

MADISON AREA CLT CORPORATION
CONSOLIDATED FINANCIAL STATEMENTS
WITH SUPPLEMENTARY INFORMATION

December 31, 2009 and 2008

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Madison Area CLT Corporation
Madison, Wisconsin

We have audited the accompanying consolidated statements of financial position of Madison Area CLT Corporation as of December 31, 2009 and 2008, and the related consolidated statements of activities and cash flows for the years then ended. These consolidated financial statements are the responsibility of Madison Area CLT Corporation's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Madison Area CLT Corporation as of December 31, 2009 and 2008, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 25, 2010 on our consideration of Madison Area CLT Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of our audit.

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part the consolidated financial statements. The additional information on pages 10-12 is presented for purposes of additional analysis and is also not a required part of the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and, in our opinion, is fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

Wegner LLP

Wegner LLP
Madison, Wisconsin
February 25, 2010



MADISON AREA CLT CORPORATION
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2009 and 2008

	2009	2008
ASSETS		
Cash	\$ 36,616	\$ 122,782
Unconditional promises to give	129,600	180,050
Accounts receivable	12,430	1,807
Prepaid expenses	2,148	696
Property held for resale	73,751	133,289
Notes receivable	73,501	73,501
Land trust	1,800,408	1,800,408
Land	90,080	43,200
Total assets	\$ 2,218,534	\$ 2,355,733
LIABILITIES		
Accounts payable and accrued expenses	\$ 9,206	\$ 11,061
Short term note payable	74,720	133,658
Deferred loans	2,215,397	2,215,397
Total liabilities	2,299,323	2,360,116
NET DEFICIT		
Unrestricted net deficit	(210,389)	(199,011)
Temporarily restricted net assets	129,600	194,628
Total net deficit	(80,789)	(4,383)
Total liabilities and net deficit	\$ 2,218,534	\$ 2,355,733

See accompanying notes.

MADISON AREA CLT CORPORATION
CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended December 31, 2009 and 2008

	2009	2008
UNRESTRICTED NET DEFICIT		
REVENUE AND OTHER SUPPORT		
Sales of property	\$ 145,000	\$ 477,500
Contributions	23,377	151,460
Rental income	46,714	51,995
Fee for service	17,347	9,850
Interest income	319	2,382
Miscellaneous income	999	34
	<u>233,756</u>	<u>693,221</u>
Total unrestricted revenue and other support		
EXPENSES		
Professional fees	37,798	32,911
Cost of properties sold	137,605	457,155
Interest	3,296	4,812
Marketing	1,719	4,429
Miscellaneous expense	3,465	6,016
Office	12,136	12,542
Occupancy	10,932	24,685
Travel, meetings and events	3,062	6,636
Property holding and maintenance	3,002	7,952
Taxes and insurance	2,946	5,074
Personnel	85,034	115,183
	<u>300,995</u>	<u>677,395</u>
Total expenses		
Net assets released from restrictions	<u>55,861</u>	<u>17,431</u>
Change in unrestricted net deficit	(11,378)	33,257
TEMPORARILY RESTRICTED NET ASSETS		
Temporarily restricted contributions	-	177,800
Net assets released from restrictions	(55,861)	(17,431)
Loss on contributions returned	(9,167)	-
	<u>(65,028)</u>	<u>160,369</u>
Change in temporarily restricted net assets		
Change in net deficit	(76,406)	193,626
Net deficit - beginning of year	<u>(4,383)</u>	<u>(198,009)</u>
Net deficit - end of year	<u>\$ (80,789)</u>	<u>\$ (4,383)</u>

See accompanying notes.

MADISON AREA CLT CORPORATION
CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended December 31, 2009 and 2008

	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net deficit	\$ (76,406)	\$ 193,626
Adjustments to reconcile change in net deficit to net cash used in operating activities		
Donated land	(43,200)	(43,200)
(Increase) decrease in assets		
Unconditional promises to give	50,450	(180,050)
Accounts receivable	(10,623)	1,877
Prepaid expenses	(1,452)	582
Property held for resale	59,538	(95,672)
Decrease in liabilities		
Accounts payable and accrued expenses	(1,855)	(3,886)
Net cash used in operating activities	(23,548)	(126,723)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments on land acquisition cost	(3,680)	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of notes payable	(133,658)	-
Proceeds from notes payable	74,720	133,658
Net cash provided by (used in) financing activities	(58,938)	133,658
Change in cash	(86,166)	6,935
Cash - beginning of year	122,782	115,847
Cash - end of year	<u>\$ 36,616</u>	<u>\$ 122,782</u>
SUPPLEMENTAL DISCLOSURES		
Cash paid for interest	\$ 3,296	\$ 4,812
Noncash investing activities		
Donated land	43,200	43,200

See accompanying notes.

MADISON AREA CLT CORPORATION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2009 and 2008

Madison Area CLT Corporation (MACLT) provides affordable homeownership opportunities to low- and moderate-income and disadvantaged people in Dane County, Wisconsin.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of Consolidation

The consolidated financial statements include the accounts of MACLT and its wholly owned subsidiaries, Troy Gardens Residential Parcel, LLC and Troy Gardens Conservancy Parcel, LLC. Troy Gardens Residential Parcel, LLC operates the Troy Gardens development project. Troy Gardens Conservancy Parcel, LLC holds 26 acres of land that is leased to Community Groundworks, Inc.

Basis of Presentation

MACLT is required to report information regarding its financial position and activities according to three classes of net assets:

Unrestricted net assets—Net assets that are not restricted by donors. Designations are voluntary board-approved segregations of unrestricted net assets for specific purposes, projects, or investments.

Temporarily restricted net assets—Net assets whose use has been limited by donor-imposed time restrictions or purpose restrictions.

Permanently restricted net assets—Net assets that have been restricted by donors to be maintained by MACLT in perpetuity.

Income Tax Status

MACLT is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. MACLT's federal exempt organization returns are subject to examination by the Internal Revenue Service, generally for three years after they are filed. With few exceptions, MACLT is no longer subject to such examinations for tax years before 2006.

Date of Management's Review

Management has evaluated subsequent events through February 25, 2010, the date which the financial statements were available to be issued.

Estimates

The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

MADISON AREA CLT CORPORATION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2009 and 2008

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Accounts Receivable

Management considers all accounts receivable to be fully collectible. Accordingly, no allowance for doubtful accounts is presented. If amounts become uncollectible, they are charged to operations when that determination is made.

Notes Receivable

Notes receivable consist of non-interest bearing notes due from individuals. The notes are not payable until the individuals sell the land trust homes that they currently own or certain other contingencies occur. The notes are secured by the land trust homes occupied by the individuals. Since repayment of the notes is not certain, the notes have not been discounted.

Equipment

Purchases of equipment in excess of \$2,500 are capitalized and depreciated over the asset's useful life using the straight-line method.

Promises to Give

Unconditional promises to give are recognized as revenues or gains in the period received and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional. Uncollectible promises are written off after management makes reasonable collection efforts and determines the promises will not be collected.

Contributions

Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the organization.

MADISON AREA CLT CORPORATION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2009 and 2008

NOTE 2 – UNCONDITIONAL PROMISES TO GIVE

At December 31, 2009, unconditional promises to give totaling \$43,200 are receivable in less than one year and \$86,400 are receivable in one to five years.

NOTE 3 – SHORT TERM NOTE PAYABLE

MACLT's obligation under short term notes payable at December 31, 2009 and 2008 consists of a 5.25% note due May 16, 2010 and secured by real estate and a 5.15% note, also secured by real estate, respectively.

NOTE 4 – DESCRIPTION OF LEASING ARRANGEMENTS

MACLT leases land to various individuals to further its mission of providing low cost housing. Ground lease income was \$42,834 and \$42,486 in 2009 and 2008.

MACLT leases space for its administrative office on a month to month lease that requires monthly payments of \$400. Rent expense for 2009 and 2008 was \$10,070 and \$22,494.

NOTE 5 – FUNCTIONAL CLASSIFICATION OF EXPENSES

Expenses by function for 2009 and 2008 are as follows:

	2009	2008
Program services		
Property management	\$ 186,326	\$ 495,380
Project development	58,151	52,794
Management and general	40,935	100,230
Fundraising	15,583	28,991
Total expenses	\$ 300,995	\$ 677,395

NOTE 6 – POTENTIAL LOSS ON NOTE RECEIVABLE

MACLT has a \$13,200 note receivable on a property for which the owner is negotiating with the bank that has the first mortgage on the property. Management believes the owner will likely work out a plan with the bank and foreclosure on the property is not probable. If the property is foreclosed, MACLT may not collect this note.

NOTE 7 – DONATED SERVICES

Donated professional fundraising services with an estimated fair value of \$9,441 and \$12,400 are included as contributions in the financial statements for 2009 and 2008, respectively.

MADISON AREA CLT CORPORATION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2009 and 2008

NOTE 8 – DEFERRED LOANS

MACLT received deferred loans from the City of Madison's Community Development Block Grant program. These loans are payable upon the sale or change of use of the respective property purchased with the loan proceeds. Upon the sale or change of use of a property, the note amount due will be a percentage of the fair market value of the property as outlined in each note agreement. Each note is secured by real estate in the city of Madison.

Deferred loans at December 31, 2009 and 2008 had the following balances:

	2009	2008
Troy Gardens Housing Land	\$ 748,350	\$ 748,350
5 Camino del Sol	51,682	51,682
6 Camino del Sol	51,682	51,682
9 Camino del Sol	51,682	51,682
10 Camino del Sol	51,682	51,682
13 Camino del Sol	51,682	51,682
14 Camino del Sol	51,682	51,682
18 Camino del Sol	51,682	51,682
22 Camino del Sol	51,682	51,682
26 Camino del Sol	51,682	51,682
803 Troy Drive	51,682	51,682
805 Troy Drive	51,682	51,682
Anniversary Court	476,076	476,076
Troy Gardens - Conservancy	153,430	153,430
Baldwin Street	39,424	39,424
817 Troy Drive	35,000	35,000
825 Troy Drive	35,000	35,000
833 Troy Drive	35,000	35,000
Emerald Street	35,000	35,000
Lake Point	35,000	35,000
Sequoia Trail	24,332	24,332
Buckeye Road	15,520	15,520
Beld Street	14,763	14,763
	<u>\$ 2,215,397</u>	<u>\$ 2,215,397</u>
Deferred loans	<u>\$ 2,215,397</u>	<u>\$ 2,215,397</u>

NOTE 9 – TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets are available for the following purposes or periods:

	2009	2008
Nature Center	\$ -	\$ 16,828
Implicit time restrictions on promises to give not yet due	129,600	172,800
Community and Food Pantry Garden	-	5,000
	<u>\$ 129,600</u>	<u>\$ 194,628</u>
Temporarily restricted net assets	<u>\$ 129,600</u>	<u>\$ 194,628</u>

MADISON AREA CLT CORPORATION
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2009

Federal Grantor/ Pass-Through Grantor/ Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Housing and Urban Development			
Pass-through programs from City of Madison Community Block Grant Office			
Community Development Block Grants/ Entitlement Grants	14.218	26bh006	\$ 256,927
Community Development Block Grants/ Brownfields Economic Development Initiative	14.246	b01-sp-wi-0771	748,350
Home Investment Partnerships Program	14.239	CDBG-91-01	<u>1,210,120</u>
Total expenditures of federal awards			<u>\$ 2,215,397</u>

BASIS OF PRESENTATION

The schedule of expenditures of federal awards includes the federal grant activity of MACLT and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

MADISON AREA CLT CORPORATION
SCHEDULE OF CDBG OFFICE FUNDS EXPENDED BY PROGRAM
Year Ended December 31, 2009

CDBG OFFICE FUNDS	
HUD/EDI - deferred loan	\$ -
FUNDS EXPENDED	
Construction costs	<u> -</u>
Excess	<u><u> -</u></u>

MADISON AREA CLT CORPORATION
SCHEDULE OF REVENUE AND EXPENSES BY PROGRAM AND BY FUNDING SOURCE
Year Ended December 31, 2009

	City of Madison CDBG	Other	Total
REVENUE AND OTHER SUPPORT			
Sales of property	\$ -	\$ 145,000	\$ 145,000
Contributions	-	23,377	23,377
Rental income	-	46,714	46,714
Fee for service	-	17,347	17,347
Interest income	-	319	319
Miscellaneous income	-	999	999
Total unrestricted revenue and other support	-	233,756	233,756
EXPENSES			
Professional fees	-	37,798	37,798
Cost of properties sold	-	137,605	137,605
Interest	-	3,296	3,296
Marketing	-	1,719	1,719
Miscellaneous expense	-	3,465	3,465
Office	-	12,136	12,136
Occupancy	-	10,932	10,932
Travel, meetings and events	-	3,062	3,062
Property holding and maintenance	-	3,002	3,002
Taxes and insurance	-	2,946	2,946
Personnel	-	85,034	85,034
Total expenses	-	300,995	300,995
Excess revenue (expenses)	\$ -	\$ (67,239)	\$ (67,239)

MADISON AREA CLT CORPORATION
SCHEDULE OF REAL PROPERTY AND RELATED DEBT
December 31, 2009

	CDBG Deferred Mortgages	Other Notes	Interest Rate/ Maturity Date	Payments
Troy Gardens Housing Land	\$ 748,350	\$ -	N/A	N/A
5 Camino del Sol	51,682	-	N/A	N/A
6 Camino del Sol	51,682	-	N/A	N/A
9 Camino del Sol	51,682	-	N/A	N/A
10 Camino del Sol	51,682	-	N/A	N/A
13 Camino del Sol	51,682	-	N/A	N/A
14 Camino del Sol	51,682	-	N/A	N/A
18 Camino del Sol	51,682	-	N/A	N/A
22 Camino del Sol	51,682	-	N/A	N/A
26 Camino del Sol	51,682	-	N/A	N/A
803 Troy Drive	51,682	-	N/A	N/A
805 Troy Drive	51,682	-	N/A	N/A
Anniversary Court	476,076	-	N/A	N/A
Troy Gardens - Conservancy	153,430	-	N/A	N/A
Baldwin Street	39,424	-	N/A	N/A
817 Troy Drive	35,000	-	N/A	N/A
825 Troy Drive	35,000	-	N/A	N/A
833 Troy Drive	35,000	-	N/A	N/A
Emerald Street	35,000	-	N/A	N/A
Lake Point	35,000	-	N/A	N/A
Sequoia Trail	24,332	-	N/A	N/A
Buckeye Road	15,520	-	N/A	N/A
Beld Street	14,763	-	N/A	N/A
1921 Beld	-	74,720	5.25%, May 2010	Interest only
	<u>\$ 2,215,397</u>	<u>\$ 74,720</u>		

MADISON AREA CLT CORPORATION
SCHEDULE OF PRIOR YEAR FINDINGS
Year Ended December 31, 2009

2008-1 Preparation of Financial Statements

Status: The organization contracted with a CPA firm for bookkeeping services and now has internal resources to conclude the financial statements and related disclosures are complete and presented in accordance with generally accepted accounting principles.



REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors
Madison Area CLT Corporation
Madison, Wisconsin

We have audited the consolidated financial statements of Madison Area CLT Corporation as of and for the year ended December 31, 2009, and have issued our report thereon dated February 25, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Madison Area CLT Corporation's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of Madison Area CLT Corporation's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Madison Area CLT Corporation's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Madison Area CLT Corporation's consolidated financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the board of directors, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Wegner LLP

Wegner LLP
Madison, Wisconsin
February 25, 2010



REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND
ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

To the Board of Directors
Madison Area CLT Corporation
Madison, Wisconsin

Compliance

We have audited the compliance of Madison Area CLT Corporation with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that are applicable to its major federal program for the year ended December 31, 2009. Madison Area CLT Corporation's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to its major federal program is the responsibility of Madison Area CLT Corporation's management. Our responsibility is to express an opinion on Madison Area CLT Corporation's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and *OMB Circular A-133* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Madison Area CLT Corporation's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of Madison Area CLT Corporation's compliance with those requirements.

In our opinion, Madison Area CLT Corporation complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended December 31, 2009.

Internal Control Over Compliance

The management of Madison Area CLT Corporation is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered Madison Area CLT Corporation's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Madison Area CLT Corporation's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A *material weakness* is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the board of directors, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

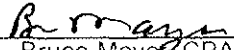
Wegner LLP

Wegner LLP
Madison, Wisconsin
February 25, 2010

MADISON AREA CLT CORPORATION
SCHEDULE OF CDBG OFFICE FINDINGS AND QUESTIONED COSTS
Year Ended December 31, 2009

- | | |
|---|-------------|
| 1. Single Audit required? | Yes |
| Dollar threshold used to distinguish between type A and type B programs | \$ 300,000 |
| 2. Type of auditor's report issued. | Unqualified |
| 3. Internal control over financial reporting - | |
| Material weakness identified? | No |
| Significant deficiencies identified and not considered a material weakness? | No |
| Noncompliance material to financial statements noted? | No |
| 4. Internal control over major programs - | |
| Material weakness identified? | No |
| Significant deficiency identified not considered to be a material weakness? | No |
| 5. Indirect cost allocation plan reasonable and acceptable per OMB A-122? | Yes |
| 6. Actual costs reasonable and allocated appropriately per OMB A-122? | Yes |
| 7. Costs allocated to the CDBG Office contracts based on costs incurred and are supported by records and documents? | Yes |
| 8. Any audit findings disclosed that are required to be reported in accordance with Circular A-133, section 510(a)? | No |
| 9. Identification of all Federal revenue sources and dollar amounts by program.
See Schedule of Expenditures of Federal Awards | |
| 10. Financial statement findings.
No matters were reported | |
| 11. Federal award findings and questioned costs.
No matters were reported | |
| 12. Does the auditor have substantial doubt as to the auditee's ability to continue as a going concern? | No |
| 13. Does the audit report identify any additional audit issues related to the Agency's CDBG Office grants/contracts? | No |
| Does the audit include the - | |
| 14. Schedule of revenue and expenses by program and funding source? | Yes |
| 15. Schedule of CDBG Office funds expended by program? | Yes |
| 16. Schedule of real property assets and the debt recorded against each property? | Yes |
| 17. Was a management letter or other document conveying audit comments issued as a result of this audit? | Yes |

Signature of Partner in Charge
Name of Partner in Charge
Date of report



Bruce Mayer, CPA
February 25, 2009

TE by Accounts Classified (Unadjusted to Adjusted Balance)
 Madison Area Community Land Trust
 December 31, 2009

Done by:	Date:	Index:
Reviewer:	Date:	

Account Number	Description	W/P Ref	2009 Unadjusted Balance	2009 Net AJE's	2009 Adjusted Balance	Adjusted Balance
1-116-202	Operations Checking	A11.1	-272.26	0.00	-272.26	0.00
1-122-291	IBRETA	A12.1	3,223.68	0.00	3,223.68	0.00
1-126-763	Sol Levin Development Checking	A13.1	560.00	0.00	560.00	0.00
1-415-414	Reserve Account	A14.1	30,230.75	0.00	30,230.75	0.00
1-554-220	TG Conservancy Parcel	A15	209.24	0.00	209.24	0.00
1281	Investment - Stocks, Bonds:BankOne	A16	465.70	0.00	465.70	0.00
1459	Undeposited Funds	A10	2,200.00	0.00	2,200.00	0.00
1800	Promise to Give (Lloyds)	C10	134,600.00	-5,000.00	129,600.00	0.00
1200	Accounts Receivable	D10	7,431.00	4,998.90	12,429.90	0.00
1302	Prepaid Expenses:Prepaid Insurance		875.45	1,051.47	1,926.92	0.00
1305	Prepaid Expenses:Prepaid Workers Co		187.61	33.39	221.00	0.00
	CURRENT ASSETS		179,711.17	1,083.76	180,794.93	0.00
1620	TG Housing (510 Troy Dr)		848,083.00	0.00	848,083.00	0.00
1630	TG Conservancy (502 Troy)		163,000.00	0.00	163,000.00	0.00
1641	Leased Land:(1008 Emerald St)		25,000.00	0.00	25,000.00	0.00
1642	Leased Land:(1921 Beld St)		6,100.00	0.00	6,100.00	0.00
1643	Leased Land:(209 N. Baldwin St)		20,093.00	0.00	20,093.00	0.00
1644	Leased Land:(2201 Lake Point Dr.)		25,000.00	0.00	25,000.00	0.00
1645	Leased Land:(4905 Buckeye Rd)		16,000.00	0.00	16,000.00	0.00
1646	Leased Land:(906 Sequoia Tr.)		21,600.00	0.00	21,600.00	0.00
1647	Leased Land:(833 Troy Dr)		17,183.82	0.00	17,183.82	0.00
1648	Leased Land:(825 Troy Dr)		13,408.24	0.00	13,408.24	0.00
1649	Leased Land:(817 Troy Dr)		21,556.98	0.00	21,556.98	0.00
1650	Leased Land:Anniversary Ct/Ln		243,963.00	0.00	243,963.00	0.00
1651	Leased Land:(803 Troy Dr)		35,607.18	0.00	35,607.18	0.00
1652	Leased Land:(805 Troy Dr)		33,287.52	0.00	33,287.52	0.00
1653	Leased Land:(10 Camino del Sol)		33,323.73	0.00	33,323.73	0.00
1654	Leased Land:(14 Camino del Sol)		32,780.48	0.00	32,780.48	0.00
1655	Leased Land:(6 Camino del Sol)		34,205.60	0.00	34,205.60	0.00
1656	Leased Land:(13 Camino del Sol)		34,495.39	0.00	34,495.39	0.00
1657	Leased Land:(5 Camino del Sol)		33,033.99	0.00	33,033.99	0.00
1658	Leased Land:(9 Camino del Sol)		34,299.77	0.00	34,299.77	0.00
1659	Leased Land:(22 Camino del Sol)		36,105.17	0.00	36,105.17	0.00
1660	Leased Land:(26 Camino del Sol)		39,547.62	0.00	39,547.62	0.00
1661	Leased Land:(18 Camino del Sol)		32,733.40	0.00	32,733.40	0.00
1635	Hoboken St Land	Lead	90,080.00	0.00	90,080.00	0.00
1365	Repurchased Homes for Sale: 1921 Be	Lead	73,751.00	0.00	73,751.00	0.00
	PROPERTY AND EQUIPMENT HELD FOR LEA		1,964,236.89	0.00	1,964,236.89	0.00
1701	Notes Receivable:Note Rec'ble - Joh		13,280.00	0.00	13,280.00	0.00
1702	Notes Receivable:Note Receivable -		22,155.56	0.00	22,155.56	0.00
1703	Notes Receivable:Note Rec'ble - 220		2,500.00	0.00	2,500.00	0.00
1704	Notes Receivable:Note Rec'ble - 14		2,500.00	0.00	2,500.00	0.00
1705	Notes Receivable:Note Rec'ble - 833		3,300.00	0.00	3,300.00	0.00
1706	Notes Receivable:Note Rec'ble - 825		3,300.00	0.00	3,300.00	0.00
1707	Notes Receivable:Note Rec'ble - 817		3,300.00	0.00	3,300.00	0.00
1708	Notes Receivable:Note Rec'ble - 9 C		2,665.00	0.00	2,665.00	0.00
1709	Notes Receivable:Note Rec'ble - 22		2,500.00	0.00	2,500.00	0.00
1710	Notes Receivable:Note Rec'ble - 26		2,500.00	0.00	2,500.00	0.00
1711	Notes Receivable:Note Rec'ble - 18		2,500.00	0.00	2,500.00	0.00
1712	Notes Receivable:Note Rec'ble - 558		3,000.00	0.00	3,000.00	0.00
1713	Notes Receivable:Note Rec'ble - 548		5,000.00	0.00	5,000.00	0.00
1714	Notes Receivable:Note Rec'ble - 542		5,000.00	0.00	5,000.00	0.00
	OTHER ASSETS		73,500.56	0.00	73,500.56	0.00
	TOTAL ASSETS		2,217,450.62	1,083.76	2,218,534.38	0.00

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Account Number	Description	W/P Ref	2009 Unadjusted Balance	2009 Net AJE's	2009 Adjusted Balance	Adjusted Balance
2000	Accounts Payable	F11	-2,078.12	-700.00	-2,778.12	0.00
2110	Accrued Payroll & Payroll Tax	G11	0.00	-1,108.43	-1,108.43	0.00
2112	FTO Reserve Payable	G12	-5,320.44	0.00	-5,320.44	0.00
2405	Short Term Mortgages:Mortgage for 1	K2	-74,720.00	0.00	-74,720.00	0.00
CURRENT LIABILITIES			-82,118.56	-1,808.43	-83,926.99	0.00
2501	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2302	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2303	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2304	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2305	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2306	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2307	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2308	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2309	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2310	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2311	LT Deferred Payment Mortgages:DPM -		-51,681.91	0.00	-51,681.91	0.00
2312	LT Deferred Payment Mortgages:DPM -		-35,000.00	0.00	-35,000.00	0.00
2313	LT Deferred Payment Mortgages:DPM -		-14,762.80	0.00	-14,762.80	0.00
2314	LT Deferred Payment Mortgages:DPM -		-39,423.85	0.00	-39,423.85	0.00
2315	LT Deferred Payment Mortgages:DPM -		-35,000.00	0.00	-35,000.00	0.00
2316	LT Deferred Payment Mortgages:DPM -		-15,520.00	0.00	-15,520.00	0.00
2317	LT Deferred Payment Mortgages:DPM -		-24,332.70	0.00	-24,332.70	0.00
2318	LT Deferred Payment Mortgages:DPM -		-35,000.00	0.00	-35,000.00	0.00
2319	LT Deferred Payment Mortgages:DPM -		-35,000.00	0.00	-35,000.00	0.00
2320	LT Deferred Payment Mortgages:DPM -		-35,000.00	0.00	-35,000.00	0.00
2321	LT Deferred Payment Mortgages:DPM -		-476,076.40	0.00	-476,076.40	0.00
2330	LT Deferred Payment Mortgages:DPM -		-748,350.00	0.00	-748,350.00	0.00
2331	LT Deferred Payment Mortgages:DPM -		-153,429.23	0.00	-153,429.23	0.00
LONG-TERM LIABILITIES			-2,215,395.99	0.00	-2,215,395.99	0.00
TOTAL LIABILITIES			-2,297,514.55	-1,808.43	-2,299,322.98	0.00
3000	Opening Balance Equity		11.95	-65,040.13	-65,028.18	0.00
3900	Retained Earnings		199,011.81	0.00	199,011.81	0.00
3950W	Temporarily Restricted Net Assets	L10	-194,628.18	65,028.18	-129,600.00	0.00
NET ASSETS			4,395.58	-11.95	4,383.63	0.00
NET INCOME			75,668.35	738.62	76,406.97	0.00
TOTAL EQUITY			80,063.93	726.67	80,786.60	0.00
TOTAL LIABILITIES AND EQUITY			-2,217,450.62	-1,081.76	-2,218,534.38	0.00

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Account Number	Description	W/F Ref	2009 Unadjusted Balance	2009 Net AJE's	2009 Adjusted Balance	Adjusted Balance
4050	Interest Income		-378.56	0.00	-378.56	0.00
4055	Unrealized Gain or Loss		60.00	0.00	60.00	0.00
4010	Donations & Board Fundraising		-5,425.06	-9,441.00	-14,866.06	0.00
4015	New Fundraising	NEW	-5,221.35	0.00	-5,221.35	0.00
4020	Grant Income		-8,289.96	5,000.00	-3,289.96	0.00
4030	Ground Lease Fees		-42,834.00	0.00	-42,834.00	0.00
4070	Office Rent - Income		-3,580.00	0.00	-3,580.00	0.00
4071	Office Rent - Income:Office Utiliti		-300.00	0.00	-300.00	0.00
4080	Property Sales Income	DR50	-145,000.00	0.00	-145,000.00	0.00
4060	Miscellaneous Income		-1,000.00	0.00	-1,000.00	0.00
4041	Income Generating Services:Consulti		-11,897.00	-4,750.00	-16,647.00	0.00
4043	Income Generating Services:Sales Co	NEW	100.00	0.00	100.00	0.00
4045	Income Generating Services:Land Ban	NEW	-800.00	0.00	-800.00	0.00
W1	Releases		0.00	-55,861.18	-55,861.18	0.00
W2	Releases		0.00	55,861.18	55,861.18	0.00
SUPPORT AND REVENUE			-224,565.93	-9,191.00	-233,756.93	0.00
TOTAL REVENUES			-224,565.93	-9,191.00	-233,756.93	0.00
6210	Professional Services	NEW	690.00	0.00	690.00	0.00
6211	Professional Services:Audit & Accou		15,206.25	0.00	15,206.25	0.00
6212	Professional Services:Legal Fees		1,014.50	9,441.00	10,455.50	0.00
6213	Professional Services:Other Consult		9,711.17	250.00	9,961.17	0.00
6561	Payroll & Personnel:Admin Fees		1,485.18	0.00	1,485.18	0.00
6569	Depreciation	NEW	620.87	-620.87	0.00	0.00
5101	Cost of Goods Sold:Closing Costs-Pr	NEW	710.00	0.00	710.00	0.00
5102	Cost of Goods Sold:Closing Costs-Pr	NEW	259.00	0.00	259.00	0.00
5107	Cost of Goods Sold:Closing Costs-Pr	NEW	315.00	0.00	315.00	0.00
5203	Cost of Goods Sold:Repurchase & Res		343.25	0.00	343.25	0.00
5205	Cost of Goods Sold:Repurchase & Res		66.33	0.00	66.33	0.00
6252	Property Mgmt & Maint:Closing Cost		1,014.00	0.00	1,014.00	0.00
6257	Property Mgmt & Maint:Rehabilitati		1,609.01	0.00	1,609.01	0.00
6258	Property Holding & Maint:Acquisitio	NEW	133,289.00	0.00	133,289.00	0.00
6256	Property Mgmt & Maint:Mortgage Loa		3,296.11	0.00	3,296.11	0.00
6141	Marketing & Outreach:Advertising &		50.00	0.00	50.00	0.00
6142	Marketing & Outreach:Membership / M		327.45	0.00	327.45	0.00
6143	Marketing & Outreach:Newsletter Exp		87.50	0.00	87.50	0.00
6255	Property Mgmt & Maint:Marketing Co		1,253.73	0.00	1,253.73	0.00
6090	Land Building Workshops	NEW	1,288.00	0.00	1,288.00	0.00
6191	Office & Operating Expenses:Bank Se		140.45	0.00	140.45	0.00
6181A	Office & Operating Expenses:Bank Se		86.69	0.00	86.69	0.00
6184	Office & Operating Expenses:Donatio		-1,010.33	0.00	-1,010.33	0.00
6185	Office & Operating Expenses:Dues &		2,480.01	0.00	2,480.01	0.00
6183	Storage Locker Rent	NEW	480.00	0.00	480.00	0.00
6182	Office & Operating Expenses:Copying		744.40	0.00	744.40	0.00
6186	Office & Operating Expenses:Office		1,626.20	0.00	1,626.20	0.00
6189	Office & Operating Expenses:Office		1,610.12	620.87	2,230.99	0.00
6189	Office & Operating Expenses:Postage		1,003.64	0.00	1,003.64	0.00
6190	Office & Operating Expenses:Softwar		2,698.11	0.00	2,698.11	0.00
6191	Office & Operating Expenses:Telepho		3,833.41	0.00	3,833.41	0.00
6074	Risk Management:Building Security		250.00	-128.95	121.05	0.00
6187	Office & Operating Expenses:Office	K50	10,069.68	0.00	10,069.68	0.00
6192	Office & Operating Expenses:Office		740.81	0.00	740.81	0.00
6021	Board Expenses:Board - Annual Meeti		0.00	11.95	11.95	0.00
6022	Board Expenses:Board - Meeting Exp.		1,619.36	0.00	1,619.36	0.00
6049	Consulting Expenses		99.53	0.00	99.53	0.00
6061	Fundraising Expenses:Event - food,		245.00	0.00	245.00	0.00
6264	Staff Development:Travel, food, lod		1,490.14	-404.30	1,085.84	0.00
6050	Development Expense		11,271.78	-9,167.00	2,104.78	0.00
6254	Property Mgmt & Maint: Holding Cost		896.65	0.00	896.65	0.00
6071	Risk Management:Insurance - Operati		1,168.92	-962.42	206.50	0.00
6072	Risk Management:Insurance - Propert		531.60	-420.10	111.50	0.00
6073	Risk Management:Insurance - D&C		1,467.00	0.00	1,467.00	0.00
6075	Risk Management:Executive Life Insu	NEW	500.00	0.00	500.00	0.00
6213	Property Mgmt & Maint:Property Tax		261.22	0.00	261.22	0.00
6562	Payroll & Personnel:Disability Insu		967.33	0.00	967.33	0.00
6563	Payroll & Personnel:Gross Wages		70,992.39	1,713.83	72,706.22	0.00
6564	Payroll & Personnel:Health Insurance		5,637.66	0.00	5,637.66	0.00
6565	Payroll & Personnel:Medicare & FICA		5,123.10	0.00	5,123.10	0.00
6567	Payroll & Personnel:Workers Compens		633.96	-33.39	600.57	0.00
W3	Loss on contributions returned		0.00	9,167.00	9,167.00	0.00

TE by Accounts Classified [Unadjusted to Adjusted Balance]
 Madison Area Community Land Trust
 December 31, 2009

Done by:	Date:	Index:
Reviewer:	Date:	

Account Number	Description	W/P Ref	2009 Unadjusted Balance	2009 Net AJE's	2009 Adjusted Balance	Adjusted Balance
	EXPENSES		300,234.28	9,927.62	310,161.90	0.00
	TOTAL EXPENSES		300,234.28	9,927.62	310,161.90	0.00
	NET INCOME		75,668.35	736.62	76,404.97	0.00

MADISON AREA COMMUNITY LAND TRUST

Operating Budget for 2010 (approved 12/17/2009)

	2009 BUDGET	2010 BUDGET	COMMENTS
Income			
4010 Donations & Board Fundraising	\$ 19,000.00	\$ 4,400.00	same as 2009 actual
4015 New Fundraising	\$ 2,500.00	\$ 3,480.00	same as 2009 actual
4020 Grant Income	\$ 14,461.96	\$ 6,500.00	just CSW
4030 Ground Lease Fees	\$ 42,348.00	\$ 42,000.00	same as 2009 actual
4040 Income Generating Services			
4041 Consulting Income - National CLT Net	\$ 13,750.00	\$ -	
4042A Internal Developer Fee Transfer	\$ 1,966.00	\$ 16,359.00	Reflects NSP project contract signed 12/10/09 with the City of Madison
4043 Sales Commissions	\$ 656.25	\$ 250.00	smaller balances mean reduction from 2009
4050 Interest Income	\$ 8.50	\$ -	
4052 Interest/Dividends on Stock	\$ (211.90)	\$ -	
4055 Unrealized Gain or Loss	\$ 1,000.00	\$ -	
4060 Miscellaneous Income	\$ 3,580.00	\$ -	
4070 Office Rent - Income	\$ 300.00	\$ -	
4071 Office Utilities Income			
4080 Property Sales Income	\$ 145,000.00	\$ 102,500.00	Beld Sireet rehab/resale. Projecting \$5,000 net profit. We will not be able to lock into this figure until we have firmer pricing on repair work. We hope to sell one lot at Hoboken Road for up to \$72,000 in January. This will not show up as income, because we have already booked it as an asset. But it will certainly give us a whole lot more cash in our bank account.
4090 Contribution (in-kind, land)	\$ -	\$ -	
Total Income	\$ 244,358.81	\$ 175,489.00	

Expenses					
6020 Board Expenses					
6021 Board - Annual Meeting	\$ 400.00	\$ 400.00	\$ 400.00		same as 2009 budget
6022 Board - Meeting Exp.	\$ 1,736.41	\$ 1,736.41	\$ 1,000.00		decrease from 2009
6040 Consulting Expenses	\$ 8.00	\$ 8.00	\$ -		should net out -- since this expense should be reimbursed
6050 Development Expense	\$ 117.46	\$ 117.46	\$ -		
6060 Fundraising Expenses	\$ 205.00	\$ 205.00	\$ 117.00		same as 2009 actual
6070 Risk Management	\$ -	\$ -	\$ -		
6071 Insurance - Operations	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		same as 2009 budget
6072 Insurance - Property	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		same as 2009 budget
6073 Insurance - D&O	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00		same as 2009 budget
6074 Building Security	\$ 300.00	\$ 300.00	\$ 300.00		same as 2009 budget
6075 Executive Life Insurance	\$ -	\$ -	\$ -		no need for an interim ED
6141 Advertising and Signage	\$ -	\$ -	\$ -		
6142 Membership / Marketing	\$ 327.45	\$ 327.45	\$ 327.00		same as 2009 budget
6143 Newsletter Expenses	\$ 1,000.00	\$ 1,000.00	\$ 500.00		
6180 Office & Operating Expenses					
6181 Bank Service Charges	\$ 96.37	\$ 96.37	\$ 100.00		
6182 Copying & Printing	\$ 1,368.40	\$ 1,368.40	\$ 1,000.00		
6184 Donations to Other Orgs	\$ 250.00	\$ 250.00	\$ -		
6185 Dues & Subscriptions	\$ 2,440.00	\$ 2,440.00	\$ 1,500.00		includes memberships in CLT Network and Community Shares
6186 Office Equip Purchase & Maintenance	\$ 749.40	\$ 749.40	\$ 500.00		
6187 Office Rent (incl. storage)	\$ 9,404.68	\$ 9,404.68	\$ 4,800.00		\$400/month (includes utilities and internet access)
6192 Utilities at Office	\$ 760.21	\$ 760.21	\$ -		
6188 Office Supplies	\$ 1,382.09	\$ 1,382.09	\$ 1,000.00		color printer cartridges are the simple biggest area of expense
6189 Postage	\$ 1,000.00	\$ 1,000.00	\$ 900.00		
6190 Software Purchase	\$ 1,500.00	\$ 1,500.00	\$ 500.00		reduction due to loss of computer-related consulting work
6191 Telephone & Internet	\$ 4,000.00	\$ 4,000.00	\$ 3,130.00		two phone lines, cell phone for Greg for 2 months, cell phone for interim ED for 12 months
6193 Storage Locker Rent	\$ 480.00	\$ 480.00	\$ 576.00		
6210 Professional Services	\$ -	\$ -	\$ -		

6211 Audit & Accounting	\$ 21,956.50	\$ 16,850.00	\$500/mo for bookkeeping, \$9,100 for audit, \$750 for 990 EZ, \$1000 for CPA services
6212 Legal Fees	\$ 825.00	\$ 1,500.00	may go up substantially in event of merger
6213 Other Consultants	\$ 10,261.17	\$ 6,340.00	\$2,500 set aside to pay for merger-related consulting. Greg as 8 hours/week consultant for February and 4 hours/week for March through June at \$40/hour (total of #3,840).
6250 Property Holding & Maint			
6251 Inspection/Appraisal	\$ -	\$ 600.00	annual appraisals of Lloyds' Land
6252 Closing Costs	\$ -		
6253 Property Tax Expense	\$ 2,000.00		
6254 Holding Costs - Utilities, etc	\$ 705.97		
6255 Marketing Costs	\$ 1,408.50		
6256 Mortgage Loan Interest	\$ 3,813.21		
6257 Rehabilitation Expenses	\$ 1,398.19		
6258 Acquisition/Repayment of Principal	\$ 132,889.00		
Total 6250 Property Holding & Maint	\$ 140,214.87	\$ 97,500.00	Beld Street rehab/resale
6280 Staff Development			
6282 Conference Registration	\$ -	\$ 500.00	
6283 Continuing Education	\$ -	\$ -	
6284 Travel, food, lodging	\$ 1,078.70	\$ 1,000.00	includes mileage reimbursement

6560 Payroll & Personnel	\$ -					
6561 Admin Fees	\$ 1,385.45	\$ 250.00				savings from doing payroll in-house
6562 Disability Insurance	\$ 925.48	\$ 898.08				
6563 Gross Wages	\$ 74,165.90	\$ 42,204.75				new interim ED Jan 1st at \$35,000 per year. Salary to Greg of (a) 20/hours a week through end of January, plus (b) accumulated paid leave of 192 hours, which when added together will mean that Greg will be paid as a full-time employee through 2/12/2010.
6564 Health Insurance	\$ 5,752.87	\$ 11,828.00				Greg health insurance included for January and February (\$329 per month). Interim ED at \$960/mo for January and February, \$925/mo for remainder of the year
6565 Medicare & FICA	\$ 4,958.00	\$ 2,924.79				
6566 Retirement Contribution	\$ -	\$ -				
6567 Workers Compensation	\$ 581.13	\$ 633.96				
6568 WI Unemployment Insurance	\$ 1,000.00	\$ 1,000.00				
Total 6560 Payroll & Personnel	\$ 88,768.83					
Total Expenses	\$ 296,130.54	\$ 204,179.58				
Net Operating Income	\$ (51,771.73)	\$ (28,690.58)				
PROJECTED CASH AT END OF YEAR		\$ 8,117.01				Projected year end for 2010 is based on a starting balance on 1/1/2010 of \$36,800. Sale of Hoboken Road would add up to \$72,000 in unrestricted cash.