

HOUSING FINANCE AUTHORITY OF CLAY COUNTY
MEETING AGENDA
October 22, 2026, 9:00 a.m.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
CONFERENCE CALL ATTENDEES

MINUTES **September 24, 2026**

PUBLIC COMMENT

SHIP PROGRAM, NSP 1 AND NSP 3

CONSTRUCTION LOAN PROJECTS:
WIGGINS CONSTRUCTION PROJECTS
OPERATION LIFELINE/Spring Street

MERCY SUPPORT SERVICES

CONTINUING FUNDING PROGRAM
"HOME SWEET HOME PROGRAM"

CONTINUING BUSINESS

NEW BUSINESS **Elect new officers**

FINANCIAL ADVISOR'S REPORT

TREASURER'S REPORT

EXECUTIVE DIRECTOR'S REPORT

ATTORNEY'S REPORT

AUDITOR'S REPORT

PUBLIC COMMENT

ADJOURN

The Next Meeting of the Authority will be November 18, 2026

HOUSING FINANCE AUTHORITY OF CLAY COUNTY, FLORIDA

September 24, 2026

The regular meeting of the Housing Finance Authority of Clay County met in Room 107 of the Economic Development Building, 435 Walburg Street, Green Cove Springs, Florida, at 9:00 a.m. on the above date.

The meeting was called to order at 9:00 a.m. by the Chairman, Mr. Jim Ryan. The invocation was given by Mr. Ryan. After the pledge of allegiance roll call was taken by Mrs. Long with the following members present:

Members Attending In Person:

Mr. Jim Ryan
Mrs. Linda Long
Mrs. Barbara Coleman
Mr. Roger Higginbotham

Members Absent:

Mrs. Lisa Daniels

Others Attending in Person:

Rich Komando, Bradley & Komando, P.A.
Theresa Sumner, Executive Director
Joe Wiggins, Wiggins Construction
Eric Weller, Vestcor

Attending Via Conference Call:

None

Mr. Ryan announced that notices regarding the meeting were sent to all members, as well as to the press. Mr. Ryan welcomed the guests to the meeting.

Minutes:

Mr. Ryan asked if everyone had received copies of the Minutes from the August 19, 2026 meeting and they had. Mr. Ryan asked if there were corrections or additions to the minutes. There being no corrections or additions to the minutes, motion was made by Mr. Higginbotham to accept the Minutes of the August 19, 2026 meeting, seconded by Mrs. Coleman, carried 4 – 0.

Public Comment: Eric Weller, Vestcor reported their application requesting funding was submitted to Florida Housing. He noted the results should be available November 6th.

SHIP, NSP 1 and NSP 3 Programs:

SHIP Program:

Ms. Sumner reported there is approximately \$713,524.81 available for use in program income. Ms. Sumner reviewed the on-going projects.

NSP 1 and NSP 3 Programs: Nothing new to report.

CONSTRUCTION LOAN PROJECTS, WIGGINS CONSTRUCTION PROJECTS, WORKFORCE RENTAL HOUSING:

Wiggins Construction:

Sunrise Development, Keystone Heights – At its January 19, 2023 meeting, the Authority approved a loan in the amount of \$400,000 for the acquisition of the 52 single family lots in the Sunrise Development. Closing on the Authority's loan took place on February 17, 2023. Mr. Wiggins indicated this project has been approved by Keystone Heights and is ready to move forward. Loan terms were extended at the February meeting for an additional two (2) year period. **(February 2028)**

1290 Spruce Street, Green Cove Springs - At its November 21, 2024 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Closing on the Authority's loan took place July 31, 2025. **Construction has been completed. This home has been sold to an income eligible buyer and the construction loan has been repaid to the Authority.**

6202 Furman Avenue, Keystone Heights - At its February 20, 2025 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Closing on the Authority's loan took place July 31, 2025. **Construction has been completed.** This home is under contract and expected to close in the new few weeks.

6330 Alliance Avenue, Keystone Heights - At its May 15, 2025 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,00.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Mr. Wiggins requested the draw schedule be amended to allow for the first draw to allow for the payment of the lot. Closing on the Authority's loan took place June 16, 2025. **Construction has been completed.** This home has been listed on the MLS for sale.

6414 Bowdoin Street in Keystone Heights - At its August 21, 2025 meeting the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 and provided for an amendment to the draw schedule which provides for the payment of the lot in the amount of \$7,000.00 with the first draw. Closing on the Authority's loan took place on September 2, 2025. This home is in the final construction stage and has been listed on the MLS for sale.

6514 Woodland, Keystone Heights – At this April 16, 2026 meeting, the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing under the terms and conditions of the construction loan program, contingent upon the sale and closing of 1290 Spruce Street, Green Cove Springs, FL. Closing on the Authority's loan has not taken place.

1607 Forbes Street, GCS - At its June 18, 2024, the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing under the terms and conditions of the construction loan program, contingent upon the closing of one of the properties Wiggins Construction has listed for sale in Keystone Heights. Closing on the Authority's loan has not taken place.

1611 Forbes Street, GCS - At its June 18, 2024, the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing under the terms and conditions of the construction loan program, contingent upon the closing of one of the

properties Wiggins Construction has listed for sale in Keystone Heights. Closing on the Authority's loan has not taken place.

Operation Lifeline:

Kirk Street: At its July 20, 2023 meeting, the Authority approved a loan in the amount of \$85,000.00 to Lifeline Construction to construct affordable housing on the property. Closing on the Authority's loan took place on August 25, 2023. All six lot premiums have been re-paid to the Authority. Loan terms were extended at the October 16, 2025 meeting for an additional one- year term. (October 2026). **This loan was repaid to the Authority in April of 2026.**

Roberts Ave, Green Cove Springs - At its January 18, 2024 meeting the Authority approved a loan not to exceed \$30,000.00 to purchase two lots the county has offered for sale. When it became apparent that only one lot was going to be purchased, Ms. Sumner asked for clarification of the loan amount and suggested the loan amount include the closing costs with an amount not to exceed \$12,000.00. After further discussion, motion was made by Mrs. Daniels to approve a loan amount not to exceed \$12,000.00, including closing costs, for the purchase of the Roberts Avenue property, seconded by Mrs. Coleman, carried 5 – 0. The closing on this property was held on January 31, 2025. Extension of the loan terms were extended for an additional one (1) year term. **(January 2027)**

1204 East Street, Green Cove Springs, At its January 16, 2025 meeting, the Authority approved a loan to Operation Lifeline in the amount of the purchase price of \$155,000.00 plus closing costs, a loan amount not to exceed \$165,000.00, providing for an interest only loan at 5% interest. Closing on this loan took place March 5, 2025. Loan terms were extended for an additional one (1) year period. **(March 2027)**

1170 East Street, Green Cove Springs. At its August 19, 2026 meeting, the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan has not taken place.

606 Spring Street, Green Cove Springs. Veteran's House: Operation Lifeline received a \$20,000 grant from Vystar Credit Union to support the Spring Street house and a grant was also received from Community Foundation in the amount of \$10,000.00. Additional grants are expected as well. The grants will be used for maintenance on the house. Mr. Saks reported they would like to make some changes that will assist the mobility of the residents. Loan terms were extended for an additional two (2) year period. **(January 2028)**

Spec Homes on Kirk/Harring Street:

Lot 1, 1716 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on February 5, 2025. This loan has been suspended because it is being funded through the SHIP Program. **This loan was repaid to the Authority on January 2, 2026.**

Lot 2, 1734 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on December 23, 2024. Construction has been completed. **This loan has been repaid to the Authority.**

Lot 3, 1750 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on December 23, 2024. This is in the final construction stage. Loan terms were extended for an additional one (1) year term. **(December 2026)**. At its May 21, 2026 meeting, the Authority approved a request by Mr. Saks to allow for the rental of this home to a veteran who will hopefully be able to purchase the house in the future.

Mr. Saks was present and provided an update on 1750 Harring Street reporting the home has been rented to a female veteran with children. The rental arrangement appears to be working well. It is hoped she will be able to purchase the home in the future.

Lot 6, 1786 Harring Street - At its June 26, 2025 meeting, the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on January 27, 2026. The home is in the construction stage. **(January 2027)**

Mercy Support Services: Nothing new to report.

2012 Continuous Funding Program – Home Sweet Home:

Ms. Sumner reviewed the funding report for second mortgages, providing a spreadsheet outlining down payment assistance provided as well as the trades that have taken place. She noted there were two down payment assistance loans repaid to the program in August.

Continuing Business:

None.

New Business:

None.

STAFF REPORTS:

Financial Advisors Report:

No report scheduled

Treasurer's Report:

Ms. Sumner provided a copy of the Treasurer's Report for the month of August, 2026. After further discussion, motion was made by Mrs. Coleman to approve the Treasurer's Report for August, 2026, as presented, seconded by Mrs. Long, carried 4 – 0.

Ms. Sumner reported the certificate of deposit with Ameris is about to mature. The bank manager suggested we wait until time for maturity to get a better rate for reinvestment of the certificate of deposit.

Executive Director's Report:

Ms. Sumner presented a Proposed Budget for review and discussion. After further discussion, motion was made by Mrs. Coleman to approve the proposed budget as presented for fiscal year 2026 - 2027, seconded by Mr. Higginbotham, carried 4 – 0.

Ms. Sumner provided a list of proposed meeting dates for fiscal year 2026 - 2027. She noted the 2026 - 2027 meetings will be held in Room 107 of the Economic Development

Building 435 Walburg Street, in the training room on the first floor. After further discussion, motion was made by Mrs. Long to approve the meeting dates for fiscal year 2026 - 2027 as presented, seconded by Mrs. Coleman, carried 4 – 0.

It was noted an Affordable Housing Advisory Committee “AHAC” Meeting will be scheduled immediately following the Authority’s October meeting on Thursday, October 22, 2026.

Ms. Sumner presented the Executive Director’s Agreement Amendment for consideration and discussion. After further discussion, motion was made by Mr. Higginbotham to approve the Executive Director’s Agreement Amendment as presented, seconded by Mrs. Coleman, carried 4- 0.

Attorney’s Report:

Nothing further to report

Audit Report:

No report scheduled.

Other Public Comment: None.

There being no further business to come before the Authority, the meeting was adjourned at 9:35 a.m. **THE NEXT MEETING OF THE AUTHORITY WILL BE October 22, 2026.**

Linda Long, Secretary

Adjusted Program Allocation

Balance Forward:		\$1,384,270.79			Available Program Income	
Allocation:		\$626,398.00	10%	\$ 62,639.80	Avail. For Admin Expenses	\$ 62,639.80
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Program Revenue Received Quarter 1	July-September	\$26,336.55	5%	\$ 1,316.83	Avail. For Admin Expenses	\$ 1,316.83
Program Revenue Received Quarter 2	October-Dec.		5%	\$ -	Avail. For Admin Expenses	\$ -
Program Revenue Received Quarter 3	January-March		5%	\$ -	Avail. For Admin Expenses	\$ -
Program Revenue Received Quarter 4	April-June		5%	\$ -	Avail. For Admin Expenses	\$ -
Total Revenue		\$2,037,005.34			Total Admin Expenses	\$ 63,956.63
Total Program Income Available		\$1,973,048.71			Revenue through:	9/30/2026
					Updated:	10/06/26

F:\2014\2015 SHIP REVENUE\SHIP Revenue Report 7-1-15 to CURRENT DATE.xlsx Allocation 26 27

SHIP Program Summary - Fiscal Year 2026-2027

Program Income Av: \$1,973,048.71

Demolition and Reconstruction

Status of Project	City	Encumbered	Total Expended Funds	Date of Final
Project complete	Lawtey		\$202,942.31	08/05/26

Non-Profit Housing Construction

Habitat/New const./DPA	GCS	\$75,000.00	\$75,000.00	
Habitat/New const./DPA	GCS			
Lifeline/New const./DPA	GCS	\$75,000.00	\$75,000.00	

REHAB

Project underway	OP	\$14,654.00		
Project complete	OP		\$11,682.25	7/30/2026
Contract Signing	M'burg	\$36,865.00		
Project complete	KH		\$44,832.85	8/24/2026
Project complete	OP		\$48,060.40	9/23/2026
Contract Signing	KH	\$28,000.00		
Contractor Walkthrough TBD	GCS			
Application pending	M'burg			
Application pending	GCS			

DOWN PAYMENT ASSISTANCE

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ANNUAL ADMINISTRATIVE EXPENSES

Expenses				
Expenses			\$50,000.00	
		\$229,519.00	\$507,517.81	
	\$1,973,048.71			
ENCUMBERED AND EXPENDED TOTAL			\$737,036.81	

Program Income minus encumbered and expended funds \$1,236,011.90

Revenue Received - First Quarter						
July 1, 2026 - September 30, 2026						
Date	Florida Housing Finance (335501)	Wells Fargo (369900)	Other Interest (361000)	SHIP Rehab (359001)	SHIP Downpay (359001)	Totals
7/2/2026		\$493.71				
7/8/2026			\$555.32			
7/31/2026		\$472.63				
7/31/2026			\$11,323.11			
8/10/2026			\$789.36			
8/31/2026			\$11,390.73			
9/1/2026		\$589.43				
9/9/2026			\$722.26			
9/30/2026	\$626,398.00					
	\$626,398.00	\$1,555.77	\$24,780.78	\$0.00	\$0.00	\$26,336.55
Combined Rev.						

F:\2014 2015 SHIP REVENUE\[SHIP Revenue.xlsx]SHIP State

Revenue Total: \$652,734.55

[illegible]

Housing Finance Authority of Clay County
Statement of Net Assets
As of September 30, 2026

Sep 30, 26

ASSETS

Current Assets

Checking/Savings

1001 · Cash-Ameris CK	361,828.37
1202 · Cash - Ameris SHIP Program DPA	100,000.00
1501 · Ameris MM Account 2	1,029,281.74
1502 · First Federal MM	50.00
1503 · First Federal ICS	1,732,953.85
2509 · TC Federal Colony Bank MM	136,973.38
2507 · Investment CD Ameris 9-28-26	136,193.24
2511 · Investment CD TC/Colony 2-17-27	134,708.00
2505 · Investment CD FirstFed 4-7-27	136,921.75
2508 · Investment CD TC/Colony 8-24-27	133,162.00

Total Checking/Savings	3,902,072.33
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Other Current Assets

5050 · Loans - Current Portion	841,442.96
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Total Other Current Assets	841,442.96
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Total Current Assets	4,743,515.29
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Other Assets

5600 · Loans - Current Portion 2	-841,442.96
3021 · Receivables Other	-80,000.00
4000 · Interest Receivable - Mtg Loans	43,610.48
5100 · Mtg Loan Rec-Habitat 2nd Mtg	7,500.00
5251 · Mtg Loan Rec-BASCA Old Jennings	218,953.53
5253 · Mtg Loan Rec-BASCA 3168Lakeside	219,603.14
5252 · Mtg Loan Rec-BASCA650PineForest	187,067.64
5382 · Mtg Loan Rec-RentalSJHP George	27,000.00
5392 · DPA Second Mtg/Brevard 2009	25,000.00
5410 · Mtg Loan Rec - S/F 2007 DPA	5,705.03
5406 · Mtg Loan Rec-Mercy Crabapple	167,000.00
5408 · Mtg Loan Rec-Mercy Bartlett	132,100.00
5415 · Mtg Loan Rec - Mercy Duplex	400,000.00
5185 · Mtg Loan Rec - Wiggins Sunrise	400,000.00
5198 · Mtg Loan Rec - Wiggins Alliance	180,000.00
5217 · Mtg Loan Rec - Wiggins Furman	180,000.00
5218 · Mtg Loan Rec - Wiggins Bowdoin	180,000.00
5224 · Mtg Loan Rec - SJHP Pinewood	280,000.00
5416 · Mtg Loan Rec - Op Barnabas	252,540.00
5423 · Mtg Loan Rec - OP Lifeline 1750	180,000.00
5427 · Mtg Loan Rec - OP Lifeline 1786	180,000.00
5425 · Mtg Loan Rec - OP Life Roberts	11,858.50

	Sep 30, 26
5333 · Mtg Loan Rec-OPLife 606 Spring	258,583.50
5426 · Mtg Loan Rec - OP Lifeline East	158,509.02
5417 · Mtg Loan Rec - Vineyard	50,000.00
5116 · Mtg Loan Rec-Vestcor Cassie	80,000.00
5418 · Mtg Loan Rec - Vestcor Molly	340,000.00
5405 · DPA Home Sweet Home 2012	2,470,015.00
5500 · Allowance for Loan Losses	-256,379.00
Total Other Assets	5,457,223.88
TOTAL ASSETS	<u>10,200,739.17</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
5193 · Reserves - Insp OP Lifeline1734	500.00
6982 · Reserves - Insp OP Lifeline1786	500.00
Total Other Current Liabilities	1,000.00
Total Current Liabilities	1,000.00
Total Liabilities	1,000.00
Equity	
6900 · Retained Earnings	8,432,125.95
6910 · R.E.-Operations Reserve Fund	350,000.00
6959 · Reserves-Vestcor Kellie Grove	340,000.00
5229 · Reserves - Vestcor Leah Gardens	30,000.00
5225 · Reserves - Wiggins Woodland	180,000.00
5227 · Reserves - Wiggins 1607 Forbes	180,000.00
5228 · Reserves - Wiggins 1611 Forbes	180,000.00
6998 · Reserves-Mercy Support Services	1,400.00
Net Income	506,213.22
Total Equity	10,199,739.17
TOTAL LIABILITIES & EQUITY	<u>10,200,739.17</u>

Housing Finance Authority of Clay County
Income Statement
September 2026

	<u>Sep 26</u>
Ordinary Income/Expense	
Income	
7200 · Mortgage Loan Interest Income	6,032.54
7400 · Investment Interest Income	<u>7,970.92</u>
Total Income	<u>14,003.46</u>
Gross Profit	14,003.46
Expense	
8050 · HFA Legal Fees and Expenses	9,400.00
8210 · Secretarial Expense	500.00
8220 · Office Supplies	39.90
8240 · Executive Director Fees	6,067.00
8241 · Exec Dir Exp/Car Allowance	250.00
8243 · Executive Director - IRA	980.00
8242 · Executive Director SHIP Progr	4,000.00
8251 · Storage Facility	134.00
8260 · Telephone Expense	71.52
8290 · Miscellaneous Fees and Expenses	<u>533.55</u>
Total Expense	<u>21,975.97</u>
Net Ordinary Income	<u>-7,972.51</u>
Net Income	<u><u>-7,972.51</u></u>

Housing Finance Authority of Clay County
Year-to-Date Income Statement & Budget Comparison
October 2025 through September 2026

	Oct '25 - Sep 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
7000 · Authority Fee Income	4,000.00	28,000.00	14.3%
7004 · Fee Income - Nathan Ridge	0.00	0.00	0.0%
7011 · Fee Income - Nathans Ridge	31,545.52	30,000.00	105.2%
7005 · Fee Income - Nathan Ridge 2	7,093.75	7,093.00	100.0%
7006 · Fee Income - Molly Crossing	10,200.00	10,200.00	100.0%
7007 · Fee Income - Cassie Gardens	2,400.00	2,400.00	100.0%
7100 · SHIP Administration Fee	90,000.00	80,000.00	112.5%
7200 · Mortgage Loan Interest Income	120,812.90	117,000.00	103.3%
7202 · Down Pay Asst. Reimbursement	440,000.00		
7203 · Sale of Mtg. HOME SWEET HOME	59,644.06	43,000.00	138.7%
7400 · Investment Interest Income	97,510.97	95,000.00	102.6%
Total Income	863,207.20	412,693.00	209.2%
Gross Profit	863,207.20	412,693.00	209.2%
Expense			
8010 · Audit Fee Expense HFA	26,500.00	35,000.00	75.7%
8030 · Financial Advisor Fees	0.00	5,000.00	0.0%
8050 · HFA Legal Fees and Expenses	112,800.00	112,800.00	100.0%
8110 · Organizational Dues and Fees	2,605.00	4,000.00	65.1%
8120 · Educational Conference Expense	14,338.36	25,000.00	57.4%
8210 · Secretarial Expense	6,000.00	6,000.00	100.0%
8220 · Office Supplies	832.68	1,000.00	83.3%
8230 · Advertising Expense	167.45	500.00	33.5%
8240 · Executive Director Fees	72,800.00	72,800.00	100.0%
8241 · Exec Dir Exp/Car Allowance	3,000.00	3,000.00	100.0%
8243 · Executive Director - IRA	5,880.00	5,880.00	100.0%
8242 · Executive Director SHIP Progr	48,000.00	48,000.00	100.0%
8251 · Storage Facility	1,206.00	1,600.00	75.4%
8260 · Telephone Expense	965.93	1,500.00	64.4%
8261 · Website Expense	232.38	700.00	33.2%
8290 · Miscellaneous Fees and Expenses	1,666.18	6,000.00	27.8%
8300 · Special Projects James Boys	15,000.00	15,000.00	100.0%
8310 · Special Project-REHAB PROJEC...	0.00	20,000.00	0.0%
8320 · Special Projects Sadowski	25,000.00	25,000.00	100.0%
8331 · Special Projects-Mercy Deposits	20,000.00	20,000.00	100.0%
Total Expense	356,993.98	408,780.00	87.3%
Net Ordinary Income	506,213.22	3,913.00	12,936.7%
Net Income	506,213.22	3,913.00	12,936.7%

Housing Finance Authority of Clay County
Income Statement & Budget Performance
September 2026

	Sep 26	Budget	Oct '25 - Sep 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
7000 · Authority Fee Income	0.00	0.00	4,000.00	28,000.00	28,000.00
7004 · Fee Income - Nathan Ridge	0.00		0.00	0.00	0.00
7011 · Fee Income - Nathans Ridge	0.00	0.00	31,545.52	30,000.00	30,000.00
7005 · Fee Income - Nathan Ridge 2	0.00	0.00	7,093.75	7,093.00	7,093.00
7006 · Fee Income - Molly Crossing	0.00	5,100.00	10,200.00	10,200.00	10,200.00
7007 · Fee Income - Cassie Gardens	0.00	0.00	2,400.00	2,400.00	2,400.00
7100 · SHIP Administration Fee	0.00	0.00	90,000.00	80,000.00	80,000.00
7200 · Mortgage Loan Interest Income	6,032.54	9,750.00	120,812.90	117,000.00	117,000.00
7202 · Down Pay Asst. Reimbursement	0.00		440,000.00		
7203 · Sale of Mtg. HOME SWEET HOME	0.00	3,583.00	59,644.06	43,000.00	43,000.00
7400 · Investment Interest Income	7,970.92	7,916.00	97,510.97	95,000.00	95,000.00
Total Income	14,003.46	26,349.00	863,207.20	412,693.00	412,693.00
Gross Profit	14,003.46	26,349.00	863,207.20	412,693.00	412,693.00
Expense					
8010 · Audit Fee Expense HFA	0.00	0.00	26,500.00	35,000.00	35,000.00
8030 · Financial Advisor Fees	0.00	0.00	0.00	5,000.00	5,000.00
8050 · HFA Legal Fees and Expenses	9,400.00	9,400.00	112,800.00	112,800.00	112,800.00
8110 · Organizational Dues and Fees	0.00	0.00	2,605.00	4,000.00	4,000.00
8120 · Educational Conference Expense	0.00	0.00	14,338.36	25,000.00	25,000.00
8210 · Secretarial Expense	500.00	500.00	6,000.00	6,000.00	6,000.00
8220 · Office Supplies	39.90	350.00	832.68	1,000.00	1,000.00
8230 · Advertising Expense	0.00	100.00	167.45	500.00	500.00
8240 · Executive Director Fees	6,067.00	6,067.00	72,800.00	72,800.00	72,800.00
8241 · Exec Dir Exp/Car Allowance	250.00	250.00	3,000.00	3,000.00	3,000.00
8243 · Executive Director - IRA	980.00	490.00	5,880.00	5,880.00	5,880.00
8242 · Executive Director SHIP Progr	4,000.00	4,000.00	48,000.00	48,000.00	48,000.00
8251 · Storage Facility	134.00	130.00	1,206.00	1,600.00	1,600.00
8260 · Telephone Expense	71.52	125.00	965.93	1,500.00	1,500.00
8261 · Website Expense	0.00	58.34	232.38	700.00	700.00
8290 · Miscellaneous Fees and Expenses	533.55	500.00	1,666.18	6,000.00	6,000.00
8300 · Special Projects James Boys	0.00	0.00	15,000.00	15,000.00	15,000.00
8310 · Special Project-REHAB PROJECTS	0.00	0.00	0.00	20,000.00	20,000.00
8320 · Special Projects Sadowski	0.00	0.00	25,000.00	25,000.00	25,000.00
8331 · Special Projects-Mercy Deposits	0.00	0.00	20,000.00	20,000.00	20,000.00
Total Expense	21,975.97	21,970.34	356,993.98	408,780.00	408,780.00
Net Ordinary Income	-7,972.51	4,378.66	506,213.22	3,913.00	3,913.00
Net Income	-7,972.51	4,378.66	506,213.22	3,913.00	3,913.00