

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<i>Delray Beach CLT - ACTIVITY # A :</i> <i>Affordable Housing</i>				<i>Yearly Goal</i>	<i>Qtr 1 Ending 12/31/18</i>	<i>Qtr 2 Ending 3/31/19</i>		<i>Qtr 3 Ending 6/30/19</i>	<i>Qtr 4 Ending 9/30/19</i>			<i>TOTAL</i>		<i>% Annual Goal Achieved</i>
2	OUTPUTS														
3	Homeownership Services														
4	1 Homeownership pool increase		7		4		0		0		0		4		57%
5	2 Intake Homebuyer applications processed		20		5		0		0		0		5		25%
6	3 Execute purchase & sale contracts		7		1		0		0		0		1		14%
7	4 New Work Assignments		5		2		0		0		0		2		40%
8	5 Certificate of Occupancies		5		0		0		0		0		0		0%
9	6 New Acquisitions		3		0		0		0		0		0		0%
10	7 Pre-Post Purchase Workshops		4		1		0		0		0		1		25%
11	8 Community event participation		4		5		0		0		0		5		125%
12	Rental Housing														
13	9 Applications processed for rental housing		44		20		0		0		0		20		45%
14	10 Screening- background checks		70		30		0		0		0		30		43%
15	11 Screening-employment verifications		60		20		0		0		0		20		33%
16	12 Screening-Landlord verifications		10		4		0		0		0		4		40%
17	**Amend from 60 to 10, should only reflect new applicants														
18	13 Quarterly reporting for non-owned units		8		2		0		0		0		2		25%
19	14 Executed lease agreements		40		17		0		0		0		17		43%
20	15 Landlord license renewals processed		30		32		0		0		0		32		107%
21	OUTCOMES														
22	Sustainable Homeownership Services														
23	16 Number of new household members served		28		15								15		54%
24	17 Expand homeownership pipeline		10		5								5		50%

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
25	18	Expand number of single family units for sale		7	0	0	0	0	0	0	0	0	0	0%	
26	19	Program earned revenue generated	\$ 190,250.00		\$ 68,648.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,648.76		36%		
27		*Amend \$625,000 should not have included rental program revenue													
28	20	Recipients of Pre-Post Purchase education		50	13	0	0	0	0	0	0	13		26%	
29		Rental Housing													
30	21	Households approved for affordable rental housing		44	17	0	0	0	0	0	0	17		39%	
31	22	Rental Revenue	\$ 434,750.00		\$ 121,010.00	0	0	0	0	0	\$ 121,010.00		28%		
32	23	Individuals provided access to rental housing		80	28	0	0	0	0	0	0	28		35%	
33	24	Quarterly reporting for non-owned units		8	2	0	0	0	0	0	0	2		25%	
34															
35		IMPACTS:													
36		Sustainable Homeownership Services													
37	25	Increased supply of affordable housing units													
38	26	Enhanced Quality of Life													
39	27	Care of land and preserved affordability													
40	28	Long -term use of public investments													
41	29	Elimination of slum and blight													
42	30	Cost burden households reduction													
43	31	Economic boost through the creation of jobs & tax base													
44	32	Financial growth-tools and resources													
45		Sustained housing programs													
46		Rental Housing													
47	33	Preserving access to rental housing program services													
48	34	Reduce the number of individuals experiencing housing cost burden													
49	35	Decent, sustainable living environment expansion													
50	36	Sustain rental housing program services													
51															
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59															
60															

NARRATIVE									
<i>Delray Beach CLT - ACTIVITY # A : Affordable Housing - 10/01/2018 through 12/31/2018</i>									
OUTPUTS									
Homeownership Services									
1	Homeownership pool increase	We began the fiscal year with 70 owners. During this quarter there were four (4) new sales							
2	Intake Homebuyer applications processed	Five (5) new homebuyer applications were proceeded							
3	Execute purchase & sale contracts	Contract executed for the resale of 103 SW 14th Ave							
4	New Work Assignments	Two new assignments for the development of 309 SW 5th Ave and 237 NW 5th Ave							
5	Certificate of Occupancies	Two pending by 01/31/2019 for 23 & 27 SW 14th Ave							
6	New Acquisitions	Pending three (3) acquisitions, 21 SW 13th Ave, 248 NW 8th Ave, 108 NW 12th Ave (Eagles Nest)							
7	Pre-Post Purchase Workshops	Workshop took place on 12/12/2018, topic: Understanding Palm Beach County Property Taxes							
8	Community event participation	Participated in five (5) events during the quarter							
Rental Housing									
9	Applications processed for rental housing	Processed twenty (20) rental applications							
10	Screening- background checks	There were thirty (30) background checks (18yrs of age and over)							
11	Screening-employment verifications	Twenty (20) employment verifications							
12	Screening-Landlord verifications	There were four (4) landlord verifications							
13	Quarterly reporting for non-owned units	Quarterly reports prepared for the Palm Manor Apts and the Courts at SW 12th							
14	Executed lease agreements	There seventeen (17) leases executed							
15	Landlord license renewals processed	There were thirty-two (32) license renewals processed							
OUTCOMES									
Sustainable Homeownership Services									
16	Number of new household members served	Fifteen (15) new household members resulting from 4 sales							
17	Expand homeownership pipeline	Five (5) applicants added to homebuyer pipeline							
18	Expand number of single family units for sale	Construction not yet completed for 23 & 27 SW 14th Ave, 106 SW 14th Ave, 309 SW 5th Ave and 237 NW 5th Ave							
19	Program earned revenue generated	On target for the quarter							
20	Recipients of Pre-Post Purchase education	Thirteen (13) attendees							
Rental Housing									
21	Households approved for affordable rental housing	Seventeen (17) households							
22	Rental Revenue	On target for the quarter							
23	Individuals provided access to rental housing	Twenty-eight (28) individuals							
24	Quarterly reporting for non-owned units	Reporting for the Palm Manor and SW 12th Ave Apartments							

Julyne S. Johnson 01/31/2019
 Signature of Chief Executive Officer

I attest that data included in document is true and accurate

	A	B	C	D	E	F	G	H
1	FY 17-18 Exhibit "B"							
2	CRA Combined Quarterly Budget Report							
3	ORGANIZATION NAME: <u>Delray Beach Community Land Trust</u>			FY 2018-2019 Budget				Quarter: 1st
4								
5	INCOME		FY 2018-19 Quarter 10/01/2018 - 12/31/2018		FY 2018-2019 Actual Year-to-Date 10/01/2018- 09/30/2019		FY Budget 2018-19	Variance Favorable (Unfavorable)
6	C.R.A. Grant		65,388		65,388		261,550	(196,163)
7	Foundation/Bank Grants		5,000		5,000		10,000	(5,000)
8	Land/Gifts-Acquisitions		-		-			
9	Scholarship Grants		-		-		1,000	(1,000)
10	Member Donations		500		500		-	500
11	Application Fees		1,410		1,410		2,000	(590)
12	Ground Lease Fees		8,618		8,618		36,000	(27,382)
13	Legal Fees		55		55		-	55
14	Developer Fees		34,800		34,800		60,000	(25,200)
15	Membership Dues		215		215		800	(585)
16	Proceeds from Sales		23,606		23,606		25,000	(1,394)
17	Rental Income/DBCLT		24,145		24,145		74,000	(49,855)
18	Rental Income/Palm Manor		63,629		63,629		244,050	(180,421)
19	Rental Income/SW 12th Duplexes		33,180		33,180		123,500	(90,320)
20	Office Rent-In Kind		6,000		6,000		24,000	(18,000)
21	Interest Income		1,191		1,191		3,500	(2,309)
22	Other: Miscellaneous		159		159		500	(341)
23	Total Income		267,896		267,895		865,900	(598,005)
24								
25	CRA % of Total Income		24%		24%		30%	
26								
27	Expense		FY 2018-19 Quarter 10/01/2018 - 12/31/2018		FY 2018-2019 Actual Year-to-Date 10/01/2018- 09/30/2019		FY Budget 2018-19	Variance Favorable (Unfavorable)
28	Office Operating Expenses		1,623		1,623		5,000	(3,377)
29	Bank Charges		424		424		3,000	(2,576)
30	Printing and Copying		1,873		1,873		7,000	(5,127)
31	Postage and Delivery		763		763		3,500	(2,737)
32	License/Permits/Fees		-		-		750	(750)
33	Dues/Subscriptions		750		750		3,000	(2,250)
34	Training/Conference/Workshops		6,149		6,149		9,000	(2,851)
35	Office Equipment/Furniture		993		993		10,000	(9,007)
36	Miscellaneous		-		-		500	(500)
37	Loan Interest		1,557		1,557		6,300	(4,743)
38	Travel/Mileage		894		894		4,000	(3,106)
39	Meals		770		770		2,500	(1,730)
40	Salaries/Wages		62,143		62,143		256,200	(194,057)
41	Payroll Taxes		4,429		4,429		23,500	(19,071)
42	Employee Benefits		12,727		12,727		50,300	(37,573)
43	Employee Benefits/Retirement		11,072		11,072		32,000	(20,928)
44	Insurance-Workers Compensation		2,155		2,155		5,000	(2,845)
45	Rent-Ground Lease		-		-		-	-
46	Rent-InKind		6,000		6,000		24,000	(18,000)
47	Website Services		519		519		5,000	(4,481)
48	Appraisal Fees		350		350		2,250	(1,900)
49	Marketing/Advertising		1,086		1,086		5,700	(4,614)
50	Legal Services		466		466		7,000	(6,534)

	A	B	C	D	E	F	G	H
51	Consultant Services		-		-		2,000	(2,000)
52	Professional Services		2,757		2,757		12,000	(9,243)
53	Accounting/Audit Fees		3,000		3,000		12,000	(9,000)
54	Insurance - Liability		505		505		5,500	(4,995)
55	Insurance - Errors & Omissions		1,323		1,323		6,000	(4,677)
56	Insurance-Directors & Officers		703		703		3,000	(2,297)
57	Insurance-Surety Bond		-		-		400	(400)
58	Write Off's(Ground Lease Fees)		-		-		750	(750)
59	License/Permits/Fees		-		-		1,500	(1,500)
60	Insurance-Homes		1,447		1,447		12,000	(10,553)
61	Property Taxes		2,319		2,319		10,000	(7,681)
62	Closing Cost		10,221		10,221		21,000	(10,779)
63	Landscape Maintenance		5,300		5,300		24,000	(18,700)
64	Pest Control		510		510		3,000	(2,490)
65	Repairs/Maintenance/Equipment		2,685		2,685		10,000	(7,315)
66	Storage Fees		494		494		2,000	(1,506)
67	Development Cost		4,115		4,115		48,500	(44,385)
68	Improvements		171		171		10,000	(9,829)
69	Electric		322		322		2,000	(1,678)
70	Water & Sewer		615		615		4,000	(3,385)
71	Palm Manor Expense		28,710		28,710		140,950	(112,240)
72	SW 12th Ave Expense		17,363		17,363		62,500	(45,137)
73	808 SW 3rd Ct-Restricted		893		893		7,300	(6,407)
74	Sub-Total Expenses		200,196		200,196		865,900	(665,704)
75	Total Expense		200,196		200,196		865,900	(665,704)
76								
77	NET INCOME		67,700		67,699		-	67,699
78								
79								

CRA Budget Narrative Form

81	ORGANIZATION NAME: <u>Delray Beach Community Land Trust</u>	FY 2018-2019 Budget	Quarter: 1st	
82	<input checked="" type="checkbox"/> Exceeding Projection	On Target	Below Projection	
83	INCOME: Explanation of Variances			
84	C.R.A. Grant	1st Quarter Funding		
85	Foundation/Bank Grants	Community Reinvestment Grants from BankUnited Bank		
86	Scholarship Grants			
87	Member Donations			
88	Application Fees	Application fees captured to offset intake processing		
89	Ground Lease Fees	Ground Lease fees at \$40.00 monthly per owner, 73		
90	Developer Fees	Fees captured from three (3) closings		
91	Membership Dues	New and annual membership fees		
92	Proceeds from Sales	Proceeds captured from sales		
93	Rental Income/DBCLT	Rental revenue captured from (7) owned units		
94	Rental Income/Palm Manor	Rental revenue captured from (25) DBCRA owned units		
95	Rental Income/SW 12th Duplexes	Rental revenue captured from (12) DBCRA owned units		
96	Office Rent-In Kind	City of Delray Beach dollar factor for monthly services		
97	Interest Income	Funds captured from money market accounts		
98	Other: Miscellaneous			
100				
101	<input type="checkbox"/> Lower than Projection	<input checked="" type="checkbox"/> On Target	<input type="checkbox"/> Exceeding Projection	
102	EXPENSES: Explanation of Variances			
103	Office Operating Expenses	Day-to-day operating cost		
104	Bank Charges	Service fees incurred		
105	Printing and Copying	Leased copier and associated cost		
106	Postage and Delivery	Leased postage meter and associated cost		

	A	B	C	D	E	F	G	H
107	License/Permits/Fees		Required fees for operations					
108	Dues/Subscriptions		Annual affiliates membership fees and other					
109	Training/Conference/Workshops		Professional capacity building related to program services					
110	Office Equipment/Furniture		Accounting software annual maintenance/upgrades					
111	Miscellaneous							
112	Loan Interest		PNC line of credit interest expense					
113	Travel/Mileage		Professional capacity building and program services					
114	Meals		Professional capacity building and program services					
115	Salaries/Wages		Six (6) payroll periods for four (4) full-time employees					
116	Payroll Taxes		Employer overhead cost incurred with (6) payroll periods					
117	Employee Benefits		Overhead cost (health/life/disability/allowances/other)					
118	Employee Benefits/Retirement		Employer expense					
119	Insurance-Workers Compensation		Employer overhead cost with 2018 audit expense					
120	Rent-Ground Lease		Property Management fees					
121	Rent-InKind		City of Delray Beach dollar factor for monthly services					
122	Website Services		Website maintenance and other associated cost					
123	Appraisal Fees		Cost for appraisals of vacant land and acquisitions					
124	Marketing/Advertising		Program marketing materials, ads, newsletters, events, etc.					
125	Legal Services		Program oversite cost for general legal and all other matters					
126	Consultant Services		Program refinement, organizational efficiency and growth					
127	Professional Services		Payroll services and other cost					
128	Accounting/Audit Fees		Completion of 2017/2018 Audit and 990 Return					
129	Insurance - Liability		Commercial/Professional coverage					
130	Insurance - Errors & Omissions		Business services and management coverage					
131	Insurance-Directors & Officers		Business and management indemnity coverage					
132	Insurance-Surety Bond		Employee dishonesty bond					
133	Write Off's(Ground Lease Fees)		Uncollected fees					
134	License/Permits/Fees		Landlord license fees					
135	Insurance-Homes		Dwelling and windstorm coverage on all owned rental units					
136	Property Taxes		Taxes incurred on properties owned and sales					
137	Closing Cost		Cost incurred for acquisitions and sales					
138	Landscape Maintenance		Maintenance service cost-owned properties and vacant lots					
139	Pest Control		Maintenance cost incurred for owned rentals					
140	Repairs/Maintenance/Equipment		Maintenance cost incurred for owned rentals					
141	Storage Fees		Storage space for files and etc.					
142	Development Cost		New construction, demolitions, impact fees, etc.					
143	Improvements							
144	Electric		Cost during the vacancy of owned rental units and other					
145	Water & Sewer		Cost during the vacancy of owned rental units and other					
146	Palm Manor Expense		Total management cost for maintenance/services/etc.					
147	SW 12th Ave Expense		Total management cost for maintenance/services/etc.					
148	808 SW 3rd Ct-Restricted		Total management cost for maintenance/services/etc.					
149								
150								

	A	B	C	D	E	F	G	H				
1	Quarterly Budget Report "A"											
2	ORGANIZATION NAME: <u>Delray Beach Community Land Trust</u>			FY 2018-2019 Budget				Quarter: 1st				
3												
4	INCOME		FY 2018-19 Quarter 10/01/2018 - 12/31/2018		FY 2018-2019 Actual Year-to-Date 10/01/2018- 09/30/2019		FY Budget 2018-19	Variance Favorable (Unfavorable)				
5	C.R.A. Grant		65,388		65,388		261,550	(196,163)				
6	Foundation/Bank Grants		5,000		5,000		10,000	(5,000)				
7	Land/Gifts-Acquisitions		-		-							
8	Scholarship Grants		-		-		1,000	(1,000)				
9	Member Donations		500		500		-	500				
10	Application Fees		1,410		1,410		2,000	(590)				
11	Ground Lease Fees		8,618		8,618		36,000	(27,382)				
12	Legal Fees		55		55		-	55				
13	Developer Fees		34,800		34,800		60,000	(25,200)				
14	Membership Dues		215		215		800	(585)				
15	Proceeds from Sales		23,606		23,606		25,000	(1,394)				
16	Rental Income/DBCLT		24,145		24,145		74,000	(49,855)				
17	Rental Income/Palm Manor		63,629		63,629		244,050	(180,421)				
18	Rental Income/SW 12th Duplexes		33,180		33,180		123,500	(90,320)				
19	Office Rent-In Kind		6,000		6,000		24,000	(18,000)				
20	Interest Income		1,191		1,191		3,500	(2,309)				
21	Other: Miscellaneous		159		159		500	(341)				
22												
23	Total Income		267,896		267,895		865,900	(598,005)				
24	CRA % of Total Income		24%		24%		30%					
25												
26												
27	Expense		FY 2018-19 Quarter 10/01/2018 - 12/31/2018		FY 2018-2019 Actual Year-to-Date 10/01/2018- 09/30/2019		FY Budget 2018-19	Variance Favorable (Unfavorable)				
28	Office Operating Expenses		1,623		1,623		5,000	(3,377)				
29	Bank Charges		424		424		3,000	(2,576)				
30	Printing and Copying		1,873		1,873		7,000	(5,127)				
31	Postage and Delivery		763		763		3,500	(2,737)				
32	License/Permits/Fees		-		-		750	(750)				
33	Dues/Subscriptions		750		750		3,000	(2,250)				
34	Training/Conference/Workshops		6,149		6,149		9,000	(2,851)				
35	Office Equipment/Furniture		993		993		10,000	(9,007)				
36	Miscellaneous		-		-		500	(500)				
37	Loan Interest		1,557		1,557		6,300	(4,743)				
38	Travel/Mileage		894		894		4,000	(3,106)				
39	Meals		770		770		2,500	(1,730)				
40	Salaries/Wages		62,143		62,143		256,200	(194,057)				
41	Payroll Taxes		4,429		4,429		23,500	(19,071)				
42	Employee Benefits		12,727		12,727		50,300	(37,573)				
43	Employee Benefits/Retirement		11,072		11,072		32,000	(20,928)				
44	Insurance-Workers Compensation		2,155		2,155		5,000	(2,845)				
45	Rent-Ground Lease		-		-		-	-				
46	Rent-InKind		6,000		6,000		24,000	(18,000)				
47	Website Services		519		519		5,000	(4,481)				
48	Appraisal Fees		350		350		2,250	(1,900)				
49	Marketing/Advertising		1,086		1,086		5,700	(4,614)				
50	Legal Services		466		466		7,000	(6,534)				
51	Consultant Services		-		-		2,000	(2,000)				
52	Professional Services		2,757		2,757		12,000	(9,243)				
53	Accounting/Audit Fees		3,000		3,000		12,000	(9,000)				
54	Insurance - Liability		505		505		5,500	(4,995)				
55	Insurance - Errors & Omissions		1,323		1,323		6,000	(4,677)				

	A	B	C	D	E	F	G	H
56	Insurance-Directors & Officers		703		703		3,000	(2,297)
57	Insurance-Surety Bond		-		-		400	(400)
58	Write Off's(Ground Lease Fees)		-		-		750	(750)
59	License/Permits/Fees		-		-		1,500	(1,500)
60	Insurance-Homes		1,447		1,447		12,000	(10,553)
61	Property Taxes		2,319		2,319		10,000	(7,681)
62	Closing Cost		10,221		10,221		21,000	(10,779)
63	Landscape Maintenance		5,300		5,300		24,000	(18,700)
64	Pest Control		510		510		3,000	(2,490)
65	Repairs/Maintenance/Equipment		2,685		2,685		10,000	(7,315)
66	Storage Fees		494		494		2,000	(1,506)
67	Development Cost		4,115		4,115		48,500	(44,385)
68	Improvements		171		171		10,000	(9,829)
69	Electric		322		322		2,000	(1,678)
70	Water & Sewer		615		615		4,000	(3,385)
71	Palm Manor Expense		28,710		28,710		140,950	(112,240)
72	SW 12th Ave Expense		17,363		17,363		62,500	(45,137)
73	808 SW 3rd Ct-Restricted		893		893		7,300	(6,407)
74	Total Expense		200,196		200,196		865,900	(665,704)
75								
76	NET INCOME		67,700		67,699		-	
77								
78								

CRA Budget Narrative Report "A"

80 ORGANIZATION NAME: Delray Beach Community Land Trust | FY 2018-2019 Budget | Quarter: 1st

81 Exceeding Projection On Target Below Projection

82 INCOME: Explanation of Variances

83	C.R.A. Grant	1st Quarter Funding
84	Foundation/Bank Grants	Community Reinvestment Grants from BankUnited Bank
85	Scholarship Grants	
86	Member Donations	
87	Application Fees	Rental and Homebuyer application fees captured to offset intake processing
88	Ground Lease Fees	Ground Lease fees at \$40.00 monthly per owner, total owners 73 at 12/31/18
89	Developer Fees	Three (3) closings, fees captured for 706 & 710 SW 2nd St and 111 NW 12th Ave
90	Membership Dues	New and annual membership fees
91	Proceeds from Sales	Proceeds captured from sales
92	Rental Income/DBCLT	Rental revenue captured from seven (7) owned units, 100% occupancy at 12/31/18
93	Rental Income/Palm Manor	Rental revenue captured from twenty-five (25) DBCRA owned units, 96 % occupancy at 12/31/18
94	Rental Income/SW 12th Duplexes	Rental revenue captured from twelve (12) DBCRA owned units, 100 % occupancy at 12/31/18
95	Office Rent-In Kind	City of Delray Beach dollar factor for monthly services provided
96	Interest Income	Funds captured from money market accounts
97	Other: Miscellaneous	

98

99

100 Lower than Projection On Target Exceeding Projection

101 EXPENSES: Explanation of Variances

102	Office Operating Expenses	Day-to-day operating cost
103	Bank Charges	Service fees incurred
104	Printing and Copying	Leased copier and associated cost
105	Postage and Delivery	Leased postage meter and associated cost
106	License/Permits/Fees	Required fees for operations
107	Dues/Subscriptions	Annual affiliates membership fees and other
108	Training/Conference/Workshops	Professional capacity building related to program services
109	Office Equipment/Furniture	Accounting software annual maintenance/upgrades
110	Miscellaneous	
111	Loan Interest	PNC line of credit interest expense
112	Travel/Mileage	Professional capacity building and program services
113	Meals	Professional capacity building and program services
114	Salaries/Wages	Six (6) payroll periods for four (4) full-time employees

A	B	C	D	E	F	G	H
115 Payroll Taxes		Employer overhead cost incurred with (6) payroll periods					
116 Employee Benefits		Overhead cost (health/life/disability/allowances/other)					
117 Employee Benefits/Retirement		Employer expense					
118 Insurance-Workers Compensation		Employer overhead cost with 2018 audit expense					
119 Rent-Ground Lease		Property Management fees					
120 Rent-InKind		City of Delray Beach dollar factor for monthly services					
121 Website Services		Website maintenance and other associated cost					
122 Appraisal Fees		Cost for appraisals of vacant land and acquisitions					
123 Marketing/Advertising		Program marketing materials, ads, newsletters, events, etc.					
124 Legal Services		Program oversite cost for general legal and all other matters					
125 Consultant Services		Program refinement, organizational efficiency and growth					
126 Professional Services		Payroll services and other cost					
127 Accounting/Audit Fees		Completion of 2017/2018 Audit and 990 Return					
128 Insurance - Liability		Commercial/Professional coverage					
129 Insurance - Errors & Omissions		Business services and management coverage					
130 Insurance-Directors & Officers		Business and management indemnity coverage					
131 Insurance-Surety Bond		Employee dishonesty bond					
132 Write Off's(Ground Lease Fees)		Uncollected fees					
133 License/Permits/Fees		Landlord license fees					
134 Insurance-Homes		Dwelling and windstorm coverage on all owned rental units					
135 Property Taxes		Taxes incurred on properties owned and sales					
136 Closing Cost		Cost incurred for acquisitions and sales					
137 Landscape Maintenance		Maintenance service cost-owned properties and vacant lots					
138 Pest Control		Maintenance cost incurred for owned rentals					
139 Repairs/Maintenance/Equipment		Maintenance cost incurred for owned rentals					
140 Storage Fees		Storage space for files and etc.					
141 Development Cost		New construction, demolitions, impact fees, etc.					
142 Improvements							
143 Electric		Cost during the vacancy of owned rental units and other					
144 Water & Sewer		Cost during the vacancy of owned rental units and other					
145 Palm Manor Expense		Total management cost for maintenance/services/etc.					
146 SW 12th Ave Expense		Total management cost for maintenance/services/etc.					
147 808 SW 3rd Ct-Restricted		Total management cost for maintenance/services/etc.					
148 SW 12th Ave Expense		Total management cost for maintenance/services/etc.					
149 808 SW 3rd Ct-Restricted		Total management cost for maintenance/services/etc.					
150							
151							

DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of December 31, 2018RECEIVED
JAN 31 2019

ASSETS

BY:

Current Assets:

Operating Funds:

Fifth Third Bank - Oper.	14,981.74
City National Bnk-Oper.	9,155.43

Reserve & Mkt. Funds:

BankUnited - Mkt.	427,876.21
BankUnited ICS-Sweep	151,598.18
Valley National Bank-Mkt	191,659.66
PNC Bank - Rsv.**	6,384.24
PNC Bank - Mkt.**	37,063.29
City National-Mkt	20,996.28

Restricted Funds:

BankUnited-Graham	3,491.67
BankUnited-Sec Dep DBCLT	8,325.00
City National-PM Sec Dep	17,825.00
City National-SW 12th Dp	10,001.00

Total Current Assets	899,357.70
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Other Assets:

Petty Cash	250.00
Accounts Receivable	68,870.44
Due fr Edmond	92.11
Due fr Amer Express	3,177.30
Prepaid Ins-Liability	1,544.99
Prepaid Errors & Omission	1,322.97
Prepaid Ins-Multi/P.M.	11,021.88
Prepaid Ins-Multi/SW12th	8,882.88
Prepaid Ins-D & O	468.30
Prepaid Ins-Homes	8,470.27
Prepaid Exp-Postage	165.18
Prepaid Exp-Storage	165.00

Total Other Assets	104,431.32
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Work in Progress:

309 SW 5th Ave-WFH	21,200.00
23 SW 14th Ave-Hatcher	140,940.92
27 SW 14th Ave-Hatcher	131,781.53

Total Work in Progress	293,922.45
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Leased Properties:

313 SE 5th Street	196,618.00
208 SW 15th Ave	270,905.56
115 SW 9th Ave	79,572.35
808 SW 3rd Ct	119,222.96

For additional information please call (561) 243-7500
Preliminary --Subject to Change

DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of December 31, 2018

36 NW 13th Ave Duplex \$ 211,158.79

Total Leased Properties 877,477.66

Property for Sale:

109 SW 14th Ave/Resale 74,338.70
103 SW 14th Ave-Resale 137,162.55-----
Total for Sale 211,501.25

Land/Other:

208 SW 15th Ave-L 88,531.00
313 SE 5th Street-L 90,821.00
115 SW 9th Ave-L 25,000.00
309 SW 5th Ave-V-WFH 50,000.00
103 SW 14th Avenue 35,000.00
109 SW 14th Ave-L 35,000.00
XXX Zeder Ave-V 20,000.00
Zeder Lot 24-V 10,000.00
Zeder Lot 25-V 10,000.00
23 SW 14th Ave-V 1,000.00
27 SW 14th Ave-V 1,000.00
106 SW 14th Ave-V 1,000.00
129 NW 4th Ave-V 104,000.00
229-231 SW 14th Ave-V 1,000.00
233 SW 14th Ave-V 1,000.00
237 NW 5th Ave-V 1,000.00
NW 8th Ave-V 1,000.00-----
Total Land/Other 475,352.00

Land/Leased:

214 NW 8th Ave/McGowan 68,688.00
33 SW 13th Ave/Thereciel 85,860.00
40 SW 13th Ave/Hazel 87,132.00
119 SW 9th Ave/Strowbridg 91,012.00
37 NW 10th Ave/E. Rosy 85,860.00
202 SW 15th Ave/Applewhit 89,422.00
225 SW 7th Ave/Mitchell 85,860.00
320 NW 4th Ave/Acelouis 85,860.00
347 SW 5th Ave/Anderson 57,240.00
220 SW 4th Ave/Saunders 68,688.00
29 SW 13th Ave/Stephens 85,860.00
1012 NE 3rd Ave/Barnes 65,508.00
245 NW 5th Ave/C. Rosy 102,062.95
317 SE 5th St/MacIntosh 90,821.00
413 SW 6th Ave/Mathis 60,000.00
352 NW 7th Ave/Matthews 98,152.55For additional information please call (561) 243-7500
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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of December 31, 2018

17 SW 13th Ave/Graham	\$ 87,132.00
46 NW 11th Ave/Bienaimé	46,528.00
241 NW 5th Ave/Banks	101,792.00
231 NW 5th Ave/Miller	80,000.00
322 NW 5th Ave/Coleman	80,000.00
641 SW 6th Ave/Bland	36,333.33
643 SW 6th Ave/Correa	36,333.33
346 NW 7th Ave/Straghn	91,012.00
47 NW 10th Ave/Laze	82,000.00
303 SW 2nd St/Hickman	57,240.00
202 SW 12th Ave/Rawlins	85,860.00
115 SW 2nd Ave/Singer	110,000.00
645 SW 6th Ave/Green	36,333.34
42 SW 14th Ave/Campbell	172,331.00
46 SW 14th Ave/Casseus	74,160.00
47 SW 14th Ave/Blake	81,700.00
243 SW 4th Ave/Thomas	56,512.50
101 SW 14th Ave/Strowbri	35,000.00
105 SW 14th Ave/San&Nels	35,000.00
105 SW 2nd Ave/Ferrer	110,000.00
107 SW 2nd Ave/Tessino	110,000.00
113 SW 14th Ave/Ogenor	35,000.00
114 SW 14th Ave/Penn	35,000.00
117 SW 14th Ave/Smith	35,000.00
118 SW 14th Avenue/Jean	40,000.00
122 SW 14th Ave/McKennon	35,000.00
137 SW 14th Ave/Cadet	48,000.00
140 SW 14th Ave/Marc	40,000.00
141 SW 14th Ave/Brown	35,000.00
144 SW 14th Ave/Obee	35,000.00
1023 Mango Drive/Hill	65,508.00
1025 Mango Drive/Cotton	65,727.00
321 SW 7th Ave/YME	85,000.00
3619 Ave Montressor/Dest	25,000.00
48 NW 11th Ave/Civil	46,528.00
120 NW 4th Ave/Lammersdo	25,000.00
2216 NE 3rd Ave-Julien	54,000.00
310 Southridge Rd-Eugene	20,000.00
110 SW 14th Ave/Succes	500.00
40 NW 12th Ave/Lewis	85,860.00
127 SW 14th Ave/Dorsina	43,000.00
202 SW 14th Ave/Arne	500.00
145 SW 14th Ave/Emilcar's	40,000.00
232 NW 8th Ave/Leonard	21,000.00
203 NW 5th Ave/Anderson	45,000.00
129 SW 14th Ave/Philistin	48,000.00
131 SW 14th Ave/Mincey	48,000.00
132 SW 14th Ave/Auguste	48,043.74

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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of December 31, 2018

200 NW 5th Ave B/Guervil	\$ 1,189.95
200 NW 5th Ave C/Townsend	1,189.96
35 NW 13th Ave/Saintfort	87,847.00
126 SW 124th Ave/Valery	48,727.73
200 NW 5th Ave A/Labbe	1,000.00
706 SW 2nd St/Guy	500.00
710 SW 2nd St/Garcon	500.00
111 NW 12th Ave/Wimberly	500.00
49 NW 13th Ave/Edmond	87,132.00

Total Land/Leased	4,246,547.38
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Deposits:

Utility Deposits	401.00
Total Deposits	401.00

TOTAL ASSETS	7,108,990.76
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LIABILITIES

Current Liabilities:

Accounts Payable/Contract	114,264.00
Accounts Payable	36,241.33
A/Payable-Accrued PTO	37,272.36
Accountant Accrual	3,000.00
Employee Benefit/Retirement	8,250.00
Graham-Taxes/Insurance	3,316.57
Total Accounts Payables	202,344.26

Other Liabilities:

Prepaid Ground Lease/Rent	6,260.68
Refundable Dep-PM	17,655.00
Refundable Dep-SW 12th	10,000.00
Deposits/Last Rnt - DBCLT	8,325.00
Total Other Liabilities	42,240.68

DEBT

Long Term-Unrestricted:

Notes/DBCRA Construction	325,249.47
Ttl Restricted/Unrestrict	325,249.47

Line of Credit:

Note/PNC Credit Line	115,000.00
Total-Line of Credit	115,000.00

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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of December 31, 2018

Equity:

Unrestricted	\$ 723,074.05
Restricted Assets	5,633,383.77
Net Assets	\$ 67,698.53
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TOTAL EQUITY BALANCE	6,424,156.35

TOTAL LIABILITIES AND EQUITY BALANCE	7,108,990.76
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For additional information please call (561) 243-7500
Preliminary --Subject to Change

DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Grants, Support & Revenue									
Public Support:									
C.R.A. Grant	\$ 21,795.87	\$ 21,795.87	\$ 21,795.76	\$ 65,387.50	\$ 65,388	\$ 65,387.50	\$ 65,388	\$ 261,550	\$ 196,163
Other Grant Funds	5,000.00	0.00	0.00	5,000.00	2,500	5,000.00	2,500	10,000	5,000
Scholarship Grants	0.00	0.00	0.00	0.00	250	0.00	250	1,000	1,000
Member Donations	0.00	500.00	0.00	500.00	0	500.00	0	0	(500)
Total Public Support	26,795.87	22,295.87	21,795.76	70,887.50	68,138	70,887.50	68,138	272,550	201,663
Program Earned Revenue:									
Earned Revenue:									
Application Fees	792.00	495.00	123.00	1,410.00	500	1,410.00	500	2,000	590
Ground Lease Fees	2,802.93	2,894.60	2,920.00	8,617.53	9,000	8,617.53	9,000	36,000	27,382
Legal Fees	0.00	55.00	0.00	55.00	0	55.00	0	0	(55)
Developer Fees	11,700.00	11,700.00	11,400.00	34,800.00	15,000	34,800.00	15,000	60,000	25,200
Membership Dues	8.00	5.00	202.00	215.00	200	215.00	200	800	585
Proceeds From Sales	12,680.00	10,926.23	0.00	23,606.23	6,250	23,606.23	6,250	25,000	1,394
313 SE 5th Street	950.00	950.00	950.00	2,850.00	2,375	2,850.00	2,375	9,500	6,650
Temporary Rent Income	1,000.00	1,000.00	1,000.00	3,000.00	2,500	3,000.00	2,500	10,000	7,000
208 SW 15th Ave	1,400.00	1,400.00	1,400.00	4,200.00	3,500	4,200.00	3,500	14,000	9,800
115 SW 9th Avenue	1,000.00	1,000.00	1,000.00	3,000.00	2,500	3,000.00	2,500	10,000	7,000
49 NW 13th Ave	1,200.00	320.00	0.00	1,520.00	0	1,520.00	0	0	(1,520)
808 SW 3rd Ct	1,000.00	1,000.00	1,000.00	3,000.00	2,500	3,000.00	2,500	10,000	7,000
36 NW 13th Ave Duplex	2,000.00	2,000.00	2,000.00	6,000.00	5,000	6,000.00	5,000	20,000	14,000
Pet Rent	0.00	0.00	100.00	100.00	0	100.00	0	0	(100)
Late Fees/Other	145.00	105.00	225.00	475.00	125	475.00	125	500	25
Palm Manor-Rent	19,900.00	20,750.00	20,750.00	61,400.00	58,625	61,400.00	58,625	234,500	173,100
Palm Manor-Late Fees	530.00	475.00	510.00	1,515.00	1,200	1,515.00	1,200	4,800	3,285
Palm Manor-Laundry	296.75	206.00	211.50	714.25	1,125	714.25	1,125	4,500	3,786
Palm Manor-Legal	0.00	0.00	0.00	0.00	62	0.00	62	250	250
SW 12th-Rents	10,900.00	10,900.00	10,900.00	32,700.00	30,775	32,700.00	30,775	123,100	90,400
SW 12th-Late Fees/Other	135.00	245.00	100.00	480.00	100	480.00	100	400	(80)
Ttl Program Earned Rev.	68,439.68	66,426.83	54,791.50	189,658.01	141,337	189,658.01	141,337	565,350	375,692

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DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
In-Kind:									
Office Rent/Utilities	2,000.00	2,000.00	2,000.00	6,000.00	6,000	6,000.00	6,000	24,000	18,000
Total In-Kind	2,000.00	2,000.00	2,000.00	6,000.00	6,000	6,000.00	6,000	24,000	18,000
Other Revenue:									
Investment Income/Interest	169.82	398.63	622.43	1,190.88	875	1,190.88	875	3,500	2,309
Miscellaneous	0.00	270.00	(110.60)	159.40	125	159.40	125	500	341
Total Other Revenue	169.82	668.63	511.83	1,350.28	1,000	1,350.28	1,000	4,000	2,650
Total Revenue & Support	97,405.37	91,391.33	79,099.09	267,895.79	216,475	267,895.79	216,475	865,900	598,004
PROGRAM SERVICE EXPENSES									
Operations:									
Office Operating Expense	691.60	171.70	759.45	1,622.75	1,250	1,622.75	1,250	5,000	(3,377)
Bank Charges	156.45	80.41	186.91	423.77	750	423.77	750	3,000	(2,576)
Printing & Copying	832.74	500.35	539.92	1,873.01	1,750	1,873.01	1,750	7,000	(5,127)
Postage & Delivery	88.06	77.06	598.05	763.17	875	763.17	875	3,500	(2,737)
License/Permits/Fees	0.00	0.00	0.00	0.00	188	0.00	188	750	(750)
Dues/Subscriptions	0.00	750.00	0.00	750.00	750	750.00	750	3,000	(2,250)
Training/Conferences/Wrks	4,273.78	1,462.09	413.25	6,149.12	2,250	6,149.12	2,250	9,000	(2,851)
Office Equip/Software/Fur	328.68	332.20	332.25	993.13	2,500	993.13	2,500	10,000	(9,007)
Miscellaneous	0.00	0.00	0.00	0.00	125	0.00	125	500	(500)
Total Operating Expense	\$ 6,371.31	\$ 3,373.81	\$ 2,829.83	\$ 12,574.95	\$ 10,438	\$ 12,574.95	\$ 10,438	\$ 41,750	\$ (29,175)
Interest:									
Loan Interest	523.88	519.90	513.51	1,557.29	1,575	1,557.29	1,575	6,300	(4,743)
Total Interest Expense	\$ 523.88	\$ 519.90	\$ 513.51	\$ 1,557.29	\$ 1,575	\$ 1,557.29	\$ 1,575	\$ 6,300	\$ (4,743)
Travel:									

For additional information please call (561) 243-7500
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DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Travel/Mileage	\$ 311.38	\$ 832.84	\$ (250.00)	\$ 894.22	\$ 1,000	\$ 894.22	\$ 1,000	\$ 4,000	\$ (3,106)
Meals	649.47	121.00	0.00	770.47	625	770.47	625	2,500	(1,730)
Total Travel Expense	960.85	953.84	(250.00)	1,664.69	1,625	1,664.69	1,625	6,500	(4,835)
Personnel:									
Salaries/Wages	19,839.12	19,869.12	22,435.15	62,143.39	64,050	62,143.39	64,050	256,200	(194,057)
Payroll Taxes	1,474.87	1,475.88	1,477.87	4,428.62	5,875	4,428.62	5,875	23,500	(19,071)
Employee Benefits	3,803.29	4,592.64	4,330.75	12,726.68	12,575	12,726.68	12,575	50,300	(37,573)
Employee Benefits/Retirem	3,690.80	3,690.80	3,690.80	11,072.40	8,000	11,072.40	8,000	32,000	(20,928)
Insurance-Workers Comp	650.66	657.72	846.36	2,154.74	1,250	2,154.74	1,250	5,000	(2,845)
Total Personnel Expense	29,458.74	30,286.16	32,780.93	92,525.83	91,750	92,525.83	91,750	367,000	(274,474)
Occupancy:									
Rent-InKind	2,000.00	2,000.00	2,000.00	6,000.00	6,000	6,000.00	6,000	24,000	(18,000)
Total Occupancy Expense	2,000.00	2,000.00	2,000.00	6,000.00	6,000	6,000.00	6,000	24,000	(18,000)
Professional Fees & Serv:									
Website Services	357.83	91.55	69.98	519.36	1,250	519.36	1,250	5,000	(4,481)
Appraisal Fees	350.00	0.00	0.00	350.00	563	350.00	563	2,250	(1,900)
Marketing/Advertising/Eve	122.04	220.08	744.34	1,086.46	1,425	1,086.46	1,425	5,700	(4,614)
Legal Services	732.10	(563.45)	297.50	466.15	1,750	466.15	1,750	7,000	(6,534)
Consultant Services	0.00	0.00	0.00	0.00	500	0.00	500	2,000	(2,000)
Professional Services	894.31	974.32	887.98	2,756.61	3,000	2,756.61	3,000	12,000	(9,243)
Accounting/Audit Fees	1,000.00	1,000.00	1,000.00	3,000.00	3,000	3,000.00	3,000	12,000	(9,000)
Ttl Professional Fees/Ser	3,456.28	1,722.50	2,999.80	8,178.58	11,488	8,178.58	11,488	45,950	(37,771)
Insurance:									
Insurance-Liability	168.17	168.17	168.17	504.51	1,375	504.51	1,375	5,500	(4,995)
Insurance-Errors & Omissi	440.98	440.98	440.98	1,322.94	1,500	1,322.94	1,500	6,000	(4,677)
Insurance-Directors & Off	234.17	234.17	234.17	702.51	750	702.51	750	3,000	(2,297)

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DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

Insurance-Surety Bond	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 100	\$ 0.00	\$ 100	\$ 400	\$ (400)
Total Insurance Expense	843.32	843.32	843.32	2,529.96	3,725	2,529.96	3,725	14,900	(12,370)
Program Services:									
Write Off's(Grnd Lease)	0.00	0.00	0.00	0.00	188	0.00	188	750	(750)
License/Permits/Fees	0.00	0.00	0.00	0.00	375	0.00	375	1,500	(1,500)
Insurance-Homes	773.43	773.43	(99.90)	1,446.96	3,000	1,446.96	3,000	12,000	(10,553)
Property Taxes	242.01	2,562.27	(485.26)	2,319.02	2,500	2,319.02	2,500	10,000	(7,681)
Closing Cost	4,415.24	5,806.20	0.00	10,221.44	5,250	10,221.44	5,250	21,000	(10,779)
Landscape Maintenance	2,165.00	2,120.00	1,015.00	5,300.00	6,000	5,300.00	6,000	24,000	(18,700)
Pest Control	210.00	90.00	210.00	510.00	750	510.00	750	3,000	(2,490)
Repairs/Maintenance	843.84	1,231.57	610.00	2,685.41	2,500	2,685.41	2,500	10,000	(7,315)
Storage Fees	164.00	165.00	165.00	494.00	500	494.00	500	2,000	(1,506)
Development Cost	0.00	2,315.00	1,800.00	4,115.00	12,125	4,115.00	12,125	48,500	(44,385)
Improvements	170.66	0.00	0.00	170.66	2,500	170.66	2,500	10,000	(9,829)
FPL-Electric	0.00	252.46	69.57	322.03	500	322.03	500	2,000	(1,678)
Water & Sewer	305.44	234.77	75.17	615.38	1,000	615.38	1,000	4,000	(3,385)
Total Program Expense	9,289.62	15,550.70	3,359.58	28,199.90	37,188	28,199.90	37,188	148,750	(120,550)
Program Expense-Palm Mano									
License/Permits/Fees	0.00	125.00	0.00	125.00	550	125.00	550	2,200	(2,075)
Telephone	65.00	65.00	65.00	195.00	188	195.00	188	750	(555)
Insurance (multi-peril)	1,000.08	1,000.12	1,000.12	3,000.32	3,250	3,000.32	3,250	13,000	(10,000)
Property/Business Taxes	0.00	0.00	2,961.71	2,961.71	1,250	2,961.71	1,250	5,000	(2,038)
Legal Services	0.00	0.00	421.83	421.83	500	421.83	500	2,000	(1,578)
Professional Services	237.50	142.50	0.00	380.00	375	380.00	375	1,500	(1,120)
Landscape Maintenance	660.00	585.00	1,783.50	3,028.50	3,750	3,028.50	3,750	15,000	(11,972)
Pest Control	350.00	350.00	350.00	1,050.00	1,125	1,050.00	1,125	4,500	(3,450)
Repairs/Maintenance-31	395.41	618.80	662.10	1,676.31	3,750	1,676.31	3,750	15,000	(13,324)
Repairs/Maintenance-39	977.16	643.63	160.00	1,780.79	4,250	1,780.79	4,250	17,000	(15,219)
Repairs/Maintenance-45	225.00	136.90	165.00	526.90	1,000	526.90	1,000	4,000	(3,473)
Water/Sewer-Bldg 31	685.39	741.09	708.60	2,135.08	2,250	2,135.08	2,250	9,000	(6,865)

For additional information please call (561) 243-7500

Skyline for Windows Software

DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Water/Sewer-Bldg 39	\$ 945.17	\$ 764.17	\$ 663.39	\$ 2,372.73	\$ 4,000	\$ 2,372.73	\$ 4,000	\$ 16,000	\$ (13,627)
Water/Sewer-Bldg 45	597.49	577.49	334.88	1,509.86	1,200	1,509.86	1,200	4,800	(3,290)
FPL-Bldg 31	55.80	49.35	53.29	158.44	325	158.44	325	1,300	(1,142)
FPL-Bldg 39	139.03	106.06	90.47	335.56	350	335.56	350	1,400	(1,064)
FPL-Bldg 45	0.00	0.00	0.00	0.00	125	0.00	125	500	(500)
Replacement/Impr-Bldg 31	0.00	469.64	1,326.76	1,796.40	3,000	1,796.40	3,000	12,000	(10,204)
Replacement/Impr-Bldg 39	3,967.64	619.40	0.00	4,587.04	3,000	4,587.04	3,000	12,000	(7,413)
Replacement/Impr-Bldg 45	0.00	668.76	0.00	668.76	1,000	668.76	1,000	4,000	(3,331)
 Total Expenses-Palm Manor	 10,300.67	 7,662.91	 10,746.65	 28,710.23	 35,238	 28,710.23	 35,238	 140,950	 (112,240)
 Program Expense-SW 12th A									
Telephone	25.00	25.00	25.00	75.00	100	75.00	100	400	(325)
Professional Services	142.50	0.00	0.00	142.50	150	142.50	150	600	(458)
License/Permits/Fees	0.00	0.00	0.00	0.00	200	0.00	200	800	(800)
Legal	0.00	0.00	0.00	0.00	75	0.00	75	300	(300)
Insurance	782.08	782.12	782.12	2,346.32	2,450	2,346.32	2,450	9,800	(7,454)
Property Taxes	0.00	0.00	1,307.33	1,307.33	1,000	1,307.33	1,000	4,000	(2,693)
Repairs/Maintenance	245.76	615.00	1,358.96	2,219.72	750	2,219.72	750	3,000	(780)
Replacement/Imprvmnt Cost	0.00	1,517.04	150.00	1,667.04	2,750	1,667.04	2,750	11,000	(9,333)
Landscape Maintenance	635.00	635.00	2,835.00	4,105.00	2,500	4,105.00	2,500	10,000	(5,895)
Pest Control	180.00	180.00	180.00	540.00	900	540.00	900	3,600	(3,060)
Water & Sewer	1,523.33	1,481.86	1,413.08	4,418.27	4,000	4,418.27	4,000	16,000	(11,582)
FPL-Electric	197.44	174.97	169.55	541.96	750	541.96	750	3,000	(2,458)
 Total Expense SW 12th Ave	 3,731.11	 5,410.99	 8,221.04	 17,363.14	 15,625	 17,363.14	 15,625	 62,500	 (45,137)
 Program-808 SW 3rd Ct:									
Professional Services	23.75	0.00	0.00	23.75	50	23.75	50	200	(176)
Insurance	100.75	100.75	100.75	302.25	300	302.25	300	1,200	(898)
Repairs/Maintenance	0.00	133.64	73.05	206.69	250	206.69	250	1,000	(793)
Replacement Cost	0.00	0.00	0.00	0.00	250	0.00	250	1,000	(1,000)
Landscape Maintenance	100.00	100.00	100.00	300.00	500	300.00	500	2,000	(1,700)
Pest Control	30.00	0.00	30.00	60.00	125	60.00	125	500	(440)

For additional information please call (561) 243-7500

Skyline for Windows Software

DELRAY BEACH COMMUNITY LAND TRUST

1st Quarter Revenue & Expense Statement
Fiscal Period October 1, 2018 through December 31st, 2018

	October Actual	November Actual	December Actual	QTD Actual	QTD Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Water & Sewer-Irrigation	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 50	\$ 0.00	\$ 50	\$ 200	\$ (200)
FPL-Electric	0.00	0.00	0.00	0.00	50	0.00	50	200	(200)
Improvements	0.00	0.00	0.00	0.00	250	0.00	250	1,000	(1,000)
Total Expense 808 SW 3rd	254.50	334.39	303.80	892.69	1,825	892.69	1,825	7,300	(6,407)
TTL PROGRAM SERVICE COST	67,190.28	68,658.52	64,348.46	200,197.26	216,477	200,197.26	216,477	865,900	(665,703)
Other Expenses:									
TOTAL ALL EXPENSES	67,190.28	68,658.52	64,348.46	200,197.26	216,477	200,197.26	216,477	865,900	(665,703)
Net Revenue/Expenses	30,215.09	22,732.81	14,750.63	67,698.53	(2)	67,698.53	(2)	0	(67,699)

For additional information please call (561) 243-7500
Skyline for Windows Software



DELRAY BEACH COMMUNITY LAND TRUST

PRE/POST PURCHASE WORKSHOP

TOPIC: UNDERSTANDING PALM BEACH COUNTY PROPERTY TAXES

Ask an expert!



SPEAKERS:

Timothy Bean CFE, Manager
Palm Beach County Property Appraiser Office &
Dino Maniotis, Tax Roll Coordinator
Palm Beach County Property Appraiser



- ✓ Learn how the new millage rate will affect your property taxes
- ✓ Learn about property tax exemptions
- ✓ Learn how you can pay your property taxes
- ✓ Learn about what to do if your property taxes become delinquent

Light refreshments will be provided

Date: Wednesday, December 12th, 2018

Time: 6:00PM to 7:30PM

Location: 100 W. Atlantic Ave – Delray Beach Public Library

Telephone: (561) 243-7500 Please RSVP



DELRAY BEACH COMMUNITY LAND TRUST

Homebuyer Workshop

HOMEBUYER WORKSHOP AGENDA

Wednesday, December 12, 2018 6:00 P.M.

Delray Beach Library
100 N. Atlantic Ave
Delray Beach, FL 33444

1. Introductions

**2. Speakers: Dino Maniotis, Tax Roll Coordinator, Palm Beach County
Property Appraiser Office**

**Tim Bean, CFE Manager, Palm Beach County Property
Appraiser Office**

**3. Understanding the role of the Palm Beach County Property Appraisers
Office**

- a) Understanding the Millage rate**
- b) Homestead Exemption**
- c) Additional Exemptions**
- d) Tax Payment Plans**
- e) Delinquent Taxes**

4. Questions and Answers

5. Survey

DBCLT PRE PURCHASE WORKSHOP SURVEY

December 12, 2018

1. Who is responsible for the imposing the Millage rates?

- Tax Collector
- Taxpayer
- Taxing Authorities
- School Board

2. Millage rates can be adjusted prior to the November Tax bill?

- True
- False

3. If I see an increase in taxes who should I contact?

- Tax Collector
- Property Appraiser/Tax Authority
- Delray Beach Community Redevelopment Agency
- Delray Beach Community Land Trust

4. If your property value has increase what is first thing you should do?

- Review your Tax Notice you received in August
- Review your Ground Lease
- Review your Mortgage documents
- Contact the City of Delray Beach

5. What year did the Homestead Exemption increase to \$50,000?

- 2015
- 2008
- 2006
- 1999

6. You can apply for Homestead Exemption online?

- True
- False

7. What other topics/issues would you like the DBCLT to cover in future workshops?

DELRAY BEACH COMMUNITY LAND TRUST OTHER PARTNERS AND AFFILIATES



Delray Beach Community Land Trust
145 SW 12th Avenue
Delray Beach, FL 33444

Phone 561.243.7500 Fax 561.243.7501
www.delraylandtrust.org

The Delray Beach Community Land Trust
Quarterly Newsletter
"Opening Doors To Affordable Housing"

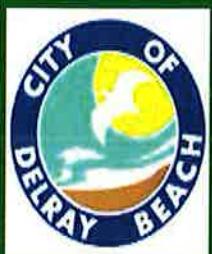
AFFORDABLE HOUSING *Balancing the Scale*



December 31, 2018



**CREATING HEALTHY
COMMUNITIES THROUGH THE
PROVISION AND PRESERVATION
OF AFFORDABLE HOUSING**



**BOARD
OF DIRECTORS**

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Housing Manager

Ahmed Burton
Homebuyer Coordinator

Snevly Noel
Administrative Asst.

Attorney

David Schmidt
Board Attorney

Community Friends, Members, Partners and Affiliates

The road to attaining quality affordable housing can become very rocky and overwhelming for individuals.

Researchers across the country have found that the better you are able to live, households and communities will thrive.

The Delray Beach Community Land Trust (DBCLT) sincerely values the ongoing support of our clients, partners and affiliates. The DBCLT is commissioned to provide quality, long term affordable housing for very-low to moderate income households within the city limits of Delray Beach. Our ongoing stewardship goals are to:

DELIVER affordable housing opportunities for very-low to moderate income households through ownership/lease purchase and rentals

SUSTAIN program services to ensure access to quality housing options by expanding and retaining existing housing pool, leveraging public/private subsidies and preventing displacement due to hardships or other economic events

CULTIVATE affordable housing stability and Upward Mobility for the households we serve

The board of directors continue to expand our housing portfolio to provide attainable housing opportunities.

By: Evelyn S. Dobson, CEO



HOME IMPROVEMENT MAINTENANCE/TIPS

- ◆ **GUTTERS** Simple cleaning routines, like removing visible debris or standing water help prevent clogged gutters.
- ◆ **WINDOWS** The key to protection and energy efficiency is impact resistant windows and doors that have double-pane insulated laminated glass. That laminate interlayer sandwiched between those two panes further strengthens the glass.
- ◆ **PAINTING** Do it yourself or hire a professional. If you don't paint, at least pressure clean walls and roof to get a clean look. If you do paint, only use two or three complementary colors—the basic field color, a trim color and an accent color. Recommend painting the entire house the same color including a garage door. Use the trim color for the fascia. Use an accent color for the front door. Choose colors that are compatible with the roof color.
- ◆ **RIDDING CLUTTER** Move out any extra furniture and personal items. A sparsely furnished home looks more spacious.
- ◆ **EXTERIOR LIGHT FIXTURES** Check switches and outlets for electrical efficiency.
- ◆ **LANDSCAPING** Refresh the landscaping by trimming shrubs and trees. Add some border flowers to enhance the "curb appeal" of your home.
- ◆ **GARAGES** Test your garage door opener regularly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.
- ◆ **AIR CONDITIONING UNIT** Replace air filters monthly and service system every six months.
- ◆ **ELECTRIC OUTLETS** Routinely test all GFCI (ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.
- ◆ **REFRIGERATOR** At least once a year vacuum the refrigerator lines.
- ◆ **PLUMBING** It's always advisable to routinely inspect your home's plumbing for potential problems. Look for drips or damp spots around your home. If you find any problems, fix them right away, or enlist the help of a reliable plumber.
- ◆ **KITCHEN APPLIANCES & FAUCETS** Schedule annual service appointments for your kitchen's appliances, such as the dishwasher, stove and refrigerator. The main cause of leaky faucets is worn out washers. The washers inside of the faucet handles are rubber and tend to wear out quickly. Replace them by turning off the main water supply, unscrewing the leaky handle that controls the flow of water to the spout, removing the old washer, and dropping in the new one.
- ◆ **CONTRACTORS** To find and hire a good Handyman or Contractor use resources like Yelp, Angie's List, and friends and family for a good reference. A local hardware store can also be a good resource when searching for a good Handyman or Contractor.
- ◆ **FRONT DOOR** For the cost of a can of paint you can transform your home's exterior.



COMMUNITY MEETINGS

(MEETINGS ARE SUBJECT TO CHANGE)

January 14th
Police Advisory
Board Meeting
5:30pm

January 29th
CRA-RFP Presentations
City Hall 10:00am

February 12th
CRA Board Meeting
City Hall 1:30pm

March 12th
CRA Board Meeting
1:30pm

March 11th
Police Advisory
Board Meeting
5:30 pm

May 13th
Police Advisory
Board Meeting
5:30pm

**PUT THIS
on YOUR
CALENDAR!**

ACTIVITIES IN DELRAY BEACH

January 15th
iPic Theater
Career Fair
Arts Garage
10:00am - 6:00pm

January 17th
Lunch N Art
Call (561) 278-0424
11:30am - 2:00pm

January 21st
MLK Jr. Breakfast
Delray Golf Club
(561) 279-8883
8:30am - 10:00am

January 26th
Mardi Gras Ball
Call (561) 450-6357
7:00pm - 11:00pm

January 30th
iPic Theater
Career Fair
Arts Garage
10:00am - 6:00pm

January 23rd - 27th
6th Annual
Delray Beach
Fashion Week
Call (561) 243-1077

February 12th
Jazz & Java
Call (561) 450-6357
10:00am - 11:30

March 9th & 10th
Delray Beach
Wine and Seafood
Festival

Call (561) 279-0907
Sat: 11:00am - 11:00pm
Sun: 11:00am - 6:00pm

DBCLT PORTFOLIO

73

Owned
single family
units and
Townhomes

5

New
single family homes
COMING SOON

1

One Resale
pending

7

Vacant Lots
For Future
Development

6

Owned Rental
properties-
7 units
(no vacancies)

37

Non-owned
Rental units
managed
(no vacancies)

PROPERTIES



HOMEBUYER CORNER

HOMEBUYER QUALIFICATION:

- ◆ Must be a 1st time Homebuyer or have not owned a home in three years
- ◆ Must meet mortgage lenders credit criteria and score (600 or better)
- ◆ Require available funds equal to 5% of purchase price
- ◆ Must be a US citizen or Permanent Resident
- ◆ Must attend a 6 hour first time homebuyer course

Income caps for purchase based upon AMI (Area Median Income Limits):

- ◆ 140% High Moderate (household size of 4, \$107,660)
- ◆ 120% Moderate (household size of 4 \$92,280)
- ◆ 80% Low (household size of 4 \$61,500)
- ◆ 50% Very Low (household size of 4 \$38,450)

First Time Homebuyer Course Urban League of Palm Beach, www.ulpbc.org

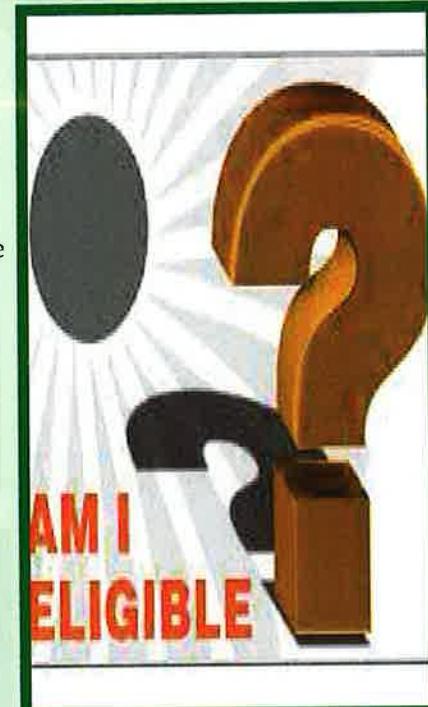
Telephone number: (561) 833-1461

When: Saturdays (Call to confirm date)

Where: 1700 N. Australian Ave.,
West Palm Beach, FL 33407

Time: 8:30AM – 3:30PM

Debthelper.com or Urban League ulpbc.org
Assist families and individuals by providing
financial solutions through counseling in the areas of
budgeting, credit and debt management.



AFFORDABLE HOUSING PROGRAM UPDATE

Equal Housing Opportunity

HOUSING DEVELOPMENT PROGRAM UPDATE:

New Purchase & Sales Contracts:

- ◆ 129 NW 4th Ave – Vacant lot
- ◆ 237 NW 5th Ave – Work Assignment Approved, permit pending
- ◆ 309 SW 5th Ave – Work Assignment Approved, permit pending
- ◆ NW 8th Ave – Vacant lot
- ◆ 23 SW 14th Ave-Work Assignment Approved, under construction
- ◆ 27 SW 14th Ave-Work Assignment Approved, under construction
- ◆ 106 SW 14th Ave – Work Assignment Approved, permit pending
- ◆ 229-231 SW 14th Ave – Vacant lots
- ◆ 233 SW 14th Ave – Vacant lot
- ◆ Zeder, lot 24 and 25 (not buildable)
- ◆ Southridge Rd., Zeder (not buildable)

Housing program includes the management of 37 non-owned rental units:

- ◆ Palm Manor Apartments 31, 39 & 45 SW 9TH Ave (25 units)
- ◆ The Courtyards at SW 12th Ave (12 units)



HOME DEPOT WORKSHOPS

Saturday
January 12th
10:00AM - 11:30AM
LEARN HOW TO
INSTALL CEILING FANS

Saturday
January 19th
10:00AM - 11:30AM
LEARN HOW TO UPDATE
YOUR BATHROOM

Thursday
January 17th
6:30AM - 8:00AM
LEARN HOW TO BUILD A
DRY ERASE MENU BOARD

Saturday
January 26th
10:00AM - 11:30AM
LEARN HOW TO
INSTALL SHIPLAP

IF YOU ARE INTERESTED IN
ATTENDING A FREE HOME
DEPOT WORKSHOP YOU CAN
REGISTER AT:
HOMEDEPOT.COM/WORKSHOP