



DELRAY BEACH REGULAR BOARD OF DIRECTORS MEETING July 26th, 2018

3rd Quarter DBCRA A-Guide Funding Report For April 1st through June 30th, 2018

Community Land Trust homeownership is an alternative form of homeownership. Community land trusts are especially attractive in high cost housing markets, with tight rental markets and high market rate for sale units. The attached information is intended to provide a summary of DBCLT's approach to combating slum, blight and displacement within the City limits of Delray Beach, primary focus area being the DBCRA target area.

Quality of life is defined by some as the general well-being of individuals and societies, outlining negative and positive features of life. It observes life satisfaction, including everything from family, physical health, employment, education, wealth, religious beliefs, finance and the environment.

Affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income. Affordable housing becomes a key issue especially in developing nations-states-cities where a majority of the population isn't able to buy a home at the market price. Disposable income of the people remains the primary factor in determining the affordability. As a result, it remains the increased responsibility of the government along with its partners to concentrate on minimizing the rising demand for affordable housing.

We are committed to meeting the Outputs and Outcomes reflected in the attached summary in addition to our ongoing stewardship goals of the organization to:

- **Cultivate** affordable housing stability and Upward Mobility for the households we serve
- **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

DBCLT Current Holdings & Transactions as of 06/30/2018:

The DBCLT property portfolio consisted of **eighty-eight (88)** properties:

- **Seventy (70) Units** - owner occupied units, two new sales this current quarter
- **Five (5) New WFH units under construction**
111 NW 12th Ave, 706 and 710 SW 2nd Street, 23 and 27 SW 14th Ave
- **One (1) Approved Work Assignment** for the development of vacant lot located at 106 SW 14th Ave
- **Six (6)** single family home rentals/lease purchase
- **One (1) duplex** – 36 NW 13th Avenue
- **Five (5) properties** - dedicated for the development of single family units
Two buildable lots at 309 SW 5th Ave and 129 NW 4th Ave
Three lots not buildable requiring infrastructure improvements

Evelyn S. Dobson-CEO

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
	Delray Beach CLT - ACTIVITY # <u>A</u> : Affordable Housing		Yearly Goal		Qtr 1 Ending 12/31/17		Qtr 2 Ending 3/31/18		Qtr 3 Ending 6/30/18		Qtr 4 Ending 9/30/18		TOTAL		% Annual Goal Achieved	On target	Below expected goal
1	OUTPUTS																
2	Sustainable Homeownership Services																
3	1 Intake Homebuyer applications processed		10		6		4		10		0		20		200%	XX	
4	2 Certificate of Occupancies for newly constructed Workforce Housing units		5		1		0		0		0		1		20%		XX
5	3 New Work Assignments for the development of single family units		3		2		3		1		0		6		200%	XX	
6	4 Certificate of Occupancy for new construction of scattered site single family home development		3		0		0		0		0		0		0%		XX
7	5 Executed Purchase & Sales Contracts		5		2		2		4		0		8		160%	XX	
8	6 Vacant lots acquired or conveyed for the development of new single family homes		3		3		0		0		0		3		100%	XX	
9	7 Pre-Post Purchase workshops		4		1		1		1		0		3		75%	XX	
10	8 Community Events participation		4		4		3		1		0		8		200%	XX	
11	9 Newsletters prepared quarterly		4		1		1		1		0		3		75%	XX	
12	Rental Housing																
13	10 Rental housing turnover		5		2		2		3		0		7		140%	XX	
14	11 Execute lease agreements		42		15		5		8		0		28		67%	XX	
15	12 Landlord Licenses processed		30		0		34		0		0		34		113%	XX	
16	13 Screening employment, credit, background checks & landlord verifications		70		33		22		22		0		77		110%	XX	
17	14 Quarterly reporting		8		2		2		2		0		6		75%	XX	
18	OUTCOMES																
19	Sustainable Homeownership Services																
20																	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
21	1 Increased housing applications		10		6		4		4		0		14		140%	XX	
22	2 Increase homeownership pool (66 to 73)		7		0		2		0		0		2		29%		XX
23	3 Increased number of household members provided access to quality affordable housing		30		7		11		15		0		33		110%	XX	
24	4 Expand the number of available single family homes for purchase		8		1		1		1		0		3		38%		XX
25	5 Provide ongoing education		50		24		17		16		0		57		114%	XX	
26	6 Generate developer fees		\$49,500		\$0		\$20,277		\$0		\$0		\$20,277		41%		XX
27	Rental Housing																
28	7 Household members provided access to rental housing		84		45		15		24		0		84		100%	XX	
29	8 Households approved for affordable rental housing		42		15		5		8		0		28		67%	XX	
30	9 Reports prepared & submitted for non-owned units		8		2		2		2		0		6		75%	XX	
31	10 Rental housing income generated monthly \$37,615		\$451,380		\$120,292		\$116,525		\$119,791		\$0		\$356,608		79%	XX	
32																	

OUTCOMES	
Sustainable Homeownership Services	
1	Increased housing applications Ten (10) new homebuyer applications have been processed with five (5) mortgage ready
2	Increased homeownership pool (66 to 73) DBCLT homeowner pool currently consist of 70 with four (4) closings projected by September 30, 2018.
3	Increased number of household members provided access to quality affordable housing Four (4) units with a total of fifteen (15) household members provided access to housing
4	Expand the number of available single family homes for purchase Four units made available for purchase, three units scheduled for completion by September 30, 2018
5	Provide ongoing education Pre-post purchase workshop held on March 28th, 2018 and held at Pompey Park with 17 attendees (see attachments)
6	Generate developer fees \$20,277.00 captured YTD with \$33,000 additional projected by September 30, 2018
Rental Housing	
7	Household members provided access to rental housing With an average of three occupants per unit, provided affordable rental housing to 24 households members this quarter
8	Households approved for affordable rental housing Eight (8) households approved for rental housing with eight (8) executed lease agreements
9	Reports prepared & submitted for non-owned units The quarterly reports for the Palm Manor Apts and SW 12th Ave Duplexes were submitted in July
10	Rental housing income generated monthly DBCLT met goal with capturing \$119,791.00 in rental revenue averaged monthly



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: Delray Beach Community Land Trust				FY 2017-2018 Budget		Quarter: 3rd	
4								
5	INCOME		FY 2017-18 Quarter 04/01/2018 - 06/30/2018		FY 2017-2018 Actual Year-to-Date 10/01/2017- 06/30/2018		FY Budget 2017-18	Variance Favorable (Unfavorable)
6	C.R.A. Grant		48,675		146,025		194,700	(48,675)
7	Foundation/Bank Grants				12,750		1,000	11,750
8	Land/Gifts-Acquisitions		86,530		114,210			
9	Scholarship Grants		200		1,535		-	1,535
10	Charitable Donatons		-		-		3,000	(3,000)
11	Individual/Member Donations		-		-		500	(500)
12	Application Fees		1,480		3,105		2,000	1,105
13	Ground Lease Fees		8,543		24,934		33,600	(8,666)
14	Developer Fees		-		20,277		49,500	(29,223)
15	Membership Dues		20		161		400	(239)
16	Proceeds from Sales		-		14,484		15,000	(516)
17	Rental Income/DBCLT		25,990		78,490		79,250	(760)
18	Rental Income/Palm Manor		61,226		182,140		249,950	(67,810)
19	Rental Income/SW 12th Duplexes		32,575		97,595		126,200	(28,605)
20	Office Rent-In Kind		6,000		18,000		24,000	(6,000)
21	Interest Income		971		2,645		1,500	1,145
22	Other: Miscellaneous		-		135		500	(365)
23	Total Income		272,210		716,487		781,100	(64,613)
24								
25	CRA % of Total Income		18%		20%		25%	
26	Less the \$86,530.00 we are at 26% for the quarter, YTD 24%							
27	Expense		FY 2017-18 Quarter 04/01/2018 - 06/30/2018		FY 2017-2018 Actual Year-to-Date 10/01/2017- 06/30/2018		FY Budget 2017-18	Variance Favorable (Unfavorable)
28	Office Operating Expenses		1,023		3,056		5,000	(1,944)
29	Bank Charges		477		1,197		1,400	(203)
30	Printing and Copying		2,823		4,931		7,000	(2,069)
31	Postage and Delivery		1,106		2,389		2,400	(11)
32	License/Permits/Fees		370		431		540	(109)
33	Dues/Subscriptions		1,044		2,257		3,000	(743)
34	Training/Conference/Workshops		981		6,527		7,200	(673)
35	Office Equipment/Furniture		1,814		8,867		5,000	3,867
36	Miscellaneous		-		-		500	(500)
37	Loan Interest		1,395		3,295		4,000	(705)
38	Travel/Mileage		132		2,153		4,000	(1,847)
39	Meals		-		1,297		2,500	(1,203)
40	Salaries/Wages		56,694		177,313		244,000	(66,687)
41	Payroll Taxes		4,264		13,439		22,950	(9,511)
42	Employee Benefits		10,205		32,986		45,000	(12,014)
43	Employee Benefits/Retirement		2,584		18,275		29,000	(10,725)
44	Insurance-Workers Compensation		1,081		3,553		8,100	(4,547)
45	Rent-Ground Lease		-		-		5	(5)
46	Rent-InKind		6,000		18,000		24,000	(6,000)
47	Website Services		335		1,269		6,600	(5,331)
48	Appraisal Fees		-		-		2,250	(2,250)
49	Inspections/Environmentals		-		-		2,250	(2,250)
50	Marketing/Advertising		225		1,633		5,700	(4,067)
51	Legal Services		2,096		7,190		6,000	1,190
52	Consultant Services		-		-		1,585	(1,585)
53	Professional Services		3,143		8,837		12,800	(3,963)

	A	B	C	D	E	F	G	H
54	Accounting/Audit Fees		5,000		11,000		12,000	(1,000)
55	Insurance - Liability		555		1,621		5,400	(3,779)
56	Insurance - Errors & Omissions		1,323		3,969		6,000	(2,031)
57	Insurance-Directors & Officers		703		2,107		2,700	(593)
58	Insurance-Surety Bond		-		-		375	(375)
59	Write Off's(Ground Lease Fees)		-		-		750	(750)
60	License/Permits/Fees		-		375		1,050	(675)
61	Insurance-Homes		2,328		7,695		10,500	(2,805)
62	Property Taxes		1,720		6,677		10,200	(3,523)
63	Closing Cost		-		9,385		14,000	(4,615)
64	Landscape Maintenance		3,545		14,425		20,400	(5,975)
65	Pest Control		480		1,320		3,300	(1,980)
66	Repairs/Maintenance/Equipment		1,665		3,293		13,000	(9,707)
67	Storage Fees		602		1,332		2,100	(768)
68	Sidewalks		-		-		5,700	(5,700)
69	Development Cost		11,603		21,047		25,000	(3,953)
70	Improvements		1,544		4,099		9,600	(5,501)
71	Electric		-		216		2,100	(1,884)
72	Water & Sewer		207		1,033		4,200	(3,167)
73	Palm Manor Expense		38,757		100,983		111,945	(10,962)
74	SW 12th Ave Expense		13,005		41,110		59,500	(18,390)
75	808 SW 3rd Ct-Restricted		1,322		3,219		8,500	(5,281)
76	Contingency/Reserves		-		775		-	775
77	Sub-Total Expenses		182,151		554,576		781,100	(226,524)
78	Total Expense		182,151		554,576		781,100	(226,524)

79								
80	NET INCOME		90,059		161,911		-	161,911
81								
82								

CRA Budget Narrative Form

84	ORGANIZATION NAME: <u>Delray Beach Community Land Trust</u>	FY 2017-2018 Budget	Quarter: 3rd
85	☒ Exceeding Projection ☐ On Target ☐ Below Projection		

INCOME: Explanation of Variances

87	C.R.A. Grant	3rd quarter grant funding
88	Foundation/Bank Grants	Community Reinvestment Grants from Florida Community Bank
89	Scholarship Grants	Conference award to cover registration fee
90	Charitable Donations	
91	Individual/Member Donations	
92	Application Fees	Rental and Homebuyer application fees captured to offset intake processing
93	Ground Lease Fees	Ground Lease fees at \$40.00 monthly per owner, total owners 70 at 06/30/2018
94	Developer Fees	No sales during this quarter
95	Membership Dues	New and annual recurring membership fees
96	Proceeds from Sales	No sales during this quarter
97	Rental Income/DBCLT	Rental revenue captured from 8 owned units
98	Rental Income/Palm Manor	Rental revenue captured from 24 DBCRA owned units
99	Rental Income/SW 12th Duplexes	Rental revenue captured from 12 DBCRA owned units, at 100 % occupancy
100	Office Rent-In Kind	City of Delray Beach dollar factor for monthly services and support
101	Interest Income	Funds captured from money market accounts
102	Other: Miscellaneous	

103			
104			
105	☒ Lower than Projection ☐ On Target ☐ Exceeding Projection		

EXPENSES: Explanation of Variances

107	Office Operating Expenses	Day-to-day operating cost
108	Bank Charges	Service fees incurred
109	Printing and Copying	Leased copier and associated operating cost
110	Postage and Delivery	Leased postage meter and associated operating cost
111	License/Permits/Fees	Required operating fees
112	Dues/Subscriptions	Annual affiliates membership fees and other

	A	B	C	D	E	F	G	H
113	Training/Conference/Workshops		Capacity building/professional and organizational program cost					
114	Office Equipment/Furniture		Accounting software annual maintenance and upgrade cost incurred					
115	Miscellaneous							
116	Loan Interest		PNC line of credit interest expense					
117	Travel/Mileage		Cost associated with capacity building/professional and organizational program cost					
118	Meals		Cost associated with capacity building/professional and organizational program cost					
119	Salaries/Wages		Quarter expensed 6 payroll periods for four (4) full-time employees					
120	Payroll Taxes		Employer overhead cost for 6 payroll periods					
121	Employee Benefits		Overhead cost (health/dental/life/disability/allowances and merit)					
122	Employee Benefits/Retirement		Employer 401k expense					
123	Insurance-Workers Compensation		Employer overhead cost					
124	Rent-Ground Lease							
125	Rent-InKind		City of Delray Beach dollar factor for monthly services and support					
126	Website Services		Website maintenance cost					
127	Appraisal Fees							
128	Inspections/Environmentals							
129	Marketing/Advertising		Program marketing materials, ads, newsletters, events, etc.					
130	Legal Services		Program oversight cost for general legal and all other matters					
131	Consultant Services							
132	Professional Services		Payroll services/architectural/surveys and other cost					
133	Accounting/Audit Fees		Final cost for 2016/2017 Annual Audit and 990 Return					
134	Insurance - Liability		Commercial/Professional coverage					
135	Insurance - Errors & Omissions		Business services and management coverage					
136	Insurance-Directors & Officers		Business and management indemnity coverage					
137	Insurance-Surety Bond							
138	Write Off's(Ground Lease Fees)							
139	License/Permits/Fees		Landlord license fees					
140	Insurance-Homes		Dwelling and windstorm coverage on all owned rental units					
141	Property Taxes		200 NW 5th Ave C taxes due from closing 06/2017					
142	Closing Cost							
143	Landscape Maintenance		Monthly maintenance service cost-rental properties owned and vacant lots					
144	Pest Control		Maintenance cost incurred for owned rentals					
145	Repairs/Maintenance/Equipment		Maintenance cost incurred for owned rentals					
146	Storage Fees		Storage space for files and etc.					
147	Sidewalks							
148	Development Cost		Brush & Debris removal, extra fill not included in contract SW 2nd Street					
149	Improvements		Appliances-Washer & Dryer replaced 208 SW 15th Ave, Microwave for 49 NW 13th Ave					
150	Electric		Cost incurred on newly constructed unit 200 NW 5th Ave B					
151	Water & Sewer		Cost incurred on newly constructed unit 200 NW 5th Ave B					
152	Palm Manor Expense		Total management cost for maintenance/services/etc.					
153	SW 12th Ave Expense		Total management cost for maintenance/services/etc.					
154	808 SW 3rd Ct-Restricted		Total management cost for maintenance/services/etc.					
155	Contingency							
156								
157								

	A	B	C	D	E	F	G	H
1	Quarterly Budget Report "A"							
2	ORGANIZATION NAME: Delray Beach Community Land Trust			FY 2017-2018 Budget		Quarter: 3rd		
3								
4	INCOME		FY 2017-18 Quarter 04/01/2018 - 06/30/2018		FY 2017-2018 Actual Year-to-Date 10/01/2017- 06/30/2018		FY Budget 2017-18	Variance Favorable (Unfavorable)
5	C.R.A. Grant		48,675		146,025		194,700	(48,675)
6	Foundation/Bank Grants		-		12,750		1,000	11,750
7	Land/Gifts-Acquisitions		86,530		114,210			
8	Scholarship Grants		200		1,535			1,535
9	Charitable Donations		-		-		3,000	(3,000)
10	Individual/Member Donations		-		-		500	(500)
11	Application Fees		1,480		3,105		2,000	1,105
12	Ground Lease Fees		8,543		24,934		33,600	(8,666)
13	Developer Fees		-		20,277		49,500	(29,223)
14	Membership Dues		20		161		400	(239)
15	Proceeds from Sales		-		14,484		15,000	(516)
16	Rental Income/DBCLT		25,990		78,490		79,250	(760)
17	Rental Income/Palm Manor		61,226		182,140		249,950	(67,810)
18	Rental Income/SW 12th Duplexes		32,575		97,595		126,200	(28,605)
19	Office Rent-In Kind		6,000		18,000		24,000	(6,000)
20	Interest Income		971		2,645		1,500	1,145
21	Other: Miscellaneous		-		135		500	(365)
22	Total Income		272,210		716,487		781,100	(64,613)
23	CRA % of Total Income		18%		20%		25%	
24	Less the \$86,530.00 we are at 26% for the quarter, YTD 24%							
25								
26	Expense		FY 2017-18 Quarter 04/01/2018 - 06/30/2018		FY 2017-2018 Actual Year-to-Date 10/01/2017- 06/30/2018		FY Budget 2017-18	Variance Favorable (Unfavorable)
27	Office Operating Expenses		1,023		3,056		5,000	(1,944)
28	Bank Charges		477		1,197		1,400	(203)
29	Printing and Copying		2,823		4,931		7,000	(2,069)
30	Postage and Delivery		1,106		2,389		2,400	(11)
31	License/Permits/Fees		370		431		540	(109)
32	Dues/Subscriptions		1,044		2,257		3,000	(743)
33	Training/Conference/Workshops		981		6,527		7,200	(673)
34	Office Equipment/Furniture		1,814		8,867		5,000	3,867
35	Miscellaneous		-		-		500	(500)
36	Loan Interest		1,395		3,295		4,000	(705)
37	Travel/Mileage		132		2,153		4,000	(1,847)
38	Meals		-		1,297		2,500	(1,203)
39	Salaries/Wages		56,694		177,313		244,000	(66,687)
40	Payroll Taxes		4,264		13,439		22,950	(9,511)
41	Employee Benefits		10,205		32,986		45,000	(12,014)
42	Employee Benefits/Retirement		2,584		18,275		29,000	(10,725)
43	Insurance-Workers Compensation		1,081		3,553		8,100	(4,547)
44	Rent-Ground Lease		-		-		5	(5)
45	Rent-InKind		6,000		18,000		24,000	(6,000)
46	Website Services		335		1,269		6,600	(5,331)
47	Appraisal Fees		-		-		2,250	(2,250)
48	Inspections/Environmentals		-		-		2,250	(2,250)
49	Marketing/Advertising		225		1,633		5,700	(4,067)
50	Legal Services		2,096		7,190		6,000	1,190
51	Consultant Services		-		-		1,585	(1,585)
52	Professional Services		3,143		8,837		12,800	(3,963)
53	Accounting/Audit Fees		5,000		11,000		12,000	(1,000)
54	Insurance - Liability		555		1,621		5,400	(3,779)
55	Insurance - Errors & Omissions		1,323		3,969		6,000	(2,031)

	A	B	C	D	E	F	G	H
56	Insurance-Directors & Officers		703		2,107		2,700	(593)
57	Insurance-Surety Bond		-		-		375	(375)
58	Write Off's(Ground Lease Fees)		-		-		750	(750)
59	License/Permits/Fees		-		375		1,050	(675)
60	Insurance-Homes		2,328		7,695		10,500	(2,805)
61	Property Taxes		1,720		6,677		10,200	(3,523)
62	Closing Cost		-		9,385		14,000	(4,615)
63	Landscape Maintenance		3,545		14,425		20,400	(5,975)
64	Pest Control		480		1,320		3,300	(1,980)
65	Repairs/Maintenance/Equipment		1,665		3,293		13,000	(9,707)
66	Storage Fees		602		1,332		2,100	(768)
67	Sidewalks		-		-		5,700	(5,700)
68	Development Cost		11,603		21,047		25,000	(3,953)
69	Improvements		1,544		4,099		9,600	(5,501)
70	Electric		-		216		2,100	(1,884)
71	Water & Sewer		207		1,033		4,200	(3,167)
72	Palm Manor Expense		38,757		100,983		111,945	(10,962)
73	SW 12th Ave Expense		13,005		41,110		59,500	(18,390)
74	808 SW 3rd Ct-Restricted		1,322		3,219		8,500	(5,281)
75	Contingency/Reserves		-		775		-	775
76	Total Expense		182,151		554,576		781,100	(226,524)
77								
78	NET INCOME		90,059		161,911		-	
79								
80								
81	CRA Budget Narrative Report "A"							
82	ORGANIZATION NAME: Delray Beach Community Land Trust			FY 2017-2018 Budget		Quarter: 3rd		
83	X Exceeding Projection On Target			Below Projection				
84	INCOME: Explanation of Variances							
85	C.R.A. Grant	3rd quarter grant funding						
86	Foundation Grants	Community Reinvestment Grants from Florida Community Bank						
87	Scholarship Grants	Conference award to cover registration fee						
88	Charitable Donations							
89	Individual/Member Donations							
90	Application Fees	Rental and Homebuyer application fees captured to offset intake processing						
91	Ground Lease Fees	Ground Lease fees at \$40.00 monthly per owner, total owners 70 at 06/30/2018						
92	Developer Fees	No sales during this quarter						
93	Membership Dues	New and annual recurring membership fees						
94	Proceeds from Sales	No sales during this quarter						
95	Rental Income/DBCLT	Rental revenue captured from 8 owned units						
96	Rental Income/Palm Manor	Rental revenue captured from 24 DBCRA owned units						
97	Rental Income/SW 12th Duplexes	Rental revenue captured from 12 DBCRA owned units, at 100 % occupancy						
98	Office Rent-In Kind	City of Delray Beach dollar factor for monthly services and support						
99	Interest Income	Funds captured from money market accounts						
100	Other: Miscellaneous							
101								
102								
103	X Lower than Projection On Target			Exceeding Projection				
104	EXPENSES: Explanation of Variances							
105	Office Operating Expenses	Day-to-day operating cost						
106	Bank Charges	Service fees incurred						
107	Printing and Copying	Leased copier and associated operating cost						
108	Postage and Delivery	Leased postage meter and associated operating cost						
109	License/Permits/Fees	Required operating fees						
110	Dues/Subscriptions	Annual affiliates membership fees and other						
111	Training/Conference/Workshops	Capacity building/professional and organizational program cost						
112	Office Equipment/Furniture	Accounting software annual maintenance and upgrade cost incurred						
113	Miscellaneous							
114	Loan Interest	PNC line of credit interest expense						

	A	B	C	D	E	F	G	H
115	Travel/Mileage		Cost associated with capacity building/professional and organizational program cost					
116	Meals		Cost associated with capacity building/professional and organizational program cost					
117	Salaries/Wages		Quarter expensed 6 payroll periods for four (4) full-time employees					
118	Payroll Taxes		Employer overhead cost for 6 payroll periods					
119	Employee Benefits		Overhead cost (health/dental/life/disability/allowances and merit)					
120	Employee Benefits/Retirement		Employer 401k expense					
121	Insurance-Workers Compensation		Employer overhead cost					
122	Rent-Ground Lease							
123	Rent-InKind		City of Delray Beach dollar factor for monthly services and support					
124	Website Services		Website maintenance cost					
125	Appraisal Fees							
126	Inspections/Environmentals							
127	Marketing/Advertising		Program marketing materials, ads, newsletters, events, etc.					
128	Legal Services		Program oversite cost for general legal and all other matters					
129	Consultant Services							
130	Professional Services		Payroll services/architectural/surveys and other cost					
131	Accounting/Audit Fees		Final cost for 2016/2017 Annual Audit and 990 Return					
132	Insurance - Liability		Commercial/Professional coverage					
133	Insurance - Errors & Omissions		Business services and management coverage					
134	Insurance-Directors & Officers		Business and management indemnity coverage					
135	Insurance-Surety Bond							
136	Write Off's(Ground Lease Fees)							
137	License/Permits/Fees		Landlord license fees					
138	Insurance-Homes		Dwelling and windstorm coverage on all owned rental units					
139	Property Taxes		200 NW 5th Ave C taxes due from closing 06/2017					
140	Closing Cost							
141	Landscape Maintenance		Monthly maintenance service cost-rental properties owned and vacant lots					
142	Pest Control		Maintenance cost incurred for owned rentals					
143	Repairs/Maintenance/Equipment		Maintenance cost incurred for owned rentals					
144	Storage Fees		Storage space for files and etc.					
145	Sidewalks							
146	Development Cost		Brush & Debris removal, extra fill not included in contract SW 2nd Street					
147	Improvements		Appliances-Washer & Dryer replaced 208 SW 15th Ave, Microwave for 49 NW 13th Ave					
148	Electric		Cost incurred on newly constructed unit 200 NW 5th Ave B					
149	Water & Sewer		Cost incurred on newly constructed unit 200 NW 5th Ave B					
150	Palm Manor Expense		Total management cost for maintenance/services/etc.					
151	SW 12th Ave Expense		Total management cost for maintenance/services/etc.					
152	808 SW 3rd Ct-Restricted		Total management cost for maintenance/services/etc.					
153	Contingency							
154								

DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of June 30, 2018

ASSETS

Current Assets:

Operating Funds:

Fifth Third Bank - Oper. 15,092.84

City National Bnk-Oper 16,615.41

City National-PM Oper 20.00

Reserve & Mkt. Funds:

BankUnited - Mkt. 417,244.82

BankUnited ICS-Sweep 151,483.72

PNC Bank - Rsv.** 6,384.24

PNC Bank - Mkt.** 206,408.41

City National-Mkt 32,586.08

Restricted Funds:

BankUnited-Graham 4,454.72

City National-Esc Edmond 95.00

BankUnited-Sec Dep DBCLT 8,325.00

City National-PM Sec Dep 18,500.00

City National-SW 12th Dp 10,001.00

Total Current Assets 887,211.24

Other Assets:

Petty Cash 250.00

Accounts Receivable 52,382.67

Due fr Amer Express 3,177.30

Prepaid Ins-Liability 586.57

Prepaid Errors & Omission 3,968.85

Prepaid Ins-Multi/P.M. 5,000.44

Prepaid Ins-Multi/SW12th 1,524.36

Prepaid Ins-D & O 1,873.32

Prepaid Ins-Homes 10,518.02

Prepaid Exp-Postage 165.18

Prepaid Exp-Storage 164.00

Total Other Assets 79,610.71

Work in Progress:

309 SW 5th Ave-WFH 21,200.00

706 SW 2nd Street-WFH 95,659.38

710 SW 2nd Street-WFH 92,912.34

111 NW 12th Ave-WFH 92,621.25

Total Work in Progress 302,392.97

Leased Properties:

313 SE 5th Street 196,618.00

208 SW 15th Ave 270,905.56

115 SW 9th Ave 79,572.35

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

DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of June 30, 2018

49 NW 13th Ave	135,984.16
808 SW 3rd Ct	119,222.96
36 NW 13th Ave Duplex	211,158.79

Total Leased Properties	1,013,461.82
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Property for Sale:	
109 SW 14th Ave/Resale	74,338.70

Total for Sale	74,338.70
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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
109 SW 14th Ave-L	35,000.00
XXX Zeder Ave-V	20,000.00
111 NW 12th Ave-V-WFH	500.00
706 SW 2nd Street-V-WFH	500.00
710 SW 2nd Street-V-WFH	500.00
49 NW 13th Ave-LP	87,132.00
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

Total Land/Other	524,984.00
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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/Appplewhit	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	98,152.55

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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of June 30, 2018

17 SW 13th Ave/Graham	\$ 87,132.00
46 NW 11th Ave/Bienaime	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
103 SW 14th Ave/McCu&Swin	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 Montessor/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

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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet As of June 30, 2018

132 SW 14th Ave/Auguste	\$	48,043.74	
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	

Total Land/Leased		4,192,915.38	
Deposits:			
Utility Deposits		401.00	

Total Deposits		401.00	
TOTAL ASSETS			7,075,315.82
LIABILITIES			
Current Liabilities:			
Accounts Payable/Contract		179,634.00	
Accounts Payable		23,026.74	
A/Payable-Accrued PTO		30,976.46	
Graham-Taxes/Insurance		4,454.62	

Total Accounts Payables		238,091.82	
Other Liabilities:			
Prepaid Ground Lease/Rent		7,427.35	
Refundable Dep-PM		14,875.00	
Refundable Dep-SW 12th		10,000.00	
Deposits/Last Rnt - DBCLT		8,325.00	
Escrow/Edmond		95.00	

Total Other Liabilities		40,722.35	
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	
Equity:			
Unrestricted		723,074.05	
Restricted Assets		5,471,266.80	

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DELRAY BEACH COMMUNITY LAND TRUST

Balance Sheet
As of June 30, 2018

Net Assets	\$ 161,911.33

TOTAL EQUITY BALANCE	6,356,252.18

TOTAL LIABILITIES	
AND EQUITY BALANCE	7,075,315.82

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

3rd Quarter Statement of Revenue and Expenses
April 1, through June 30, 2018

	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Grants, Support & Revenue									
Public Support:									
C.R.A. Grant	\$ 16,225.00	\$ 16,225.00	\$ 16,225.00	\$ 48,675	\$ 48,675	\$ 145,025	\$ 145,025	\$ 194,700	\$ 48,675
Other Grant Funds	0.00	0.00	0.00	0	250	12,750	750	1,300	(11,750)
Land/Gifts-Acquisition	0.00	86,529.60	0.00	86,530	0	114,210	0	0	(114,210)
Scholarship Grants	0.00	0.00	200.00	200	0	1,535	0	0	(1,535)
Charitable Donations	0.00	0.00	0.00	0	750	0	2,250	3,000	3,000
Member Donations	0.00	0.00	0.00	0	125	0	375	500	500
Total Public Support	16,225.00	102,754.60	16,425.00	135,405	49,800	274,520	149,400	199,200	(75,320)
Program Earned Revenue:									
Earned Revenue:									
Application Fees	768.00	147.00	565.00	1,480	500	3,105	1,500	2,000	(1,105)
Ground Lease Fees	2,800.00	2,943.00	2,800.00	8,543	8,400	24,934	25,200	33,600	8,666
Developer Fees	0.00	0.00	0.00	0	12,375	20,277	37,125	49,500	29,223
Membership Dues	7.00	3.00	10.00	20	100	161	300	400	239
Proceeds From Sales	0.00	0.00	0.00	0	9,750	14,484	11,250	15,000	516
313 SE 5th Street	950.00	950.00	950.00	2,850	2,375	8,550	7,125	9,500	950
Temporary Rent Income	1,000.00	1,000.00	1,000.00	3,000	750	9,000	2,250	3,000	(6,000)
208 SW 15th Ave	1,400.00	1,400.00	1,400.00	4,200	3,500	12,600	10,500	14,000	1,400
115 SW 9th Avenue	1,000.00	1,000.00	1,000.00	3,000	2,500	9,000	7,500	10,000	1,000
40 NW 12th Avenue	1,000.00	(1,000.00)	0.00	0	0	0	0	0	0
49 NW 13th Ave	1,200.00	1,200.00	1,200.00	3,600	3,000	10,800	9,000	12,000	1,200
808 SW 3rd Ct	0.00	2,000.00	1,000.00	3,000	2,500	9,000	7,500	10,000	1,000
36 NW 13th Ave Duplex	2,000.00	2,000.00	2,000.00	6,000	5,063	18,000	15,188	20,250	2,250
Late Fees/Other	105.00	160.00	75.00	340	125	1,540	375	500	(1,040)
Palm Manor-Rent	18,716.23	18,156.00	19,629.96	55,502	60,175	172,347	180,525	240,700	68,353
Palm Manor-Late Fees	440.00	430.00	800.00	1,670	1,125	4,855	3,375	4,500	(355)
Palm Manor-Laundry	0.00	261.50	487.00	729	1,125	2,343	3,375	4,500	2,157
Palm Manor-Forfeitures	0.00	0.00	2,325.00	2,325	0	2,595	0	0	(2,595)
Palm Manor-Legal	0.00	0.00	0.00	0	62	0	187	250	250
SW 12th-Rents	10,800.00	10,800.00	10,800.00	32,400	31,500	97,200	94,500	126,000	28,800
SW 12th-Late Fees/Other	25.00	125.00	25.00	175	50	395	150	200	(195)

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

DELRAY BEACH COMMUNITY LAND TRUST

3rd Quarter Statement of Revenue and Expenses
April 1, through June 30, 2018

	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Ttl Program Earned Rev.	42,211.23	41,575.50	46,046.96	129,834	138,975	421,186	416,925	555,900	134,714
In-Kind:									
Office Rent/Utilities	2,000.00	2,000.00	2,000.00	6,000	6,000	18,000	18,000	24,000	6,000
Total In-Kind	2,000.00	2,000.00	2,000.00	6,000	6,000	18,000	18,000	24,000	6,000
Other Revenue:									
Investmt Income/Interest	285.48	315.27	370.04	971	375	2,645	1,125	1,500	(1,145)
Miscellaneous	0.00	0.00	0.00	0	125	135	375	500	365
Total Other Revenue	285.48	315.27	370.04	971	500	2,780	1,500	2,000	(780)
Total Revenue & Support	60,721.71	146,645.37	64,842.00	272,210	195,275	716,486	595,825	781,100	64,614
PROGRAM SERVICE EXPENSES									
Operations:									
Office Operating Expense	484.87	130.95	407.47	1,023	1,250	3,056	3,750	5,000	(1,944)
Bank Charges	233.95	197.35	45.74	477	350	1,197	1,050	1,400	(203)
Printing & Copying	1,402.82	529.98	890.37	2,823	1,750	4,931	5,250	7,000	(2,069)
Postage & Delivery	123.34	898.05	85.00	1,106	600	2,389	1,800	2,400	(11)
License/Permits/Fees	300.00	70.00	0.00	370	135	431	405	540	(109)
Dues/Subscriptions	495.00	174.00	375.00	1,044	750	2,257	2,250	3,000	(743)
Training/Conferences/Wrks	(768.23)	176.00	1,573.32	981	1,800	6,527	5,400	7,200	(673)
Office Equip/Software/Fur	273.24	435.10	1,106.05	1,814	1,250	8,867	3,750	5,000	3,867
Miscellaneous	0.00	0.00	0.00	0	125	0	375	500	(500)
Total Operating Expense	\$ 2,544.99	\$ 2,611.43	\$ 4,482.95	\$ 9,638	\$ 8,010	\$ 29,655	\$ 24,030	\$ 32,040	\$ (2,385)
Interest:									
Loan Interest	455.21	500.73	439.23	1,395	1,000	3,295	3,000	4,000	(705)

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Skyline for Windows

DELRAY BEACH COMMUNITY LAND TRUST

3rd Quarter Statement of Revenue and Expenses

April 1, through June 30, 2018

	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Interest Expense	455.21	500.73	439.23	1,395	1,000	3,295	3,000	4,000	(705)
Travel:									
Travel/Mileage	0.00	315.12	(182.70)	132	1,000	2,153	3,000	4,000	(1,847)
Meals	0.00	0.00	0.00	0	625	1,297	1,875	2,500	(1,203)
Total Travel Expense	0.00	315.12	(182.70)	132	1,625	3,450	4,875	6,500	(3,050)
Personnel:									
Salaries/Wages	20,584.13	18,039.34	18,070.54	56,694	61,000	177,313	183,000	244,000	(66,687)
Payroll Taxes	1,550.60	1,355.30	1,357.68	4,264	5,738	13,439	17,213	22,950	(9,511)
Employee Benefits	3,401.56	3,401.56	3,401.56	10,205	11,250	32,886	33,750	45,000	(12,014)
Employee Benefits/Retireem	861.24	861.24	861.24	2,584	7,250	18,275	21,750	29,000	(10,725)
Insurance-Workers Comp	486.63	257.57	337.26	1,081	2,025	3,853	6,075	8,100	(4,547)
Total Personnel Expense	25,884.16	23,915.01	24,028.28	74,828	87,263	245,566	261,788	349,050	(103,484)
Occupancy:									
Rent-Ground Lease	0.00	0.00	0.00	0	1	0	4	5	(5)
Rent-InKind	2,000.00	2,000.00	2,000.00	6,000	6,000	18,000	18,000	24,000	(6,000)
Total Occupancy Expense	2,000.00	2,000.00	2,000.00	6,000	6,001	18,000	18,004	24,005	(6,005)
Professional Fees & Serv:									
Website Services	173.28	91.55	69.98	335	1,650	1,269	4,950	6,600	(5,331)
Appraisal Fees	0.00	0.00	0.00	0	563	0	1,688	2,250	(2,250)
Inspections/Environmental	0.00	0.00	0.00	0	553	0	1,688	2,250	(2,250)
Marketing/Advertising/Eve	0.00	225.00	0.00	225	1,425	1,633	4,275	5,700	(4,067)
Legal Services	1,078.75	632.50	385.00	2,096	1,500	7,190	4,500	6,000	1,190
Consultant Services	0.00	0.00	0.00	0	396	0	1,189	1,585	(1,585)
Professional Services	958.21	1,119.49	1,055.72	3,143	3,200	8,837	9,600	12,800	(3,963)
Accounting/Audit Fees	750.00	4,250.00	0.00	5,000	3,000	11,000	9,000	12,000	(1,000)
Ttl Professional Fees/Ser	2,970.24	6,318.54	1,510.70	10,799	12,297	29,829	36,890	49,185	(19,256)

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Skyline for Windows

DELRAY BEACH COMMUNITY LAND TRUST

3rd Quarter Statement of Revenue and Expenses
April 1, through June 30, 2018

	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Insurance:									
Insurance-Liability	185.00	185.00	185.00	555	1,350	1,621	4,050	5,400	(3,779)
Insurance-Errors & Omissi	440.98	440.98	440.98	1,323	1,500	3,969	4,500	6,000	(2,031)
Insurance-Directors & Off	234.17	234.17	234.17	703	675	2,107	2,025	2,700	(593)
Insurance-Surety Bond	0.00	0.00	0.00	0	94	0	281	375	(375)
Total Insurance Expense	860.15	860.15	860.15	2,581	3,619	7,697	10,856	14,475	(5,778)
Program Services:									
Write Off's (Grnd Lease)	0.00	0.00	0.00	0	188	0	563	750	(750)
License/Permits/Fees	0.00	0.00	0.00	0	263	375	788	1,050	(675)
Insurance-Homes	777.35	777.35	773.43	2,328	2,625	7,695	7,875	10,500	(2,805)
Property Taxes	1,719.90	0.00	0.00	1,720	2,550	6,677	7,650	10,200	(3,523)
Closing Cost	0.00	0.00	0.00	0	3,500	9,385	10,500	14,000	(4,615)
Landscape Maintenance	1,275.00	1,225.00	1,045.00	3,545	5,100	14,425	15,300	20,400	(5,975)
Pest Control	210.00	60.00	210.00	480	825	1,320	2,475	3,300	(1,980)
Repairs/Maintenance	834.68	70.00	760.18	1,665	3,250	3,293	9,750	13,000	(9,707)
Storage Fees	292.00	146.00	164.00	602	525	1,332	1,575	2,100	(768)
Sidewalks	0.00	0.00	0.00	0	1,425	0	4,275	5,700	(5,700)
Development Cost	0.00	6,653.20	4,950.00	11,603	6,250	21,047	18,750	25,000	(3,953)
Improvements	1,145.71	0.00	388.76	1,544	2,400	4,099	7,200	9,600	(5,501)
FPL-Electric	0.00	0.00	0.00	0	525	216	1,575	2,100	(1,884)
Water & Sewer	119.43	43.96	43.96	207	1,050	1,033	3,150	4,200	(3,167)
Total Program Expense	6,374.07	8,975.51	8,345.33	23,694	30,476	70,897	91,426	121,900	(51,003)
Program Expense-Palm Mano									
License/Permits/Fees	0.00	0.00	0.00	0	550	1,700	1,650	2,200	(500)
Telephone	65.00	65.00	135.00	325	150	715	450	600	115
Insurance (multi-peril)	1,000.08	1,000.08	1,000.08	3,000	2,000	8,541	6,000	8,000	541
Property/Business Taxes	0.00	0.00	0.00	0	2,000	3,006	6,000	8,000	(4,994)
Legal Services	0.00	0.00	0.00	0	250	880	750	1,000	(120)
Professional Services	237.50	23.75	166.25	428	375	1,185	1,125	1,500	(315)
Landscape Maintenance	585.00	585.00	3,566.00	4,736	3,500	8,321	10,500	14,000	(5,679)

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

DELRAY BEACH COMMUNITY LAND TRUST

3rd Quarter Statement of Revenue and Expenses

April 1, through June 30, 2018

	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Pest Control	\$ 350.00	\$ 350.00	\$ 350.00	\$ 1,050	\$ 1,250	\$ 3,135	\$ 3,750	\$ 5,000	\$ (1,865)
Repairs/Maintenance-31	5,745.03	2,289.72	1,074.38	9,109	2,750	15,578	8,250	11,000	4,578
Repairs/Maintenance-39	229.56	786.71	410.00	1,426	2,000	13,897	6,000	9,000	5,897
Repairs/Maintenance-45	321.99	115.89	640.00	1,078	1,125	1,886	3,375	4,500	(2,614)
Water/Sewer-Bldg 31	617.01	607.73	663.43	1,888	2,500	5,796	7,500	10,000	(4,204)
Water/Sewer-Bldg 39	851.55	1,099.85	1,615.04	3,566	2,500	8,224	7,500	10,000	(1,776)
Water/Sewer-Bldg 45	374.96	351.03	370.32	1,106	1,000	3,304	3,000	4,000	(696)
FPL-Bldg 31	110.99	300.31	139.22	551	300	964	900	1,200	(236)
FPL-Bldg 39	82.91	94.70	95.66	273	300	1,235	900	1,200	35
FPL-Bldg 45	0.00	0.00	0.00	0	111	0	334	445	(445)
Replacement/Impr-Bldg 31	3,744.34	1,839.98	608.76	6,193	2,500	12,390	7,500	10,000	2,390
Replacement/Impr-Bldg 39	459.64	0.00	2,850.00	3,320	1,825	9,518	5,475	7,300	2,218
Replacement/Impr-Bldg 45	0.00	0.00	708.00	708	1,000	708	3,000	4,000	(3,292)
Total Expenses-Palm Manor	14,785.76	9,519.75	14,452.14	38,757	27,986	100,983	83,959	111,945	(10,962)
Program Expense-SW 12th A									
Telephone	25.00	25.00	25.00	75	150	225	450	600	(375)
Professional Services	0.00	0.00	0.00	0	150	139	450	600	(461)
License/Permits/Fees	0.00	0.00	0.00	0	200	675	500	800	(125)
Legal	0.00	0.00	0.00	0	75	0	225	300	(300)
Insurance	782.08	782.08	782.08	2,346	2,250	7,076	6,750	9,000	(1,924)
Property Taxes	0.00	0.00	0.00	0	900	1,307	2,700	3,600	(2,293)
Repairs/Maintenance	819.47	858.34	440.00	2,118	2,250	8,201	6,750	9,000	(799)
Replacement/Imprmnt Cost	435.00	0.00	325.00	760	1,000	2,740	3,000	4,000	(1,260)
Landscape Maintenance	965.00	635.00	1,489.00	3,089	2,500	6,593	7,500	10,000	(3,367)
Pest Control	180.00	180.00	180.00	540	900	1,620	2,700	3,600	(1,980)
Water & Sewer	1,119.53	1,178.52	1,223.16	3,521	3,750	10,803	11,250	15,000	(4,197)
FPL-Electric	167.11	207.93	181.22	556	750	1,691	2,250	3,000	(1,309)
Total Expense SW 12th Ave	4,493.19	3,866.87	4,645.46	13,005	14,975	41,110	44,625	59,500	(18,390)
Program-808 SW 3rd Ct:									
Professional Services	0.00	0.00	0.00	0	50	48	150	200	(152)

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

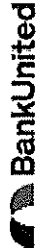
DELRAY BEACH COMMUNITY LAND TRUST

3rd Quarter Statement of Revenue and Expenses
April 1, through June 30, 2018

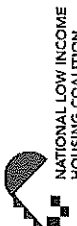
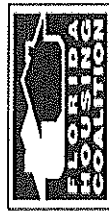
	April	May	June	Q-T-D Actual	Q-T-D Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget	Variance
Legal	0.00	0.00	0.00	0	50	0	150	200	(200)
Insurance	100.75	100.75	100.75	302	300	796	900	1,200	(404)
Repairs/Maintenance	150.00	0.00	510.00	660	250	1,245	750	1,000	245
Replacement Cost	0.00	0.00	0.00	0	250	0	750	1,000	(1,000)
Landscape Maintenance	100.00	100.00	100.00	300	500	980	1,500	2,000	(1,020)
Pest Control	30.00	0.00	30.00	60	125	150	375	500	(350)
Water & Sewer-Irrigation	0.00	0.00	0.00	0	50	0	150	200	(200)
FPL-Electric	0.00	0.00	0.00	0	50	0	150	200	(200)
Improvements	0.00	0.00	0.00	0	500	0	1,500	2,000	(2,000)
Total Expense 808 SW 3rd	380.75	200.75	740.75	1,322	2,125	3,219	6,375	8,500	(5,281)
TTL PROGRAM SERVICE COST	61,748.52	59,083.86	61,322.29	182,151	195,277	553,801	585,828	781,100	(227,299)
Other Expenses:									
Contingency (unanticipate)	0.00	0.00	0.00	0	0	775	0	0	775
Total Other Expenses	0.00	0.00	0.00	0	0	775	0	0	775
TOTAL ALL EXPENSES	61,748.52	59,083.86	61,322.29	182,151	195,277	554,576	585,828	781,100	(226,524)
Net Revenue/Expenses	(1,026.81)	87,561.51	3,519.71	90,059	(2)	161,910	(3)	0	(161,910)

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

DELRAY BEACH COMMUNITY LAND TRUST PARTNERS AND AFFILIATES

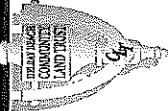


Delray Beach Community Land Trust
145 SW 12th Avenue
Delray Beach, FL 33444

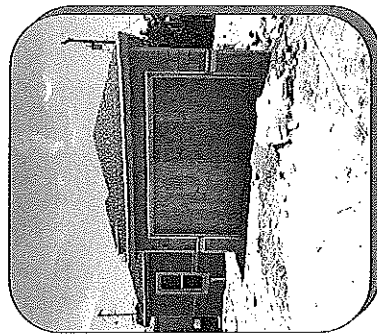
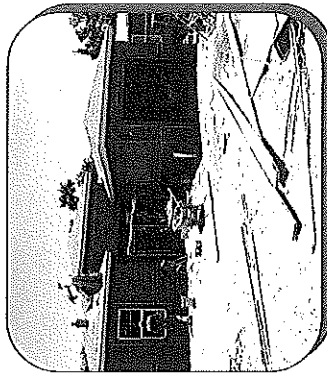


Phone 561.243.7500 Fax 561.243.7501
www.delraylandtrust.org

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



WORK IN PROGRESS



CREATING

HEALTHY COMMUNITIES THROUGH
THE PROVISION AND PRESERVATION
OF AFFORDABLE HOUSING

JUNE 30th, 2018



BUILDING A STRONGER
COMMUNITY
ONE HOME AT A TIME



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STAFF

Evelyn Dobson
Chief Executive Officer

Ceresia Edmond
Housing Manager

Ahmed Barton
Homebuyer Coordinator

Suevly Noel
Administrative Asst.

Attorney

David Schmidt
Board Attorney

PRESERVING AFFORDABLE HOUSING

Community Friends, Members, Partners and Affiliates

Five new homes under construction with mortgage ready buyers!!

The DBCLT board of directors and staff continue to provide affordable housing development opportunities for the benefit of the populations we serve (very-low, low and moderate income households).

The statewide median sales price for existing single family homes was \$253,895.00, up 8.1% from the previous year, according to data from the Florida Realtors Research Department in March 2018. Newly constructed single family homes by the DBCLT at 1800 square feet are no more than \$190,000.00 due to the commitment of our general contractors. New construction in progress:

706 SW 2nd Street--1920 sq. ft.
710 SW 2nd Street -1800 sq. ft.
111 NW 12th Ave -1920 sq. ft.
23 SW 14th Ave -1920 sq. ft.
27 SW 14th Ave -1800 sq. ft.

Our affordable housing program services continues to be viewed as a model for future Community Land Trust Organizations. Thank you to all the volunteers and affiliates who have given of their time and expertise.

Evelyn S. Dobson
Chief Executive Officer

Equal Housing Opportunity



HURRICANE SEASON 2018 JUNE 1 - DECEMBER 1

In an effort to protect your safety and your property we are providing you with information that should be of assistance in the event a storm threatens our area. The information below will help you address key items that you should pay particular attention to. Following these instructions will ensure the safety of you, your family and your home.

For your medical needs:

- First Aid Kit
- Prescription medicines: list of medications including dosage, list of any allergies
- Extra eyeglasses and hearing aid batteries
- Extra wheelchair batteries and oxygen
- List of the style and serial numbers of Medical devices such as pacemakers
- Medical insurance and Medicare cards
- List of doctors, and emergency contacts
- Other needed items

Food and water Emergency

- **Supplies:**
 - Recommended water supply is one gallon per day per person. Remember, plan for at least 3 days. Store water in sealed, unbreakable containers that you are able to handle. Identify the storage date and replace every 6 months.
 - Non-perishable food supplies including any special foods you require. Choose foods that are easy to store and carry, nutritious and ready to eat. Be sure to rotate them regularly.
 - Include a manual can-opener you are able to use
 - Remember, non-perishable food for all pets

If You Need To Evacuate:

- Coordinate with your home care provider for evacuation procedures
- Try to carpool, if possible
- If you must have assistance for special transportation, call your local officials or 211
- Wear appropriate clothing and sturdy shoes
- Take your Disaster Supplies Kit
- Lock all windows and doors in your home
- Use the travel routes specified or special assistance provided by the local officials. Don't take any short cuts, since they may be unsafe.
- Notify shelter authorities of any need you may have. They will do their best to accommodate you and make you comfortable.

Emergency Contact Information:

American Red Cross of Palm Beach County (561) 833-7711
Delray Beach Emergency Municipality (561) 243-7800
PBC Emergency Management (561) 712-6400
TDD Hearing Impaired (561) 712-6343
Sheriff Department (561) 688-3400
Building Department (561) 233-5000
Animal Control (561) 233-1200
Victim Services (561) 355-2418
Hotline (866)-891-7273
TDD Hearing Impaired (561) 355-1772
FEMA (800)-621-3362
TDD Hearing Impaired (800)-462-7585

	COMMUNITY MEETINGS MEETINGS ARE SUBJECT TO CHANGE	
July 16th CRA Workshop Meeting 1:30pm - 3:30pm July 17th City Commission Meeting 6:30pm - 9:00pm	August 14th City Commission Workshop 6:00pm August 21st City Commission Meeting 6:00pm - 9:00pm	September 11th City Commission Meeting 6:00pm - 9:00pm October 2nd City Commission Meeting 6:00pm - 9:00pm
PUT THIS ON YOUR CALENDAR!	ACTIVITIES IN DELRAY BEACH	
July 16th Musical Meatless Mondays (917) 353-7768 5:00pm - 7:00pm July 19th Luncheon Art (561) 330-9614 11:30am - 2:00pm July 26th Business & Bagels (561) 278 - 0424 8:00am - 9:00am	August 1st - August 7th Dine Out Downtown Delray Restaurant Week (561) 243-1077 11:00am - 10:00pm (everyday) August 3rd First Friday Art Week (561) 243 - 1077 6:00pm - 9:00pm August 7th National Night Out (Back to school event) (561) 243-7841 6:00pm - 10:00pm	August 9th Celebration of Education Breakfast (561) 278 - 0424 8:00am - 9:00am August 24th Focus On Women Networking & Painting (561) 278 - 0424 11:45am - 1:00pm September 12th West Delray Beach Business Expo (561) 278 - 0424 4:30pm - 7:00pm



70

Owned single family units and Townhomes

6

New construction single family homes COMING SOON

5

Vacant Lots For Future Development

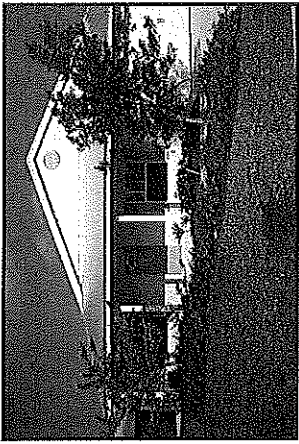
7

Owned Rental properties- 8 units (no vacancies)

37

Non-owned Rental units managed (1 vacancy)

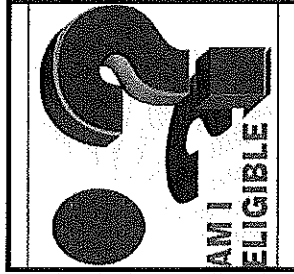




HOME BUYER INFORMATION

Homebuyer Qualification Criteria

- Must be a 1st time Homebuyer or have not owned a home in three years
- Meet mortgage lenders minimum credit score requirement (600 or better)
- Area Median Income (AMI) not to exceed
 - 140% (limit by household of 4, \$107,660)
 - 120% (limit by household of 4, \$92,280)
- Must attend a 6 hour first time homebuyer course



First Time Homebuyer Course
 Urban League of Palm Beach
 Telephone number: (561) 833-1461

www.ulpbco.org

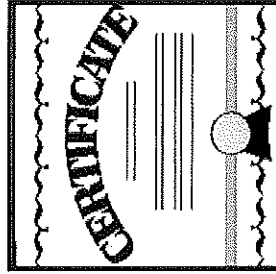
When: Saturdays (Call to confirm date)

Where:

1700 N. Australian Ave.,

West Palm Beach, FL 33407

Time: 8:30AM - 3:30PM



DebtHelper.com

Helps families and individuals by providing financial solutions through counseling and Community outreach in the areas of housing, budgeting, credit and debt management.

www.debtHelper.com

Telephone: 1-800-920-2262



HURRICANE SEASON TREE TRIMMING TIPS

Often times the first thing we do before a storm is stock up on essential supplies. Then we make sure our homes and families are protected. But we should also think about securing our source of shade and scenery — trees.

Tips for good pruning practices when prepping for hurricane:

- Never cut a branch flush with the trunk, which is also known as making a flush cut.
- Avoid "lion tailing" or "over lifting," which consists of removing side branches from a large branch, leaving only those at the distant end, resulting in limbs resembling a lion's tail.
- Never "hat rack" or "top" a tree! It is illegal and potentially dangerous.
- Avoid root pruning and digging around tree roots. This makes the tree more likely to fall during a storm.
- When pruning, only use removal cuts (prune a branch back to the trunk or parent branch) or reduction cuts (shortens the length of a stem by pruning back to a smaller limb)
- Don't remove more than 25% of the canopy in a single pruning event. Palm trees don't need hurricane pruning. Palms adapt to wind storms. Removing fronds has no benefit and is detrimental.



HOME DEPOT WORKSHOPS

Thursday
July 19th
 6:30PM - 8:00PM
 LEARN HOW TO
 BUILD A STORAGE CADDY

Saturday
July 21st
 10:00AM - 11:30AM
 HURRICANE
 PREPAREDNESS

Saturday
July 28th
 10:00AM - 11:30AM
 INSTALL TILE FLOORING

IF YOU ARE INTERESTED IN
 ATTENDING A FREE HOME
 DEPOT WORKSHOP YOU CAN
 REGISTER AT:

HOMEDEPOT.COM/WORKSHOP