00	-528.54	-372.21	2,662.65	994.00	-1,668.65	-167.87	1,704.00
4110-07-000	Health/Life Insurance	4,434.17	4,460.96	26.79	0.60	22,263.77	31,226.72	8,962.95	28.70	53,531.52
4110-99-000	Total Administrative Salaries	46,914.56	22,926.87	-23,987.69	-104.63	190,546.78	160,488.09	-30,058.69	-18.73	275,122.44
4130-00-000	Legal Expense									
4130-02-000	Criminal Background / Credit Checks/f	0.00	0.00	0.00	N/A	1,440.79	0.00	-1,440.79	N/A	0.00
4130-99-000	Total Legal Expense	0.00	0.00	0.00	N/A	1,440.79	0.00	-1,440.79	N/A	0.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	2,472.01	1,000.00	-1,472.01	-147.20	28,401.49	7,000.00	-21,401.49	-305.74	12,000.00
4140-00-100	Travel/Mileage	0.00	141.00	141.00	100.00	0.00	987.00	987.00	100.00	1,692.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	138.00	138.00	100.00	0.00	966.00	966.00	100.00	1,656.00
4189-00-000	Total Other Admin Expenses	2,472.01	1,279.00	-1,193.01	-93.28	28,401.49	8,953.00	-19,448.49	-217.23	15,348.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A	0.00
4190-03-000	Advertising Publications	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00
4190-04-000	Stationery & Office Supplies	335.38	2,288.00	1,952.62	85.34	335.38	16,016.00	15,680.62	97.91	27,456.00
4190-06-000	Computer Equipment	0.00	0.00	0.00	N/A	1,105.72	0.00	-1,105.72	N/A	0.00
4190-07-000	Telephone	267.56	250.00	-17.56	-7.02	2,425.16	1,750.00	-675.16	-38.58	3,000.00
4190-08-000	Postage	0.00	30.00	30.00	100.00	105.43	210.00	104.57	49.80	360.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	0.00	0.00	0.00	N/A	143.94	0.00	-143.94	N/A	0.00
4190-10-000	Copiers - Lease & Service	0.00	289.00	289.00	100.00	895.34	2,023.00	1,127.66	55.74	3,468.00
4190-11-000	Admin Service Contracts	825.67	1,514.00	688.33	45.46	5,779.69	10,598.00	4,818.31	45.46	18,168.00
4190-19-000	IT Contract Fees	179.24	150.00	-29.24	-19.49	1,587.40	1,050.00	-537.40	-51.18	1,800.00
4190-20-100	Bank Fees - Unrestricted	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	N/A	1,634.71	0.00	-1,634.71	N/A	0.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	0.00	0.00	N/A	87.89	0.00	-87.89	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,607.85	4,521.00	2,913.15	64.44	16,088.59	31,647.00	15,558.41	49.16	54,252.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	50,994.42	28,726.87	-22,267.55	-77.51	236,477.65	201,088.09	-35,389.56	-17.60	344,722.44
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	10,282.50	6,605.00	-3,677.50	-55.68	66,705.13	46,235.00	-20,470.13	-44.27	79,260.00

Youthbuild (.ybuild)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4210-00-002	Payroll Taxes - Tenant Svc	858.68	528.00	-330.68	-62.63	5,570.62	3,696.00	-1,874.62	-50.72	6,336.00
4210-00-004	Workers Comp - Tenant Svc	189.18	264.00	74.82	28.34	1,234.88	1,848.00	613.12	33.18	3,168.00
4210-00-007	Payroll Prep Fees Ten Svc	208.11	66.00	-142.11	-215.32	1,119.42	462.00	-657.42	-142.30	792.00
4220-01-000	Other Tenant Svcs.	0.00	3,247.00	3,247.00	100.00	0.00	22,729.00	22,729.00	100.00	38,964.00
4230-00-000	Resident Services Exp	374.02	0.00	-374.02	N/A	0.00	0.00	0.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	11,912.49	10,710.00	-1,202.49	-11.23	74,630.05	74,970.00	339.95	0.45	128,520.00
4300-00-000	UTILITIES									
4320-00-000	Electricity	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	275.00	275.00	100.00	0.00	1,925.00	1,925.00	100.00	3,300.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	156.36	300.00	143.64	47.88	3,512.37	2,100.00	-1,412.37	-67.26	3,600.00
4419-00-000	Total General Maint Expense	156.36	300.00	143.64	47.88	3,512.37	2,100.00	-1,412.37	-67.26	3,600.00
4420-00-000	Materials									
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	961.70	0.00	-961.70	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	0.00	0.00	N/A	64.47	0.00	-64.47	N/A	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	N/A	1,026.17	0.00	-1,026.17	N/A	0.00
4430-00-000	Contract Costs									
4430-27-000	Contract - Lease	63.41	0.00	-63.41	N/A	380.46	0.00	-380.46	N/A	0.00
4439-00-000	Total Contract Costs	63.41	0.00	-63.41	N/A	380.46	0.00	-380.46	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	219.77	300.00	80.23	26.74	4,919.00	2,100.00	-2,819.00	-134.24	3,600.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	809.92	1,255.00	445.08	35.46	5,173.62	8,785.00	3,611.38	41.11	15,060.00
4510-01-000	General Liability Insurance - Auto	3,144.00	400.00	-2,744.00	-686.00	3,998.95	2,800.00	-1,198.95	-42.82	4,800.00
4599-00-000	TOTAL GENERAL EXPENSES	3,953.92	1,655.00	-2,298.92	-138.91	9,172.57	11,585.00	2,412.43	20.82	19,860.00
8000-00-000	TOTAL EXPENSES	67,080.60	41,666.87	-25,413.73	-60.99	325,199.27	291,668.09	-33,531.18	-11.50	500,002.44
9000-00-000	NET INCOME	3,419.81	0.13	3,419.68	2,630,523.08	47,328.13	0.91	47,327.22	5,200,793.41	1.56

Youthbuild (.ybuild)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	80,119.44
1111-15-000	Cash-Payroll	-24,293.03
1111-45-000	Regions Operating	-30.00
1111-90-000	Petty Cash	1,000.00
1111-99-000	Total Unrestricted Cash	56,796.41
1119-00-000	TOTAL CASH	56,796.41
1135-03-000	A/R-Other Government	38,300.32
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	38,300.32
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	4,781.85
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,781.85
1300-00-000	TOTAL CURRENT ASSETS	99,878.58
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,780.25
1400-07-001	Automobiles/Vehicles	122,378.86
1405-02-000	Accum Depreciation- Misc FF&E	-21,299.00
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	106,860.11
1499-00-000	TOTAL NONCURRENT ASSETS	106,860.11
1999-00-000	TOTAL ASSETS	206,738.69
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	1,221.28
2146-00-000	Due to LPHC General	3,500.00
2149-33-000	Due to Magnolia Pointe Sales	447,679.86
2149-96-000	Due to Central Office Cost Center	53,564.09
2260-00-000	Accrued Compensated Absences-Currei	6,678.41
2298-03-000	Deferred Revenue	3,972.45
2299-00-000	TOTAL CURRENT LIABILITIES	516,616.09
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	12,402.76

2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>12,402.76</u>
2499-00-000	TOTAL LIABILITIES	<u>529,018.85</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-335,552.16
2809-03-000	Retained Earnings - Restricted Net Ass	<u>13,272.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	-322,280.16
2899-00-000	TOTAL EQUITY	<u>-322,280.16</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>206,738.69</u>

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	12,838.00	13,550.00	-712.00	-5.25	93,519.00	94,850.00	-1,331.00	-1.40	162,600.00
3119-00-000	Total Rental Income	12,838.00	13,550.00	-712.00	-5.25	93,519.00	94,850.00	-1,331.00	-1.40	162,600.00
3120-00-000	Other Tenant Income									
3120-01-100	Laundry Room Income	0.00	350.00	-350.00	-100.00	0.00	2,450.00	-2,450.00	-100.00	4,200.00
3120-03-000	Damages & Cleaning	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00	600.00
3120-04-000	Late and Admin Charges	0.00	25.00	-25.00	-100.00	0.00	175.00	-175.00	-100.00	300.00
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
3120-11-000	Forfeited Security Deposits	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	425.00	-425.00	-100.00	320.00	2,975.00	-2,655.00	-89.24	5,100.00
3199-00-000	TOTAL TENANT INCOME	12,838.00	13,975.00	-1,137.00	-8.14	93,839.00	97,825.00	-3,986.00	-4.07	167,700.00
3400-00-000	GRANT INCOME									
3401-00-000	Government Subsidy Income	20,751.00	12,865.00	7,886.00	61.30	195,033.00	90,055.00	104,978.00	116.57	154,380.00
3499-00-000	TOTAL GRANT INCOME	20,751.00	12,865.00	7,886.00	61.30	195,033.00	90,055.00	104,978.00	116.57	154,380.00
3600-00-000	OTHER INCOME									
3610-01-000	Interest Income - Unrestricted	191.03	10.00	181.03	1,810.30	1,640.67	70.00	1,570.67	2,243.81	120.00
3699-00-000	TOTAL OTHER INCOME	191.03	10.00	181.03	1,810.30	1,640.67	70.00	1,570.67	2,243.81	120.00
3999-00-000	TOTAL INCOME	33,780.03	26,850.00	6,930.03	25.81	290,512.67	187,950.00	102,562.67	54.57	322,200.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,432.95	2,323.41	-2,109.54	-90.80	20,821.90	16,263.87	-4,558.03	-28.03	27,880.92
4110-00-001	401K-401A Admin	284.22	197.49	-86.73	-43.92	1,319.14	1,382.43	63.29	4.58	2,369.88
4110-00-002	Payroll Taxes Adm(SUI/FICA/FUTA)	337.87	185.87	-152.00	-81.78	1,592.89	1,301.09	-291.80	-22.43	2,230.44
4110-00-004	Workers Comp Admin	83.96	92.94	8.98	9.66	398.13	650.58	252.45	38.80	1,115.28
4110-00-007	Payroll Prep Fees	85.92	23.23	-62.69	-269.87	389.08	162.61	-226.47	-139.27	278.76
4110-07-000	Health/Life Insurance	928.65	886.13	-42.52	-4.80	4,737.22	6,202.91	1,465.69	23.63	10,633.56
4110-99-000	Total Administrative Salaries	6,153.57	3,709.07	-2,444.50	-65.91	29,258.36	25,963.49	-3,294.87	-12.69	44,508.84
4130-00-000	Legal Expense									
4130-00-001	Eviction Legal Fees	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4130-02-000	Criminal Background / Credit Checks/I	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	100.00	529.00	1,050.00	521.00	49.62	1,800.00
4130-99-000	Total Legal Expense	0.00	170.00	170.00	100.00	529.00	1,190.00	661.00	55.55	2,040.00
4139-00-000	Other Admin Expenses									
4140-00-000	Travel/Training Expense	41.66	0.00	-41.66	N/A	1,338.28	0.00	-1,338.28	N/A	0.00
4170-00-000	Accounting/Bookkeeping Fees	0.00	360.00	360.00	100.00	0.00	2,520.00	2,520.00	100.00	4,320.00
4171-00-000	Auditing Fees	1,872.92	2,025.28	152.36	7.52	13,262.80	14,176.96	914.16	6.45	24,303.36
4173-00-000	Management Fee	3,906.64	3,567.84	-338.80	-9.50	27,346.48	24,974.88	-2,371.60	-9.50	42,814.08
4173-01-000	Bookkeeping Fee	352.50	0.00	-352.50	N/A	2,467.50	0.00	-2,467.50	N/A	0.00
4173-02-000	Asset Management Fee	470.00	480.00	10.00	2.08	3,290.00	3,360.00	70.00	2.08	5,760.00
4182-00-000	Consultants	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
4189-00-000	Total Other Admin Expenses	6,643.72	6,683.12	39.40	0.59	47,705.06	46,781.84	-923.22	-1.97	80,197.44
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership/Subscriptions/Fees	0.00	0.00	0.00	N/A	234.07	0.00	-234.07	N/A	0.00
4190-02-000	Printing/Publications & Subscriptions	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-04-000	Stationery & Office Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone	322.85	137.39	-185.46	-134.99	2,248.88	961.73	-1,287.15	-133.84	1,648.68
4190-08-000	Postage	0.00	25.00	25.00	100.00	405.43	175.00	-230.43	-131.67	300.00
4190-08-100	Express Mail/FED EX/DHL	0.00	0.00	0.00	N/A	8.93	0.00	-8.93	N/A	0.00
4190-09-000	Computer Software License Fees/Exp	261.65	261.65	0.00	0.00	1,831.55	1,831.55	0.00	0.00	3,139.80
4190-11-001	Fee Accounting Contract	0.00	0.00	0.00	N/A	1,208.50	0.00	-1,208.50	N/A	0.00
4190-13-000	Internet	1,182.72	1,332.62	149.90	11.25	8,279.04	9,328.34	1,049.30	11.25	15,991.44
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4190-20-100	Bank Fees - Unrestricted	60.64	0.00	-60.64	N/A	120.64	0.00	-120.64	N/A	0.00
4190-22-000	Other Misc Admin Expenses	0.00	25.00	25.00	100.00	905.24	175.00	-730.24	-417.28	300.00
4190-24-000	Govt Licenses-Fees-Permits	0.00	50.00	50.00	100.00	500.00	350.00	-150.00	-42.86	600.00
4191-00-000	Total Miscellaneous Admin Expenses	1,827.86	1,906.66	78.80	4.13	15,742.28	13,346.62	-2,395.66	-17.95	22,879.92
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,625.15	12,468.85	-2,156.30	-17.29	93,234.70	87,281.95	-5,952.75	-6.82	149,626.20
4200-00-000	TENANT SERVICES									
4230-00-000	Resident Services Exp	0.00	0.00	0.00	N/A	106.54	0.00	-106.54	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	106.54	0.00	-106.54	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	291.13	1,163.00	871.87	74.97	9,447.17	8,141.00	-1,306.17	-16.04	13,956.00
4320-00-000	Electricity	199.61	300.00	100.39	33.46	1,793.42	2,100.00	306.58	14.60	3,600.00
4340-00-000	Garbage/Trash Removal	627.90	545.68	-82.22	-15.07	4,429.10	3,819.76	-609.34	-15.95	6,548.16
4390-00-000	Sewer	576.34	560.28	-16.06	-2.87	4,465.63	3,921.96	-543.67	-13.86	6,723.36
4399-00-000	TOTAL UTILITY EXPENSES	1,694.98	2,568.96	873.98	34.02	20,135.32	17,982.72	-2,152.60	-11.97	30,827.52
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,247.46	2,886.23	-1,361.23	-47.16	24,420.41	20,203.61	-4,216.80	-20.87	34,634.76
4410-06-000	401K-401A Maintenance	342.18	115.45	-226.73	-196.39	1,796.23	808.15	-988.08	-122.26	1,385.40
4410-07-000	Payroll Taxes Maintenance	324.04	230.90	-93.14	-40.34	1,852.09	1,616.30	-235.79	-14.59	2,770.80
4410-08-000	Health/Life Insurance Maint.	800.28	1,152.11	351.83	30.54	5,633.17	8,064.77	2,431.60	30.15	13,825.32
4410-09-000	Workers Comp Maintenance	80.30	115.45	35.15	30.45	485.49	808.15	322.66	39.93	1,385.40
4410-10-000	Payroll Prep Fees Maint.	81.58	28.86	-52.72	-182.68	462.99	202.02	-260.97	-129.18	346.32
4413-00-000	Vehicle Repairs/Maint - Gas, Oil, Grease	80.11	250.00	169.89	67.96	2,154.50	1,750.00	-404.50	-23.11	3,000.00
4419-00-000	Total General Maint Expense	5,955.95	4,779.00	-1,176.95	-24.63	36,804.88	33,453.00	-3,351.88	-10.02	57,348.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	100.00	100.00	100.00	1,048.04	700.00	-348.04	-49.72	1,200.00
4420-02-000	Supplies-Appliance Parts	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-03-000	Supplies-Painting/Decorating	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4420-03-100	Hardware Doors/Windows/Locks	0.00	50.00	50.00	100.00	722.19	350.00	-372.19	-106.34	600.00
4420-03-200	Window Treatments	0.00	0.00	0.00	N/A	48.13	0.00	-48.13	N/A	0.00
4420-04-000	Electrical - Supplies/Fixtures	0.00	50.00	50.00	100.00	324.75	350.00	25.25	7.21	600.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	100.00	1,236.43	350.00	-886.43	-253.27	600.00
4420-07-000	Repairs - Materials & Supplies	0.00	25.00	25.00	100.00	458.45	175.00	-283.45	-161.97	300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	868.48	175.00	-693.48	-396.27	300.00
4420-09-100	Security Equipment,Locks,Alarms	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
4420-10-000	Maint - Miscellaneous Supplies	0.00	0.00	0.00	N/A	64.10	0.00	-64.10	N/A	0.00
4420-11-000	Supplies- HVAC	0.00	50.00	50.00	100.00	13.44	350.00	336.56	96.16	600.00
4420-12-000	Supplies- Painting	0.00	50.00	50.00	100.00	671.73	350.00	-321.73	-91.92	600.00
4420-13-000	Materials- Emergency Roof	0.00	0.00	0.00	N/A	-1,000.00	0.00	1,000.00	N/A	0.00
4429-00-000	Total Materials	0.00	525.00	525.00	100.00	4,455.74	3,675.00	-780.74	-21.24	6,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Fire Alarm/Extinguisher	0.00	25.00	25.00	100.00	736.00	175.00	-561.00	-320.57	300.00
4430-07-000	Contract-Exterminating/Pest Control	0.00	165.00	165.00	100.00	870.00	1,155.00	285.00	24.68	1,980.00
4430-13-000	Contract-HVAC - Repairs & Maint	1,625.00	125.00	-1,500.00	-1,200.00	5,400.00	875.00	-4,525.00	-517.14	1,500.00
4430-18-000	Contract-Alarm Monitoring	224.89	185.00	-39.89	-21.56	1,349.34	1,295.00	-54.34	-4.20	2,220.00
4430-24-000	Contract-Grounds-Landscaping	1,000.00	1,100.00	100.00	9.09	6,000.00	7,700.00	1,700.00	22.08	13,200.00

Micro Cottages at Williamstown (99)
Budget Comparison

Period = Jul 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-24-300	Contract-Pressure Wash	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
4430-28-000	Unit Inspections	0.00	280.00	280.00	100.00	1,200.00	1,960.00	760.00	38.78	3,360.00
4439-00-000	Total Contract Costs	2,849.89	2,280.00	-569.89	-25.00	15,555.34	15,960.00	404.66	2.54	27,360.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	8,805.84	7,584.00	-1,221.84	-16.11	56,815.96	53,088.00	-3,727.96	-7.02	91,008.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance -Property/Liability	0.00	4,000.00	4,000.00	100.00	20,395.45	28,000.00	7,604.55	27.16	48,000.00
4570-00-000	Reduction in Rental Income	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,050.00	4,050.00	100.00	20,395.45	28,350.00	7,954.55	28.06	48,600.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-01-001	Tenant Utility Payments-PH	110.00	0.00	-110.00	N/A	504.00	0.00	-504.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	110.00	0.00	-110.00	N/A	504.00	0.00	-504.00	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	54,702.83	54,702.83	0.00	0.00	93,776.28
5199-00-000	TOTAL DEPRECIATION/AMORTIZATION	7,814.69	914.69	-6,900.00	-754.35	54,702.83	6,402.83	-48,300.00	-754.35	10,976.28
8000-00-000	TOTAL EXPENSES	33,050.66	27,586.50	-5,464.16	-653.73	245,894.80	193,105.50	-52,789.30	-752.10	331,038.00
9000-00-000	NET INCOME	729.37	-736.50	12,394.19	679.54	44,617.87	-5,155.50	155,351.97	806.67	-8,838.00
	Net Income After Depreciaiton	8,544.06				99,320.70				

Micro Cottages at Williamstown (99)

Balance Sheet

Period = Jul 2026

Book = Accrual

		Current Balance
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	159,381.87
1111-15-000	Cash-Payroll	31,444.02
1111-45-000	Regions Operating	39.68
1111-99-000	Total Unrestricted Cash	190,865.57
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,400.00
1112-01-001	Cash Restricted-Regions SD	39.68
1112-04-000	Cash Restricted-Reserve for Replac	89,490.17
1112-99-000	Total Restricted Cash	103,929.85
1119-00-000	TOTAL CASH	294,795.42
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants/Vendors	10,367.00
1122-01-000	Allowance for Doubtful Accounts-Tenar	3,364.00
1122-99-000	TOTAL: AR	13,731.00
1135-01-000	A/R-HUD	129,444.00
1138-99-000	Williamstown Operating Subsidy Rec	26,582.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	169,757.00
1160-00-000	OTHER CURRENT ASSETS	
1211-01-000	Prepaid Insurance	54,855.43
1211-02-000	Prepaid Software Licenses	5,411.18
1299-00-000	TOTAL OTHER CURRENT ASSETS	60,266.61
1300-00-000	TOTAL CURRENT ASSETS	524,819.03
1400-00-000	NONCURRENT ASSETS	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	296,687.00
1400-06-000	Buildings	3,751,341.13
1400-08-000	Furniture & Fixtures	8,494.29
1405-01-000	Accum Depreciation-Buildings	-712,865.83
1405-02-000	Accum Depreciation- Misc FF&E	-8,493.59
1410-00-000	Intangible Assets	
1420-00-000	TOTAL FIXED ASSETS (NET)	3,335,163.00
1499-00-000	TOTAL NONCURRENT ASSETS	3,335,163.00
1999-00-000	TOTAL ASSETS	3,859,982.03
2000-00-000	LIABILITIES & EQUITY	

2001-00-000	LIABILITIES	
2100-00-000	CURRENT LIABILITIES	
2111-00-000	A/P Vendors and Contractors	4,672.91
2114-00-000	Tenant Security Deposits	13,813.00
2114-02-000	Security Deposit Clearing Account	287.00
2114-03-000	Security Deposit-Pet	300.00
2135-00-000	Accrued Payroll & Payroll Taxes	2,203.82
2138-00-000	Accrued Audit Fees	14,835.47
2138-00-001	Accrued audit fees - LHA	18,802.36
2145-00-000	Due to Federal Master	4,611.10
2145-62-000	Due to West Bartow	200.00
2240-00-000	Tenant Prepaid Rents	27,098.00
2260-00-000	Accrued Compensated Absences-Curren	976.91
2299-00-000	TOTAL CURRENT LIABILITIES	87,800.57
2300-00-000	NONCURRENT LIABILITIES	
2305-00-000	Accrued Compensated Absences-LT	1,814.26
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,814.26
2499-00-000	TOTAL LIABILITIES	89,614.83
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2805-01-000	Donations	-1,666.66
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-1,666.66
2809-00-000	RETAINED EARNINGS	
2809-02-000	Retained Earnings-Unrestricted Net Ass	3,772,033.86
2809-99-000	TOTAL RETAINED EARNINGS:	3,772,033.86
2899-00-000	TOTAL EQUITY	3,770,367.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,859,982.03

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of July 2026

FUNDING SOURCE	START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program (HUD)								
CFP - 2023	17-Feb-23	16-Feb-27	16-Feb-27	\$ 932,646.00	\$ 839,381.40	\$ 932,646.00	\$ 932,009.69	\$ 636.31
CFP - 2024	6-May-24	5-May-26	5-May-28	\$ 970,310.00	\$ 873,279.00	\$ 970,310.00	\$ 922,870.04	\$ 47,439.96
CFP - 2025	13-May-25	12-May-27	12-May-29	\$ 922,131.00	\$ 829,917.90	\$ 922,131.00	\$ 922,131.00	\$ -
CFP - 2026	1-Apr-26	31-Mar-28	31-Mar-30	\$ 938,151.00	\$ -	\$ -	\$ -	\$ 938,151.00
			CFP Total:	\$ 11,558,748.00	\$ 9,558,537.30	\$ 10,620,597.00	\$ 10,572,520.73	\$ 986,227.27
Resident Opportunities and Self Sufficiency (HUD)								
ROSS-Service Coordinator 2020	1-Jun-21	31-May-24	31-May-24	\$ 198,900.00	\$ 179,010.00	\$ 198,900.00	\$ 194,406.85	\$ 4,493.15
ROSS-Service Coordinator 2023	1-Jun-24	31-May-27	31-May-27	\$ 147,487.00	\$ 132,738.30	\$ 147,487.00	\$ 92,381.08	\$ 55,105.92
ROSS-Family Self Sufficiency 2026	1-Jan-26	31-Dec-26	31-Dec-26	\$ 251,799.00	\$ 226,619.10	\$ 251,799.00	\$ 121,200.66	\$ 130,598.34
			ROSS Total:	\$ 828,046.00	\$ 518,622.30	\$ 828,046.00	\$ 637,848.59	\$ 190,197.41
YouthBuild 2021 Grant	1-May-22		1-Sep-25	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
YouthBuild 2023 Grant	1-Jun-24		30-Sep-27	\$ 1,358,376.00	\$ 1,222,538.40	\$ 722,192.58	\$ 722,192.58	\$ 636,183.42
YouthBuild 2026 Grant	1-Jul-26		31-Dec-30	\$ 2,000,000.00	\$ 1,800,000.00	\$ -	\$ -	\$ 2,000,000.00
			YouthBuild Total:	\$ 4,858,376.00	\$ 4,522,538.40	\$ 2,222,192.58	\$ 2,222,192.58	\$ 2,636,183.42

RESOLUTIONS

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

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

Re: Resolution # 26-1573

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

2. Who is making request:

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

B. Project: Demolition/Disposition Applications for the Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, Colton/Bonnet (John Wright Homes and Cecil Gober Villas), and Dakota Park Apartments properties.

C. Originator: Benjamin Stevenson

3. Cost Estimate:

No fee—Application to remove public housing inventory under RAD/Section 18 Blend applications

Narrative:

The Housing Authority of the City of Lakeland (LHA) is seeking approval from its Board of Commissioners for its Executive Director to submit a Demolition and Disposition applications to the U.S. Department of Housing and Urban Development (HUD) in connection with RAD/Section 18 Blend transactions for the properties known as Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, Colton/Bonnet (John Wright Homes and Cecil Gober Villas) and Dakota Park (also known as Carrington Place) Apartments.

Authorization by the Board of Commissioners is required under the HUD RAD/Section 18 Blend process and will allow LHA to pursue a financing structure that provides higher Section 18 rents through TPV (Tenant Protection Vouchers). The use of TPV will increase net operating income and strengthen the long-term feasibility and preservation of these properties.

RESOLUTION NO. 26-1573
AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT SECTION 18
DEMOLITION AND DISPOSAL APPLICATIONS TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT FOR THE TWIIN LAKES ESTATES PHASE
I, TWIIN LAKES ESTATES PHASE II, MICRO-COTTAGES AT WILLIAMSTOWN,
RENAISSANCE AT WASHINGTON RIDEGED, COLTON/BONNET (JOHN WRIGHT
HOMES AND CECIL GOBER VILLAS) AND DAKOTA PARK APARTMENTS
AFFORDABLE HOUSING COMMUNIITIES

WHEREAS, the Housing Authority of the City of Lakeland administers public housing and Section 8 Housing Choice Voucher programs and is authorized to reposition its public housing portfolio in accordance with applicable laws and U.S. Department of Housing and Urban Development requirements; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has encouraged the staff of the Housing Authority of the City of Lakeland to pursue opportunities to create additional affordable housing opportunities for its clientele; and

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

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland finds that the use of the RAD/Section 18 Blend process will allow the Housing Authority of the City of Lakeland to obtain higher Section 8 rents through Tenant Protection Vouchers which, when project-based, will increase net operating income, support greater debt capacity, improve tax credit and other financing leverage, and thereby, strengthen the long-term financial feasibility and preservation of the Housing Authority of the City of Lakeland's affordable housing portfolio; and

WHEREAS, the Housing Authority of the City of Lakeland proposes to submit Section 18 disposition applications to the U.S. Department of Housing and Urban Development in connection with RAD/Section 18 Blend transactions for the following properties:

Twin Lakes Estates Phase I (FL011000006) ten (10) housing units;
Twin Lakes Estates Phase II (FL011000007) fourteen (14) housing units;
Micro-Cottages at Williamstown (FL011000005) forty-eight (48) housing units;
Renaissance at Washington Ridge (FL011000003) one hundred eight (108) housing units;
Colton/Bonnet (John Wright Homes and Cecil Gober Villas) (FL011000001) forty-seven (47) housing units; and
Dakota Park Apartments (FL011000002) twenty (20) housing units; and

WHEREAS, in connection with the Housing Authority of the City of Lakeland's use the Rental Assistance Demonstration/Section 18 Blend, PIH Notice 2024-40 requires a Repositioning Plan approved by the Board of Commissioners of the Housing

Authority of the City of Lakeland demonstrating how the Housing Authority will remove the remainder of its public housing assets and close out its Section 9 Annual Contributions Contract (ACC), and

WHEREAS, the Housing Authority of the City of Lakeland has prepared a Repositioning Plan for Conversion of Remaining Public Housing Units to Section 8 Assistance and Section 9 ACC Closeout, as documented in and incorporated by reference into the Significant Amendment, dated February 20, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida, hereby, grants its approval and authorizes its Executive Director to take all actions necessary to effectuate the successful submission of RAD/Section 18 Blend applications to the U.S. Department of Housing and Urban Development for the Twin Lakes Estates Phase I, Twin Lakes Estates Phase II, Micro-Cottages at Williamstown, Renaissance at Washington Ridge, Colton/Bonnet (John Wright Homes and Cecil Gober Villas) and Dakota Park (also known as Carrington Place) Apartments affordable housing communities and all related and required documents in order to carry out the intent of this Resolution.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has approved and adopted this Resolution No. 26-1573, dated August 17, 2026.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chair

The Housing Authority of the City of Lakeland

Request for Board Action

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

Re: Resolution # 26-1574

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions to the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

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

B. Project: Implement the annual utility allowance schedules for participants in the Public Housing and HCV programs effective September 1, 2026.

C. Originator: Carlos R. Pizarro An

3. Cost Estimate:

N/A

Narrative:

The U.S. Department of Housing and Urban Development requires the Lakeland Housing Authority to review its utility allowances annually. The review shall include all changes in circumstances involved with completion of modernization and/or other energy conservation measures implemented by the Lakeland Housing Authority which would lead to a change in reasonable consumption requirements and changes in utility rates of more than 10%.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for the Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study enables the Lakeland Housing Authority to update the current utility allowance schedule.

ResidentLife Utility Allowances, a division of The Nelrod Company, conducted the 2026 utility allowance update for the Section 8 Housing Choice Voucher Program. The study compares the August 2025 rates used in the previous schedule with the current 2026 utility rates and charges and indicates that provider rates and charges changed by more than the 10% regulatory threshold, requiring adjustment of the current utility allowance schedule.

Based on previous experience and work history, the Lakeland Housing Authority engaged ResidentLife Utility Allowances to conduct the utility allowance study for Public Housing and Section 8 participants.

OBJECTIVE

The objective of the study was to update the utility allowances with current utility supplier rates and charges for electricity, natural gas, water, sewer, trash collection, and propane/bottle gas within the Authority's jurisdiction. The methodology included rate information gathering, comparison of utility rates and charges, computation of consumption costs, preparation of HUD Form 52667 schedules, and supporting documentation.

PRESENT SITUATION

The Lakeland Housing Authority has a current utility allowance schedule effective October 1, 2025. The attached comparison summarizes the adopted 10/01/2025 schedule against the proposed schedule to be effective September 1, 2026, based on the ResidentLife Utility Allowances survey and study.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances for its programs and remain compliant with the U.S. Department of Housing and Urban Development mandated utility allowance regulation 24 CFR 965.507(b) and the Housing Choice Voucher utility allowance requirements at 24 CFR 982.517.

WHO BENEFITS

The Public Housing residents and Section 8 participants served by the Lakeland Housing Authority will directly benefit from utility allowance schedules that reflect updated utility costs.

RESOLUTION NO. 26-1574

APPROVAL OF THE REVISED PUBLIC HOUSING AND HOUSING CHOICE VOUCHER

UTILITY ALLOWANCE SCHEDULES

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was conducted to review the Housing Authority of the City of Lakeland's utility allowance schedules; and

WHEREAS, ResidentLife Utility Allowances, a division of The Nelrod Company, completed the Section 8 Housing Choice Voucher Program Utility Allowances Update Report - 2026 for the Lakeland Housing Authority; and

WHEREAS, the utility allowance update study determined that current utility provider rates and charges have changed by more than 10%, requiring adjustment to the current utility allowance schedule; and

WHEREAS, it was determined that it is necessary to make adjustments to the Housing Authority of the City of Lakeland utility allowance schedules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the updated Public Housing utility allowance schedules and Housing Choice Voucher (Section 8) utility allowance schedules to become effective on September 1, 2026.

BE IT FURTHER RESOLVED that the President/CEO and staff are authorized to take all actions necessary to implement the revised utility allowance schedules, provide required notifications to affected program participants, and maintain the required supporting documentation.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 26-1574, dated August 17, 2026.

Attested by:

Benjamin Stevenson, Secretary

David Samples, Chairman

ATTACHMENT A

Comparison of Current 10/01/2025 Utility Allowance Schedules and Proposed 09/01/2026 Utility Allowance Schedules

Source: Current schedule values are drawn from the adopted 10/01/2025 schedules in Resolution 25-1563; proposed values and rate-driver summary are drawn from the ResidentLife / Nelrod 2026 Section 8 HCV Utility Allowance Update Study.

Summary of Utility Rate Drivers

Provider / Category	Change in Study	Percent Change
Lakeland Electric - Energy Charges (0-1000 kWh)	Increase from 0.096737 to 0.119609 per kWh	+24%
Lakeland Electric - Customer Charge	Increase from \$14.00 to \$14.45 per month	+4%
Duke Energy - Summer Energy Charges	Decrease from 0.16063 to 0.13496 per kWh	-16%
Duke Energy - Winter Energy Charges	Decrease from 0.17093 to 0.14558 per kWh	-15%
Peoples Gas System (TECO) - Customer Charge	Increase from \$19.10 to \$23.00 per month	+21%
Peoples Gas System (TECO) - Energy Charges	Increase from 1.34288 to 1.43432 per therm	+7%
City of Lake Wales - Trash Collection	Increase from \$24.70 to \$36.58 per month	+49%
City of Lakeland - Trash Collection	Increase from \$17.95 to \$21.94 per month	+23%
Average Propane Fuel Rate	Increase from \$4.30 to \$4.38 per gallon	+2%

Multi-Family (High-Rise / Apartment / Row House / Townhouse / Semi-Detached / Duplex)

[illegible]

ATTACHMENT B

Implementation and Compliance Notes

Item	Implementation Note
Effective Date	The revised utility allowance schedules approved under Resolution No. 26-1574 are effective September 1, 2026.
Regulatory Basis	HUD regulations require annual review of utility allowance schedules and revision when utility rates or charges change by 10% or more.
Participant Use	The HUD-52667 schedule may be used by families to compute the utility allowance while searching for a unit and must be maintained in the tenant file as applicable.
Fixed Charges	Electric and natural gas monthly customer/service charges should be added only once when calculating the total allowance for a tenant-paid utility, consistent with the utility allowance study explanation.
Public Availability	ResidentLife Utility Allowances recommended that adopted schedules be posted on the agency webpage in a current PDF format.

Prepared for Board consideration and approval. The final adopted schedules should be attached as HUD-52667 forms and retained with the Board record.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Lakeland Housing Authority, FL		Unit Type: Multi-Family (High-Rise/Apartment/ Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy) 09/01/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$12.00	\$15.00	\$15.00	\$15.00	\$16.00	\$16.00
	Bottle Gas	\$43.00	\$52.00	\$52.00	\$52.00	\$57.00	\$57.00
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00
	Electric Heat Pump <i>(avg)</i>	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$47.00
	Electric <i>(avg)</i>	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
Other Electric	<i>(avg)</i>	\$22.00	\$26.00	\$36.00	\$46.00	\$56.00	\$66.00
Air Conditioning	<i>(avg)</i>	\$19.00	\$22.00	\$30.00	\$39.00	\$47.00	\$56.00
Water Heating	Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$28.00
	Bottle Gas	\$33.00	\$38.00	\$52.00	\$66.00	\$80.00	\$99.00
	Electric <i>(avg)</i>	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
	Fuel Oil						
Water	<i>(avg)</i>	\$22.00	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$50.00	\$58.00	\$64.00	\$70.00
Trash Collection	<i>(avg)</i>	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Other specify: Electric Charge \$14.15 (avg)		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Other specify: Natural Gas Charge \$21.01		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Lakeland Housing Authority, FL		Unit Type Single-Family (Detached House/Mobile Home)				Date (mm/dd/yyyy) 09/01/2026	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$18.00	\$21.00	\$21.00	\$22.00	\$22.00	\$24.00
	Bottle Gas	\$61.00	\$71.00	\$71.00	\$76.00	\$76.00	\$80.00
	Electric (avg)	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
	Electric Heat Pump (avg)	\$9.00	\$10.00	\$12.00	\$13.00	\$15.00	\$16.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
	Bottle Gas	\$14.00	\$14.00	\$24.00	\$33.00	\$43.00	\$47.00
	Electric (avg)	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
Other Electric	(avg)	\$32.00	\$38.00	\$53.00	\$68.00	\$82.00	\$97.00
Air Conditioning	(avg)	\$14.00	\$17.00	\$38.00	\$59.00	\$80.00	\$101.00
Water Heating	Natural Gas	\$10.00	\$12.00	\$18.00	\$24.00	\$28.00	\$34.00
	Bottle Gas	\$38.00	\$43.00	\$61.00	\$80.00	\$99.00	\$118.00
	Electric (avg)	\$16.00	\$18.00	\$24.00	\$29.00	\$34.00	\$39.00
	Fuel Oil						
Water	(avg)	\$22.00	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00
Sewer	(avg)	\$43.00	\$44.00	\$50.00	\$58.00	\$64.00	\$70.00
Trash Collection	(avg)	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Other specify: Electric Charge \$14.15 (avg)		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Other specify: Natural Gas Charge \$21.01		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

END OF REPORT