



## Request for Proposals (RFP) 25-008 ~ Q&A

### Property Management Services

September 18, 2025

Q1	Does the proposal have to be inclusive of all three communities, or could we submit a proposal to manage Magnolia Gardens independent of the other two communities?
<b>A1</b>	<b>We want the proposal to be inclusive of all three communities and additional communities in the future as needed.</b>
Q2	Do you anticipate there being additional communities than these in the future?
<b>A2</b>	<b>At this time, we do not have any confirmation of additional communities.</b>
Q3	I see a copy of form 5369-B. Do you require I sign that I have read the form?
<b>A3</b>	<b>Not required.</b>
Q4	I do not see the document for the Certification of Outstanding Litigation. It does state you need it on our letterhead. Can you provide the verbiage you would like on the letter.
<b>A4</b>	<b>There is no specific verbiage in mind—please feel free to use your own format.</b>
Q5	We are a small business, we are woman-owned, and we are a minority enterprise. Do you require we be formally certified or is being these and certifying it to be true enough?
<b>A5</b>	<b>Formal certification is not required.</b>
Q6	Would it be possible to see the financial statements for all three properties in the RFP?
<b>A6</b>	<b>See attached - the most recent financial statements for Magnolia Gardens and Evergreen Manor ALF. Evergreen just opened a few months ago so they are still ramping up and Curlew Care ALF is being renovated and on track to open soon.</b>

Q7	<p>Under the insurance section V.B, it states all insurance coverages will be “at its own expense”. This includes the following insurances as listed in the RFP</p> <ul style="list-style-type: none"> <li>• Workers compensation</li> <li>• Commercial general liability</li> <li>• Automobile liability insurance</li> <li>• All-risk property insurance</li> <li>• Fidelity bond coverage.</li> </ul> <p>Can you please clarify?</p>
A7	<p><b>Correction → PCHA will be responsible for property insurance.</b></p> <p><b>The property management firm selected will be responsible for the remainder of the insurance listed at its own expense.</b></p>
Q8	<p>The financials you provided included a \$23,000 insurance expense listed in the July financials for Magnolia Gardens.</p> <ul style="list-style-type: none"> <li>• Could you clarify what type of insurance this includes?</li> <li>• Is this a monthly expense?</li> <li>• Does it include coverage for Evergreen?</li> </ul>
A8	<ul style="list-style-type: none"> <li>• <b>Property &amp; Liability Insurance</b></li> <li>• <b>Yes, it is a monthly expense</b></li> <li>• <b>Yes, it includes coverage for Evergreen</b></li> </ul>
Q9	Is the automobile liability policy included in the total amount stated?
A9	<b>No</b>
Q10	Is the workers' compensation cost accounted for under payroll expenses?
A10	<b>Yes</b>
Q11	Could you please clarify whether this is indeed a lease structure, or if these costs are being passed through to the owner in another way?
A11	<b>These costs are not being passed through to the owner.</b>
Q12	Would it be possible to schedule a call with you? I believe it may be more efficient to clarify a few items through a brief discussion.
A12	<b>Our procurement procedure does not allow for calls during the procurement process. That being said, I'd gladly answer any questions via email asap during the Q&amp;A period</b>

Q13	According to the RFP, workers' compensation, general liability, auto liability, and bond coverage are to be paid by the management company rather than the housing authority. Could you please confirm if this represents a new requirement for the management company awarded the contract moving forward?
A13	<b>Yes, confirmed as a new requirement for the company awarded the contract.</b>
Q14	Workers' compensation appears to be paid by the housing authority through the payroll line item.
A14	<b>Currently yes. With the new contract, it is expected that the management company will be responsible for worker's compensation insurance per the RFP.</b>
Q15	Property and liability insurance also appear to be paid by the housing authority through the insurance line item. Could you clarify whether this insurance line also includes auto insurance?
A15	<b>It does not include auto insurance.</b>
Q16	I assume that the current management company is responsible for bond insurance. Please confirm if that is the case.
A16	<b>There is no requirement for bond insurance in the current contract. However, with the new contract, the management company will be responsible for fidelity bond insurance per the RFP.</b>
Q17	If we secure and pay for the insurance, could this cost be charged back to operations?
A17	<b>This item is open for discussion during contract negotiations.</b>
Q18	Our understanding is that Magnolia Gardens is private room only? What is the # of private rooms vs shared rooms expected at Evergreen and Curlew Care?
A18	<b>No. Magnolia has 100 rooms. 5 - 2 bedroom, and 5 that are shared rooms.</b>  <b>Evergreen has 18 rooms. (16- 2 bedroom, 2- 3 bedroom.) Curlew has 13 rooms. (1 - 1 bedroom, 11 - 2 bedroom and 1 - 3 bedroom.)</b>
Q19	What is the current census at each facility?
A19	<b>Magnolia is currently at 89%, Evergreen is at 67% (this facility only opened in April) and Curlew is not online. Our expectation is by October 1.</b>

Q20	What is the average resident rent rate at each facility?
A20	<b>The average resident rate for Magnolia is \$3650. We do not have one for the other 2 yet since they are so new.</b>
Q21	Curlew Care has been empty for least 1-2 years - has the AHCA license lapsed expired? If so, will management company need to help in the new licensing process with AHCA?
A21	<b>No, the old owner kept up the license but did not fill the property with residents as it needed a complete renovation. Since taking it over, we have full renovated it. The ACHA license is up to date.</b>  <b>We need help with that at renewal time. We expect the Management Company to handle all aspects of licensing and the renewals as needed.</b>
Q22	Given Curlew Care is empty, requiring the management company to start from scratch for everything including: hiring new care & admin staff, etc, and to fill up the property with residents. If the compensation package to management were to be traditional (based on a % of revenue), and given Curlew Care will result in a lot of additional work with minimal resident revenue (until census is built backup) - will there be any temporary budget allocated for the management to get through this transition time of spending increased time and money with little to no income?...until the facility census is stabilized.
A22	<b>Yes. We can provide some cash as needed until things are more stabilized.</b>
Q23	What is the PCHA's main goal with each facility: Maximize census? Any key changes looking to accomplish from the new management?
A23	<b>We need ALF experts! PCHA's mission is to provide quality affordable housing to our residents. We expect the management company to be on board and handle ALL day-to-day needs and run the company as its own. This includes but is not limited to, regulatory compliance and all licensing, quality resident care and services, all Medicaid billing and accounts receivables, keep open payables at a minimum, promote the facility for maximized occupancy, and reporting financials monthly to name a few.</b>
Q24	Aside from Curlew care - will PCHA allow for any starting stipend for initial onboarding of the new management company and/or offer transitional support?
A24	<b>Not sure of the expectation and what would be needed for onboarding. This item may be discussed during contract negotiations.</b>
Q25	What's the expected timeline between management company award decision and contract start date (e.g., 30, 60, 90 days)?
A25	<b>90 days. We will need the company in place and ready to go on or before January 31.</b>

**Pinellas County Housing Authority**  
Magnolia Gardens Assisted Living Facility 110 Beds  
For the Month and Period Ended July 31, 2025

Occupancy Percentage 87.27%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	PUM
<b>Revenues</b>							
Rent Income / Long Term Care	\$ 363,376	\$ 359,108	\$ 4,268	\$ 2,635,712	\$ 2,513,758	\$ 121,954	\$ 3,423
Section 8 Subsidies			\$ -			-	-
Adult Day Care Services			\$ -			-	-
Other Income	3,776	5,500	\$ (1,724)	50,427	38,500	11,927	65
<b>Total Revenue</b>	<b>\$ 367,152</b>	<b>\$ 364,608</b>	<b>\$ 2,544</b>	<b>\$ 2,686,139</b>	<b>\$ 2,552,258</b>	<b>\$ 133,881</b>	<b>3,488</b>
<b>Expenses</b>							
Administration	70,167	56,253	(13,913)	485,099	393,773	(91,326)	630
Food Service	49,694	57,621	7,927	372,038	403,346	31,308	483
Residential Programs	87,396	71,225	(16,171)	539,399	498,573	(40,826)	701
Maintenance	45,560	55,576	10,017	411,133	389,034	(22,098)	534
Utilities	34,982	28,854	(6,128)	244,448	201,979	(42,469)	317
Management Fee - 3rd Party Management	19,867	22,750	2,883	161,414	159,250	(2,164)	210
Insurance	23,646	10,833	(12,813)	155,687	75,833	(79,854)	202
<b>Total Expense</b>	<b>\$ 331,311</b>	<b>\$ 303,113</b>	<b>\$ (28,198)</b>	<b>\$ 2,369,218</b>	<b>\$ 2,121,789</b>	<b>\$ (247,428)</b>	<b>\$ 3,077</b>
<b>Net Operating Income</b>	<b>\$ 35,841</b>	<b>\$ 61,496</b>	<b>\$ (25,655)</b>	<b>\$ 316,921</b>	<b>\$ 430,469</b>	<b>\$ (113,548)</b>	<b>\$ 412</b>
Transfer In	-	-	\$ -	-	-	\$ -	-
Misc Income	10,253		(10,253)	10,253		(10,253)	13
<b>Net Income</b>	<b>\$ 46,094</b>	<b>\$ 61,496</b>	<b>\$ (15,402)</b>	<b>\$ 327,174</b>	<b>\$ 430,469</b>	<b>\$ (103,295)</b>	<b>\$ 425</b>

# Palm Lake Village Housing Corporation

## Balance Sheet As of July 31, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1111.000 MG ALF Operating Account	585,719.29
1111.050 MG ALF Security Deposit	22,270.39
1111.075 Petty Cash	1,510.00
<b>Total Bank Accounts</b>	<b>\$609,499.68</b>
Accounts Receivable	
1122.000 Tenant Accounts Receivable	120,432.15
1122.010 Allowance for Doubtful Accounts	0.00
1122.050 Medicaid /Waiver & Diversion A/R	-17,230.48
<b>Total Accounts Receivable</b>	<b>\$103,201.67</b>
Other Current Assets	
0001.000 PUM	0.00
0051.000 PUM Offset	0.00
1124.915 Note Receivable - Palms of Pinellas	1,221,315.57
1129.001 Lease Receivable - Current	0.00
1129.010 Lease Receivable - Long Term	0.00
1130.000 Loan Receivable - Evergreen	60,000.00
1210.000 Prepaid Other	0.00
1211.000 Prepaid Insurance	-34,418.82
1440.000 Right of Use Asset	0.00
1500.000 Deferred Outflow	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$1,246,896.75</b>
<b>Total Current Assets</b>	<b>\$1,959,598.10</b>
Fixed Assets	
1400.040 Equipment	226,822.84
1400.090 Structures	11,486,258.72
1400.410 Land	47,104.37
1400.420 Building Modernization	2,165,181.71
1400.460 Leasehold Improvements	0.00
1400.510 Accum Deprec - Structures	-8,116,567.77
1400.520 Accum Deprec - Building Mod	-1,141,739.92
1400.530 Accum Deprec - Equipment	-208,129.81
1400.560 Accum Deprec - Leasehold Improvements	0.00
<b>Total Fixed Assets</b>	<b>\$4,458,930.14</b>
<b>TOTAL ASSETS</b>	<b>\$6,418,528.24</b>

# Palm Lake Village Housing Corporation

## Balance Sheet As of July 31, 2025

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2111.000 A/P Vendor Claims	185,607.69
<b>Total Accounts Payable</b>	<b>\$185,607.69</b>
Other Current Liabilities	
2101.000 Meal Ticket Fund	0.00
2102.000 Donation/Resident Function Fund	0.00
2103.000 Cart Fund	0.00
2104.000 Vending Fund	0.00
2105.000 Angel Fund	0.00
2111.010 A/P Accruals	0.00
2114.000 Tenants Security Deposit	22,335.46
2119.510 A/P Palm Lake Village	0.00
2119.906 A/P Revolve	0.00
2119.907 A/P Central Office	0.00
2126.000 Unclaimed Funds	7.50
2127.101 VNB Loan # 402230500 - ST Debt	22,618.01
2135.000 Accrued Salaries & Wages	0.00
2145.000 Accrued Pension	0.00
2500.000 Deferred Inflow	0.00
Suspense	-27,818.20
<b>Total Other Current Liabilities</b>	<b>\$17,142.77</b>
<b>Total Current Liabilities</b>	<b>\$202,750.46</b>
Long-Term Liabilities	
2125.000 Accrued Interest Payable	811,948.15
2127.100 VNB Loan # 402230500 - LT Debt	1,104,794.73
2127.500 Lease Payable	0.00
2130.000 Note Payable - PLV - Long Term Debt	2,413,690.83
<b>Total Long-Term Liabilities</b>	<b>\$4,330,433.71</b>
<b>Total Liabilities</b>	<b>\$4,533,184.17</b>
Equity	
2808.000 Net Capital Investment	3,085,563.41
2810.000 Unreserved Surplus	-1,781,075.07
Retained Earnings	253,681.45
Net Income	327,174.28
<b>Total Equity</b>	<b>\$1,885,344.07</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$6,418,528.24</b>

# Palm Lake Village Housing Corporation

## Profit and Loss

July 2025

	TOTAL
Income	
Sales	
3110.000 Affordable Fee Rent	289,724.93
3110.005 Community Fee	1,000.00
3690.000 Other Income	2,775.82
3690.700 Diversion / Medicaid Income	-8,038.71
3690.702 Medicaid Income	81,690.13
<b>Total Sales</b>	<b>367,152.17</b>
<b>Total Income</b>	<b>\$367,152.17</b>
GROSS PROFIT	<b>\$367,152.17</b>
Expenses	
1.4190.300 Resident Refunds	0.00
1.4190.400 Maintenance Contracts Service Fee-Houskeeping	225.09
1.4260.100 Maintenance Contracts Health Life Other Benefits-Houskeeping	415.00
1.4540.080 Maintenance Contracts FICA - Housekeeping	661.24
1.4540.081 Maintenance Contracts SUTA - Housekeeping	
1.4540.082 Maintenance Contracts FUTA - Housekeeping	
2.4190.400 Maintenance Contracts Service Fee - Maint	240.58
2.4540.080 Maintenance Contracts FICA - Maint	695.95
2.4540.081 Maintenance Contracts SUTA - Maint	1.39
2.4540.082 Maintenance Contracts FUTA - Maint	7.58
2.4540.083 Maintenance Contracts Workmans Comp - Maint	862.79
4.4190.400 Resident Care Service Fee - Food	715.17
4.4260.100 Resident Care Health, Life, Other Benefits -Food	415.00
4.4540.080 Resident Care FICA - Food	2,011.93
4.4540.081 Resident Care SUTA - Food	3.61
4.4540.082 Resident Care FUTA - Food	19.74
4.4540.083 Resident Care Workman Comp - Food	278.96
4110.000 Administrative Salaries	49,377.68
4130.000 Legal Fees	1,710.00
4140.000 Staff Training	600.00
4170.000 Audit Fees	7,000.00
4190.010 Office Supplies	1,085.00
4190.050 Postage	59.67
4190.060 Bank Fees	30.00
4190.210 Marketing	670.80
4190.300 Telephone	448.05
4190.400 Admin Contracts - General	70.20
4190.415 Admin Service Fee	1,283.07
4190.420 Admin Contract Benefits	415.00
4190.700 Software Service Contractrs	1,336.73
4190.710 Software & Comp Related	977.90



# Palm Lake Village Housing Corporation

## Profit and Loss

July 2025

	TOTAL
4192.000 Central Office Management Fees	19,866.81
4200.000 Resident - Cable	4,420.07
4200.100 Activity Calendar	271.93
4200.200 Activity Entertainment	1,025.00
4200.300 Activity Supplies	520.25
4220.000 Resident - Other	10,000.00
4220.004 Tenant Services - Background Screenings	
4240.000 Raw Food	17,194.64
4240.300 Kitchen Supplies	1,865.93
4240.400 Paper Products	273.47
4240.500 Chemicals	390.00
4250.000 Resident Medical Supplies	18.35
4260.001 Maintenance Contracts Salaries - Houskeeping	8,807.17
4260.004 Resident Care Food	26,525.57
4260.005 Resident Care Activities	6,302.44
4260.006 Resident Care Nursing	60,475.65
4310.000 Water & Sewer	6,226.69
4320.000 Electricity	21,024.42
4330.000 Gas	1,152.04
4420.000 Maintenance Materials - General	817.51
4420.005 Maintenance Materials - Cleaning	886.03
4420.010 Gasoline Purchases	50.00
4420.012 Maintenance Materials - HVAC	2,374.50
4420.013 Maintenance Materials - Supplies	736.44
4420.090 Automotive Repair/Supplies	
4420.120 Maintenance Uniforms	145.00
4430.000 Maintenance Contracts - General	1,917.43
4430.009 Maintenance Contracts - Generator	11,492.00
4430.010 Contract Costs - Trash	2,158.65
4430.020 Contract Costs - Pest Control	192.00
4430.090 Contract Costs - Lawn/Landscaping Service	3,047.54
4430.300 Maintenance Contracts Salaries - Maint	9,096.93
4430.400 Maintenance Contracts Benefits	
4480.002 Protective Services - Fire Alarm Services	2,887.53
4510.000 Property & Liability Insurance	23,645.91
4540.080 FICA/Medicare Withholding - Admin	3,769.03
4540.081 Admin Contracts - SUTA Admin	0.52
4540.082 Admin Contracts - FUTA - Admin	2.86
4540.083 Admin Contracts - Work Comp - Admin	0.67
5.4190.400 Resident Care Service Fee - Activities	162.33
5.4260.100 Resident Care Health, Life, Other Benefits - Activities	
5.4540.080 Resident Care FICA - Activities	479.58
5.4540.081 Resident Care SUTA - Activities	0.00
5.4540.082 Resident Care - FUTA - Activities	0.00

# Palm Lake Village Housing Corporation

## Profit and Loss

July 2025

	TOTAL
6.4190.400 Resident Care Service Fee - Nursing	1,609.51
6.4260.100 Resident Care Health Life Other Benefits - Nursing	415.00
6.4540.080 Resident Care - FICA - Nursing	4,602.59
6.4540.081 Resident Care SUTA - Nursing	12.18
6.4540.082 Resident Care FUTA - Nursing	66.44
6.4540.083 Resident Care Workman Comp - Nursing	1,434.96
QuickBooks Payments Fees	1,329.51
<b>Total Expenses</b>	<b>\$331,311.21</b>
NET OPERATING INCOME	<b>\$35,840.96</b>
Other Income	
Misc Income	10,253.08
<b>Total Other Income</b>	<b>\$10,253.08</b>
NET OTHER INCOME	<b>\$10,253.08</b>
NET INCOME	<b>\$46,094.04</b>

**Palm Lake Village Housing Corporation**  
**Budget vs. Actuals: MG 2025 - FY25 P&L**  
 July 2025 with YTD

	July 2025			YTD Total		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income</b>						
3110.000 Affordable Fee Rent	289,724.93	266,608.33	23,116.60	2,112,301.32	1,866,258.31	246,043.01
3110.005 Community Fee	1,000.00	2,500.00	(1,500.00)	31,000.00	17,500.00	13,500.00
3690.000 Other Income	2,775.82	3,000.00	(224.18)	19,426.57	21,000.00	(1,573.43)
3690.702 Medicaid Income	73,651.42	92,500.00	(18,848.58)	523,410.95	647,500.00	(124,089.05)
<b>Total Sales</b>	<b>367,152.17</b>	<b>364,608.33</b>	<b>2,543.84</b>	<b>2,686,138.84</b>	<b>2,552,258.31</b>	<b>133,880.53</b>
<b>Total Income</b>	<b>367,152.17</b>	<b>364,608.33</b>	<b>2,543.84</b>	<b>2,686,138.84</b>	<b>2,552,258.31</b>	<b>133,880.53</b>
<b>Gross Profit</b>	<b>367,152.17</b>	<b>364,608.33</b>	<b>2,543.84</b>	<b>2,686,138.84</b>	<b>2,552,258.31</b>	<b>133,880.53</b>
<b>Expenses</b>						
1.4190.300 Resident Refunds	0.00	1,000.00	(1,000.00)	0.00	7,000.00	(7,000.00)
1.4190.400 Maintenance Contracts Service Fee-Housekeeping	225.09	205.83	19.26	1,344.77	1,440.81	(96.04)
1.4260.100 Maintenance Contracts Health Life Other Benefits-Ho	415.00	8.33	406.67	1,712.55	58.31	1,654.24
1.4540.080 Maintenance Contracts FICA - Housekeeping	661.24	658.33	2.91	5,060.68	4,608.31	452.37
1.4540.081 Maintenance Contracts SUTA - Housekeeping	0.00	23.33	(23.33)	4.90	163.31	(158.41)
1.4540.082 Maintenance Contracts FUTA - Housekeeping	0.00	24.17	(24.17)	145.71	169.19	(23.48)
1.4540.083 Maintenance Contracts Workman Comp - HSK		0.00	0.00		0.00	0.00
2.4190.400 Maintenance Contracts Service Fee - Maint	240.58	150.00	90.58	1,247.28	1,050.00	197.28
2.4540.080 Maintenance Contracts FICA - Maint	695.95	570.83	125.12	4,307.26	3,995.81	311.45
2.4540.081 Maintenance Contracts SUTA - Maint	1.39	9.17	(7.78)	13.29	64.19	(50.90)
2.4540.082 Maintenance Contracts FUTA - Maint	7.58	10.00	(2.42)	128.87	70.00	58.87
2.4540.083 Maintenance Contracts Workmans Comp - Maint	862.79	900.00	(37.21)	4,944.30	6,300.00	(1,355.70)
3.4540.080 Admin Contracts - FICA - Admin	0.00	0.00	0.00	0.00	0.00	0.00
4.4190.400 Resident Care Service Fee - Food	715.17	491.67	223.50	4,013.17	3,441.69	571.48
4.4260.100 Resident Care Health, Life, Other Benefits -Food	415.00	854.17	(439.17)	3,161.67	5,979.19	(2,817.52)
4.4540.080 Resident Care FICA - Food	2,011.93	2,083.33	(71.40)	15,000.50	14,583.31	417.19
4.4540.081 Resident Care SUTA - Food	3.61	58.33	(54.72)	26.64	408.31	(381.67)
4.4540.082 Resident Care FUTA - Food	19.74	58.33	(38.59)	490.20	408.31	81.89
4.4540.083 Resident Care Workman Comp - Food	278.96	479.17	(200.21)	2,211.30	3,354.19	(1,142.89)
4110.000 Administrative Salaries	49,377.68	43,352.08	6,025.60	354,396.23	303,464.56	50,931.67
4115.001 Health Insurance - Admin		0.00	0.00		0.00	0.00
4115.002 Life,LTD and STD Insurance - Admin		0.00	0.00		0.00	0.00
4120.000 Admininstrative Salaries - Comp Absences					0.00	0.00
4130.000 Legal Fees	1,710.00	100.00	1,610.00	30,945.63	700.00	30,245.63
4140.000 Staff Training	600.00	100.00	500.00	700.00	700.00	0.00
4150.000 Travel		0.00	0.00		0.00	0.00
4170.000 Audit Fees	7,000.00		7,000.00	10,500.00		10,500.00
4190.000 Sundry Admin Expenses	0.00	0.00	0.00	250.00	0.00	250.00
4190.005 Employee Appreciation	0.00	100.00	(100.00)	0.00	700.00	(700.00)
4190.010 Office Supplies	1,085.00	608.75	476.25	5,524.81	4,261.25	1,263.56
4190.050 Postage	59.67	47.08	12.59	59.67	329.56	(269.89)
4190.060 Bank Fees	30.00	41.67	(11.67)	180.00	291.69	(111.69)
4190.200 Membership Dues & Fees	0.00	25.00	(25.00)	0.00	175.00	(175.00)
4190.210 Marketing	670.80	1,975.00	(1,304.20)	12,334.90	13,825.00	(1,490.10)
4190.300 Telephone	448.05	333.33	114.72	3,016.06	2,333.31	682.75
4190.301 Telephone - Answering Services			0.00			0.00
4190.400 Admin Contracts - General	70.20	218.75	(148.55)	600.49	1,531.25	(930.76)
4190.402 Admin Contracts - Copier		108.33	(108.33)	0.00	758.31	(758.31)
4190.410 Admin Contract Labor						0.00
4190.415 Admin Service Fee	1,283.07	750.00	533.07	7,356.58	5,250.00	2,106.58
4190.420 Admin Contract Benefits	415.00	1,342.92	(927.92)	4,712.90	9,400.44	(4,687.54)
4190.501 Leased Auto			0.00			0.00
4190.700 Software Service Contracts	1,336.73	916.67	420.06	7,602.49	6,416.69	1,185.80
4190.710 Software & Comp Related	977.90	916.67	61.23	9,128.78	6,416.69	2,712.09
4192.000 Central Office Management Fees	19,866.81	22,750.00	(2,883.19)	161,414.09	159,250.00	2,164.09
4200.000 Resident - Cable	4,420.07	4,291.67	128.40	30,940.49	30,041.69	898.80
4200.100 Activity Calendar	271.93	379.17	(107.24)	2,383.44	2,654.19	(270.75)
4200.200 Activity Entertainment	1,025.00	833.33	191.67	5,388.25	5,833.31	(445.06)
4200.300 Activity Supplies	520.25	185.42	334.83	2,139.46	1,297.94	841.52
4220.000 Resident- Other	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
4220.004 Tenant Services - Background Screenings	0.00	56.25	(56.25)	44.66	393.75	(349.09)
4240.000 Raw Food	17,194.64	21,250.00	(4,055.36)	137,067.82	148,750.00	(11,682.18)
4240.200 Chila/Glass/Silverware	0.00	12.50	(12.50)	0.00	87.50	(87.50)
4240.300 Kitchen Supplies	1,865.93	1,666.67	199.26	12,270.20	11,666.69	603.51
4240.400 Paper Products	273.47	1,375.00	(1,101.53)	890.16	9,625.00	(8,734.84)
4240.500 Chemicals	390.00	958.33	(568.33)	2,383.70	6,708.31	(4,324.61)
4250.000 Resident Medical Supplies	18.35	791.67	(773.32)	16,469.91	5,541.69	10,928.22

	July 2025			YTD Total		
	Actual	Budget	Variance	Actual	Budget	Variance
4250.1000 Resident Consumable Supplies	0.00	916.67	(916.67)	0.00	6,416.69	(6,416.69)
4260.000 Resident Care Temp Labor - Nursing			0.00			0.00
4260.001 Maintenance Contracts Salaries - Houskeeping	8,807.17	8,625.00	182.17	65,226.29	60,375.00	4,851.29
4260.004 Resident Care Food	26,525.57	28,333.33	(1,807.76)	194,522.71	198,333.31	(3,810.60)
4260.005 Resident Care Activities	6,302.44	3,166.67	3,135.77	32,816.63	22,166.69	10,649.94
4260.006 Resident Care Nursing	60,475.65	56,500.00	3,975.65	413,450.13	395,500.00	17,950.13
4310.000 Water & Sewer	6,226.69	5,854.17	372.52	44,723.44	40,979.19	3,744.25
4320.000 Electricity	21,024.42	15,500.00	5,524.42	131,970.66	108,500.00	23,470.66
4330.000 Gas	1,152.04	1,583.33	(431.29)	15,535.03	11,083.31	4,451.72
4420.000 Maintenance Materials - General	817.51	1,250.00	(432.49)	9,870.43	8,750.00	1,120.43
4420.001 Maintenance Materials - Appliances		1,000.00	(1,000.00)	0.00	7,000.00	(7,000.00)
4420.005 Maintenance Materials - Cleaning	886.03	1,458.33	(572.30)	10,911.50	10,208.31	703.19
4420.010 Gasoline Purchases	50.00	300.00	(250.00)	508.40	2,100.00	(1,591.60)
4420.012 Maintenance Materials - HVAC	2,374.50	2,083.33	291.17	27,583.88	14,583.31	13,000.57
4420.013 Maintenance Materials - Supplies	736.44	362.50	373.94	8,682.00	2,537.50	6,144.50
4420.020 Maintenance Materials - Replacement		83.33	(83.33)	0.00	583.31	(583.31)
4420.090 Automotive Repair/Supplies	0.00	633.33	(633.33)	2,350.59	4,433.31	(2,082.72)
4420.120 Maintenance Uniforms	145.00	104.17	40.83	573.01	729.19	(156.18)
4420.130 Maintenance Work Boots			0.00			0.00
4420.160 Mileage Reimbursement	0.00	43.75	(43.75)	30.15	306.25	(276.10)
4430.000 Maintenance Contracts - General	1,917.43	1,236.17	681.26	8,745.50	8,653.19	92.31
4430.002 Maintenance Contracts - Cleaning	0.00	305.42	(305.42)	2,491.72	2,137.94	353.78
4430.005 Maintenance Contracts - HVAC	0.00	2,083.33	(2,083.33)	11,018.52	14,583.31	(3,564.79)
4430.009 Maintenance Contracts - Generator	11,492.00	11,500.00	(8.00)	80,444.00	80,500.00	(56.00)
4430.010 Contract Costs - Trash	2,158.65	1,625.00	533.65	21,278.08	11,375.00	9,903.08
4430.016 Maintenance Contracts - Floor Mat Rental			0.00			0.00
4430.020 Contract Costs - Pest Control	192.00	696.92	(504.92)	18,255.00	4,878.44	13,376.56
4430.021 Contract Costs - Bed Bug Treatments	0.00	7,479.17	(7,479.17)	49,680.00	52,354.19	(2,674.19)
4430.090 Contract Costs - Lawn/Landscaping Service	3,047.54	3,486.17	(438.63)	26,204.13	24,403.19	1,800.94
4430.300 Maintenance Contracts Salaries - Maint	9,096.93	7,591.67	1,505.26	55,570.17	53,141.69	2,428.48
4430.400 Maintenance Contracts Benefits	0.00	368.75	(368.75)	1,376.25	2,581.25	(1,205.00)
4480.000 Protective Service Contracts	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)
4480.002 Protective Services - Fire Alarm Services	2,887.53	1,666.67	1,220.86	12,701.35	11,666.69	1,034.66
4480.003 Protective Services - Security System Services	0.00	408.33	(408.33)	0.00	2,858.31	(2,858.31)
4510.000 Property & Liability Insurance	23,645.91	9,166.67	14,479.24	155,687.10	64,166.69	91,520.41
4510.010 Auto Insurance	0.00	1,666.67	(1,666.67)	0.00	11,666.69	(11,666.69)
4510.020 Workman's Compensation - Admin			0.00			0.00
4520.020 Retirement - Admin			0.00			0.00
4540.030 Health Insurance Admin		0.00	0.00		0.00	0.00
4540.080 FICA/Medicare Withholding - Admin	3,769.03	3,215.00	554.03	27,739.75	22,505.00	5,234.75
4540.081 Admin Contracts - SUTA Admin	0.52	33.33	(32.81)	11.95	233.31	(221.36)
4540.082 Admin Contracts - FUTA - Admin	2.86	35.42	(32.56)	267.57	247.94	19.63
4540.083 Admin Contracts - Workmans Comp - Admin	0.67	33.33	(32.66)	141.24	233.31	(92.07)
5.4190.400 Resident Care Service Fee - Activities	162.33	58.33	104.00	647.03	408.31	238.72
5.4260.100 Resident Care Health, Life, Other Benefits - Activities	0.00	29.17	(29.17)	(36.96)	204.19	(241.15)
5.4540.080 Resident Care FICA - Activities	479.58	240.83	238.75	2,544.39	1,685.81	858.58
5.4540.081 Resident Care SUTA - Activities	0.00	9.17	(9.17)	1.46	64.19	(62.73)
5.4540.082 Resident Care - FUTA - Activities	0.00	9.58	(9.58)	74.84	67.06	7.78
5.4540.083 Resident Care Workman Comp - Activities		0.00	0.00	0.00	0.00	0.00
6.4190.400 Resident Care Service Fee - Nursing	1,609.51	1,041.67	567.84	8,616.54	7,291.69	1,324.85
6.4260.100 Resident Care Health Life Other Benefits - Nursing	415.00	1,083.33	(668.33)	3,379.94	7,583.31	(4,203.37)
6.4540.080 Resident Care - FICA - Nursing	4,602.59	4,270.83	331.76	31,684.05	29,895.81	1,788.24
6.4540.081 Resident Care SUTA - Nursing	12.18	108.33	(96.15)	103.88	758.31	(654.43)
6.4540.082 Resident Care FUTA - Nursing	66.44	112.42	(45.98)	1,187.54	786.94	400.60
6.4540.083 Resident Care Workman Comp - Nursing	1,434.96	1,431.92	3.04	8,504.03	10,023.44	(1,519.41)
QuickBooks Payments Fees	1,329.51	1,000.00	329.51	9,629.91	7,000.00	2,629.91
Total Expenses	331,311.21	303,112.76	28,198.45	2,369,217.64	2,121,789.32	247,428.32
Net Operating Income	35,840.96	61,495.57	(25,654.61)	316,921.20	430,468.99	(113,547.79)
Other Expenses						
Misc. Expense			0.00		0.00	0.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	35,840.96	61,495.57	(25,654.61)	316,921.20	430,468.99	(113,547.79)
Other income	10,253.08	0.00	10,253.08	10,253.08	0.00	10,253.08
	46,094.04	61,495.57	(15,401.53)	327,174.28	430,468.99	(103,294.71)

**Pinellas County Housing Authority**  
**Evergreen Manor**  
For the Month and Period Ended July 31, 2025

**Occupancy Percentage 65.7%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	PUM
<b>Revenues</b>							
Rent Income / Long Term Care	\$ 79,893	\$ -	\$ 79,893	\$ 366,314	\$ -	\$ 366,314	\$ 2,035
Section 8 Subsidies			\$ -			-	-
Adult Day Care Services			\$ -			-	-
Other Income	100	-	\$ 100	500	-	500	3
<b>Total Revenue</b>	<b>\$ 79,993</b>	<b>\$ -</b>	<b>\$ 79,993</b>	<b>\$ 366,814</b>	<b>\$ -</b>	<b>\$ 366,814</b>	<b>2,038</b>
<b>Expenses</b>							
Administration	2,675	-	(2,675)	21,348	-	(21,348)	119
Food Service	4,639	-	(4,639)	24,335	-	(24,335)	135
Residential Programs	52,361	-	(52,361)	234,536	-	(234,536)	1,303
Maintenance	2,497	-	(2,497)	16,299	-	(16,299)	91
Utilities	2,133	-	(2,133)	12,051	-	(12,051)	67
Management Fee - 3rd Party Management	4,500	-	(4,500)	22,500	-	(22,500)	125
Insurance	-	-	-	-	-	-	-
<b>Total Expense</b>	<b>\$ 68,806</b>	<b>\$ -</b>	<b>\$ (68,806)</b>	<b>\$ 331,068</b>	<b>\$ -</b>	<b>\$ (331,068)</b>	<b>\$ 1,839</b>
<b>Net Operating Income</b>	<b>\$ 11,187</b>	<b>\$ -</b>	<b>\$ 11,187</b>	<b>\$ 35,746</b>	<b>\$ -</b>	<b>\$ 35,746</b>	<b>\$ 199</b>
Transfer Out	26,889	-	\$ 26,889	140,667	-	\$ 140,667	781
	-		-			-	-
<b>Net Income</b>	<b>\$ (15,702)</b>	<b>\$ -</b>	<b>\$ (15,702)</b>	<b>\$ (104,921)</b>	<b>\$ -</b>	<b>\$ (104,921)</b>	<b>\$ (583)</b>

# Evergreen Manor

## Balance Sheet

As of July 31, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1111-10-000 Cash Operating - Bk of Central FL *9008	29,304.22
1111-90-000 Petty Cash	500.00
<b>Total Bank Accounts</b>	<b>\$29,804.22</b>
Accounts Receivable	
1122-00-000 A/R - Tenants	1,041.67
<b>Total Accounts Receivable</b>	<b>\$1,041.67</b>
Other Current Assets	
1211-00-000 Prepaid Expense	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$30,845.89</b>
Other Assets	
1213-00-000 Utility Deposits	1,605.00
<b>Total Other Assets</b>	<b>\$1,605.00</b>
<b>TOTAL ASSETS</b>	<b>\$32,450.89</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2111-00-000 A/P Vendors & Contractors	59,726.74
<b>Total Accounts Payable</b>	<b>\$59,726.74</b>
Other Current Liabilities	
2119-00-711 Due to PCHA Development LLC	25,000.00
2150-00-000 Suspense	0.00
<b>Total Other Current Liabilities</b>	<b>\$25,000.00</b>
<b>Total Current Liabilities</b>	<b>\$84,726.74</b>
Long-Term Liabilities	
2128-00-000 2128-00-000	60,000.00
2129-00-006 Due To/From Curlew Care	-7,355.13
<b>Total Long-Term Liabilities</b>	<b>\$52,644.87</b>
<b>Total Liabilities</b>	<b>\$137,371.61</b>
Equity	
2809-02-000 Retained Earnings Unrestricted Net Assets	
Net Income	-104,920.72
<b>Total Equity</b>	<b>\$ -104,920.72</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$32,450.89</b>

# Evergreen Manor

## Profit and Loss

July 2025

	TOTAL
Income	
3111-00-000 Tenant Rent	79,892.50
3650-00-000 Miscellaneous Other Income	100.00
<b>Total Income</b>	<b>\$79,992.50</b>
Expenses	
4110-00-000 Administrative Salaries	1,000.00
4110-00-001 Resident Refund	0.00
4170-00-000 Accounting Fees	500.00
4190-00-700 Software Service Contracts	525.60
4190-00-712 Cable	249.57
4190-10-000 Copiers/Printer Supplies	131.49
4190-20-000 Bank/Quickbook Fees	93.40
4190-23-000 Payroll Service Fees	309.50
4190-70-400 Management Fee	4,500.00
4210-00-000 Tenant Services Salaries (Resident Care)	43,514.68
4210-04-000 Tenant Services (Resident Care) Benefit Costs	1,255.00
<b>Total 4210-00-000 Tenant Services Salaries (Resident Care)</b>	<b>44,769.68</b>
4240-00-000 Raw Food	4,639.20
4246-00-000 Referral Fees	2,295.00
4250-00-000 Resident Care Supplies	1,888.65
4310-00-000 Water/Sewer	513.74
4320-00-000 Electricity	1,283.85
4330-00-000 Gas	-98.64
4340-00-000 Garbage/Trash Removal	185.18
4420-05-000 General Repair & Maintenance	605.30
4420-07-000 Supplies - Repairs & Maintenance	118.93
4521-00-000 Misc. Taxes/Licenses/Insurance	115.00
4540-00-090 Federal/State Unemployment	44.69
4540-01-080 FICA/Medicare Withholding - Tenant Svcs	3,363.46
4580-01-000 Security Systems - Cameras/Fire Alarms	1,246.55
House Keeping Supplies	525.95
<b>Total Expenses</b>	<b>\$68,806.10</b>
<b>NET OPERATING INCOME</b>	<b>\$11,186.40</b>
Other Expenses	
5210-00-000 Operating Transfers OUT	26,888.93
<b>Total Other Expenses</b>	<b>\$26,888.93</b>
<b>NET OTHER INCOME</b>	<b>\$ -26,888.93</b>
<b>NET INCOME</b>	<b>\$ -15,702.53</b>

# A/P Aging Summary Report

Evergreen Manor

As of July 31, 2025

VENDOR	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Angels Care Health Systems		23,921.50	597.75	60.00		24,579.25
Angels Care Health Systems - Mgmt&Acctg Fee	5,000.00		5,000.00			10,000.00
Biomedical Waste Disposal, Inc.		62.00				62.00
City of Clearwater		475.16				475.16
City of Safety Harbor		636.92	636.66			1,273.58
City of Safety Harbor - Bus. Tax		115.00				115.00
Duke Energy		1,283.85				1,283.85
Global Medical		2,414.60	2,804.87			5,219.47
Gordon Food Service	745.94	3,692.98	3,191.58	23.71		7,654.21
Hood-Tec Exhaust Cleaning		200.00				200.00
James Ghelarducci		546.77				546.77
Medtelligent Inc.		424.40				424.40
Montice Hobson			151.99			151.99
Naomi Johnson			280.37			280.37
PesTech Inc.			145.00			145.00
Petty Cash		500.00				500.00
Rite Technology Inc			388.43			388.43
Serving Seniors, LLC		2,295.00				2,295.00
SiteTech Services		101.20	1,208.02			1,309.22
Steven Korban		94.21				94.21
The Super Signguy LLC		50.00				50.00
Wayne Automatic Fire Sprinklers Inc.		1,246.55	1,432.28			2,678.83
<b>TOTAL</b>	<b>5,745.94</b>	<b>38,060.14</b>	<b>15,836.95</b>	<b>83.71</b>	<b>0</b>	<b>\$59,726.74</b>



## Evergreen Manor

July 2025 with YTD

	July 2025			YTD Total		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income</b>						
3110.005 Community Fee			0.00			0.00
3111.000 Gross Rental Income	79,892.50		79,892.50	366,314.47		366,314.47
3690.000 Other Income	100.00		100.00	500.00		500.00
<b>Total Sales</b>	<b>79,992.50</b>	<b>0.00</b>	<b>79,992.50</b>	<b>366,814.47</b>	<b>0.00</b>	<b>366,814.47</b>
<b>Total Income</b>	<b>79,992.50</b>	<b>0.00</b>	<b>79,992.50</b>	<b>366,814.47</b>	<b>0.00</b>	<b>366,814.47</b>
<b>Gross Profit</b>	<b>79,992.50</b>	<b>0.00</b>	<b>79,992.50</b>	<b>366,814.47</b>	<b>0.00</b>	<b>366,814.47</b>
<b>Expenses</b>						
1.4190.300 Resident Refunds			0.00			0.00
3.4540.080 Admin Contracts - FICA - Admin			0.00			0.00
4110.000 Administrative Salaries	1,000.00		1,000.00	1,500.00		1,500.00
4115.001 Health Insurance - Admin			0.00			0.00
4115.002 Life,LTD and STD Insurance - Admin			0.00			0.00
4120.000 Admininstrative Salaries - Comp Absences			0.00			0.00
4130.000 Legal Fees			0.00			0.00
4140.000 Staff Training			0.00			0.00
4170.000 Audit Fees	500.00		500.00	2,500.00		2,500.00
4190.000 Sundry Admin Expenses			0.00			0.00
4190.005 Employee Appreciation			0.00			0.00
4190.010 Office Supplies			0.00	1,218.04		1,218.04
4190.18.000 Small Office Equipment			0.00	1,208.02		1,208.02
4190.050 Postage			0.00			0.00
4190.060 Bank Fees	93.40		93.40	131.90		131.90
4190.200 Membership Dues & Fees			0.00			0.00
4190.210 Marketing			0.00			0.00
4190.300 Telephone			0.00			0.00
4190.400 Admin Contracts - General (P/R Service Fees)	309.50		309.50	4,124.45		4,124.45
4190.402 Admin Contracts - Copier	131.49		131.49	1,296.78		1,296.78
4190.410 Admin Contract Labor			0.00			0.00
4190.415 Admin Service Fee			0.00			0.00
4190.420 Admin Contract Benefits						0.00
4190.501 Misc. Taxes/Licenses	115.00		115.00	6,538.98		6,538.98
4190.700 Software Service Contracts	525.60		525.60	2,830.00		2,830.00
4190.710 Software & Comp Related			0.00			0.00
4192.000 Central Office Management Fees	4,500.00		4,500.00	22,500.00		22,500.00
4200.000 Resident - Cable	249.57		249.57	981.41		981.41
4200.100 Activity Calendar			0.00			0.00
4200.200 Activity Entertainment			0.00			0.00
4200.300 Activity Supplies			0.00	280.37		280.37
4220.004 Tenant Services - Background Screenings			0.00			0.00
4240.000 Raw Food	4,639.20		4,639.20	23,389.00		23,389.00
4240.200 Chila/Glass/Silverware			0.00			0.00
4240.300 Kitchen Supplies			0.00	945.81		945.81
4240.400 Paper Products			0.00			0.00
4240.500 Chemicals			0.00			0.00
4246.000 Referral Fees	2,295.00		2,295.00	2,295.00		2,295.00
4250.000 Resident Medical Supplies			0.00			0.00
4250.1000 Resident Consumable Supplies	1,888.65		1,888.65	10,498.01		10,498.01
4260.001 Maintenance Contracts Salaries - Houskeeping			0.00			0.00
4260.004 Resident Care Food			0.00			0.00
4260.005 Resident Care Activities			0.00			0.00
4260.006 Resident Care Nursing			0.00			0.00
4310.000 Water & Sewer	513.48		513.48	2,454.37		2,454.37
4320.000 Electricity	1,283.85		1,283.85	6,129.37		6,129.37
4330.000 Gas	(98.64)		(98.64)	1,888.66		1,888.66
4420.000 Maintenance Materials - General			0.00			0.00
4420.001 Maintenance Materials - Appliances			0.00			0.00
4420.005 Maintenance Materials - Housekeeping Supplies	525.95		525.95	890.04		890.04
4420.010 Gasoline Purchases			0.00			0.00
4420.012 Maintenance Materials - HVAC			0.00			0.00
4420.013 Maintenance Materials - Supplies	118.93		118.93	5,017.08		5,017.08
4420.090 Automotive Repair/Supplies			0.00			0.00

4420.120 Maintenance Uniforms		0.00		0.00
4420.130 Maintenance Work Boots		0.00		0.00
4420.160 Mileage Reimbursement		0.00		0.00
4430.000 Maintenance Contracts - General	605.30	605.30	2,859.30	2,859.30
4430.002 Maintenance Contracts - Cleaning		0.00		0.00
4430.005 Maintenance Contracts - HVAC		0.00		0.00
4430.009 Maintenance Contracts - Generator		0.00		0.00
4430.010 Contract Costs - Trash	185.18	185.18	597.13	597.13
4430.016 Maintenance Contracts - Floor Mat Rental		0.00		0.00
4430.020 Contract Costs - Pest Control		0.00	520.00	520.00
4430.021 Contract Costs - Bed Bug Treatments		0.00		0.00
4430.090 Contract Costs - Lawn/Landscaping Service		0.00		0.00
4430.300 Maintenance Contracts Salaries - Maint		0.00		0.00
4430.400 Maintenance Contracts Benefits		0.00		0.00
4480.000 Protective Service Contracts		0.00		0.00
4480.002 Protective Services - Fire Alarm Services	1,246.55	1,246.55	4,347.11	4,347.11
4480.003 Protective Services - Security System Services		0.00	370.00	370.00
4510.000 Property & Liability Insurance		0.00		0.00
4510.010 Auto Insurance		0.00		0.00
4510.020 Workman's Compensation - Admin		0.00		0.00
4540.030 Health Insurance Admin		0.00		0.00
4540.080 FICA/Medicare Withholding - Admin		0.00		0.00
4540.081 Admin Contracts - SUTA Admin		0.00		0.00
4540.082 Admin Contracts - FUTA - Admin		0.00		0.00
4540.083 Admin Contracts - Workmans Comp - Admin		0.00		0.00
5.4190.400 Resident Care Service Fee - Activities		0.00		0.00
5.4260.100 Resident Care Health, Life, Other Benefits - Activities		0.00		0.00
5.4540.080 Resident Care FICA - Activities		0.00		0.00
5.4540.081 Resident Care SUTA - Activities		0.00		0.00
5.4540.082 Resident Care - FUTA - Activities		0.00		0.00
5.4540.083 Resident Care Workman Comp - Activities		0.00		0.00
6.4190.400 Tenant Services Salaries	43,514.68	43,514.68	201,789.11	201,789.11
6.4260.100 Tenant Services - Health Life Other Benefits	1,255.00	1,255.00	5,855.00	5,855.00
6.4540.080 Tenant Services - FICA	3,363.46	3,363.46	15,304.33	15,304.33
6.4540.082 Tenant Services FUTA/SUTA	44.69	44.69	809.13	809.13
6.4540.083 Resident Care Workman Comp - Nursing		0.00		0.00
9110.000 Operating Transfer In		0.00		0.00
9999.000 Transfer In (Loan Pmt/"Rent")	26,888.93	26,888.93	140,666.79	140,666.79
QuickBooks Payments Fees		0.00		0.00
<b>Total Expenses</b>	<b>95,694.77</b>	<b>0.00</b>	<b>95,694.77</b>	<b>471,735.19</b>
<b>Net Operating Income</b>	<b>(15,702.27)</b>	<b>0.00</b>	<b>(15,702.27)</b>	<b>(104,920.72)</b>
<b>Net Income</b>	<b>(15,702.27)</b>	<b>0.00</b>	<b>(15,702.27)</b>	<b>(104,920.72)</b>