



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

House Corporation Annual Report Example

Auburn University



GREEK LIFE

P.O. Box 3117
Tuscaloosa, AL
35403-3117

205.843.2200
TheKalosGroup.com



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Table of Contents

Purpose of Annual Report	3
Articles of Incorporation	4-12
IRS Determination Letter	13-17
Annual Financial Statement	18-24
Annual Budget	25-28
10 Year Capital Expenditure Budget	29-30
Facility Audit Evaluation	31-50
Property Insurance Inspection Report	51-85
Form 990 Tax Return	86-103
Mortgage Documentation (Term Sheet & Commitment Letter)	104-118



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Student Organization Housing Policy

Auburn University's Board of Trustees may authorize the lease of university property to student housing organizations to provide additional safe living and gathering space to Auburn University students. These organizations must provide appropriate documentation to the university in order to ensure compliance with legal and policy obligations

Annual Report Example

The below reports and documentation have been compiled to be used as a reference when compiling the required annual report to submit to the university. The annual report submitted may vary from the documents below, but the overall report should be compiled similarly. If you have questions as you complete the annual report, contact the student affairs office.



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Articles of Incorporation

ARTICLES OF INCORPORATION FOR

HOUSE CORPORATION

Article I - Name

House Corporation

Article II - Official Residence

The official residence of said corporation shall be in the City of Tuscaloosa, in Tuscaloosa County, Alabama.

Article III - Purpose

The purpose of this corporation is to promote and foster the fraternal principles of Sorority and Sorority; to procure, own, rent, control, improve, decorate, and use real and personal property of every kind and to mortgage, pledge, lease, sell or otherwise dispose of and handle the same; to issue bonds, notes, debentures or obligations of the corporation and at the option of the Board of Trustees, to secure, mortgage, pledge, lease or deed the same; and to generally do any other act or thing which may be deemed desirable for the welfare and advantage of said

Article IV - Members

Any initiated member of Sorority upon signing the articles of incorporation or being elected to membership and accepting membership, becomes a member. Any college or alumnae member of any other Chapter may be elected a member by a three-fourths vote.

Article V - Meetings

Section 1. The annual meeting of the members of this association shall be held at House, or elsewhere, ~~at the University~~ at the University for the purpose of electing members of the Board of Trustees and considering reports to be laid before the meeting and transaction of any other business.

Section 2. Special meetings of the corporation may be called at any time by the President of the Corporation, and shall be called upon written request of not fewer than 3 other members of the Corporation. Notice (signed by the president or secretary and giving the purpose) of such annual and special meetings shall be given to each member appearing as such on the books of the corporation, by duly mailing the same to her address 5 days prior to the date of such meeting.

Section 3. A member may, by written Proxy, authorize another to vote for her, but the person so authorized must herself be a member and such Proxy must be filed with the Secretary before the person holding the same is permitted to vote.

Article VI - Trustees

The corporate power, business and property of the Corporation shall be exercised, conducted and controlled by the Board of Trustees consisting of 7 members. The members shall be the president and treasurer of the college chapter, who shall serve for their terms of office, and 5 alumnae members, who shall be elected for a period of 1 year, and who shall serve until their successors are elected.

Article VII - Officers (Executive Committee)

The Board of Trustees shall elect an Executive Committee of not fewer than three members from their own number, who shall have charge of the management of the business and affairs of the Corporation in the interim between the meetings of the Trustees with power generally to discharge the duties of the Board of Trustees, but not to incur debts, excepting for current expenses, unless especially authorized.

1951 11/10/53

2.

They shall at all times act under the direction and control of the Board of Trustees and shall make a report to the same of their acts, which shall form part of the Records of the Corporation.

Term of office: One year or until their successors are elected and qualified to perform such duties of their respective offices.

Article VIII - No Personal Liability

No member or officer or other representative of the corporation shall be personally or individually responsible for any debt or other obligation of the corporation.

Article IX - No Stock - Not Organized for Pecuniary Gain

This corporation is not organized for profit or pecuniary gain and has no stock or stockholders.

Article X - Purpose of Corporation

This corporation is an educational or benevolent society and is organized for the purpose of promoting knowledge or for purposes of like kind.

Article XI - National Council

1. At the discretion of the National Council, of _____ Sorority, a Corporation, one of its members, preferably the National President or the National Treasurer, who shall from time to time be in office, shall be a regular member of the Corporation with all the rights and privileges of other members, including the right to vote.

2. In the event that a college chapter is declared dormant or inactive, as provided for in Article XV, Section 4, of the National BYLAWS, all assets of the property, real estate, and house furnishings of the chapter and its Chapter House Corporation and all monies from the sale thereof shall revert to the National Organization and be placed in the National Chapter House Fund. The funds available after all just debts are paid and net income from rentals, if any, shall be treated as a deposit in the National Chapter House Fund. If at any time said chapter shall be reactivated, the principal and accrued interest shall be returned to the chapter or Chapter House Corporation, whichever is entitled to the funds.

3. This corporation is an affiliated and subordinate unit of _____ Sorority, a Corporation, and at all times shall be subject to the jurisdiction of the National Council of _____ Sorority, a Corporation, and be subject to and governed by the National BYLAWS and the National Council Manual of _____ Sorority, a Corporation.

Article XII - Amendments

Amendments to these Articles of Incorporation except Articles XI and XII may be made by a resolution passed by two-thirds (2/3) of the voting members present.

Article XIII - Certificate of Incorporation by Trustees

The undersigned Trustees hereby certify that the members of this society, desiring to become incorporated, adopted a resolution signifying such intention and elected the following Trustees to serve one year, or until their successors are elected and qualified, said meeting and election having been held and said resolution having been adopted not more than thirty (30) days prior to this date and said Trustees hereby file in the office of the Judge of Probate of Tuscaloosa County, Alabama, this Certificate of Incorporation.

1977 (150) 27351

3.

Witness our hands this April 13, 1977.

555726 212

10.50 A m.l.

10.50 A 8 IL

555726 212

10.50 A 8 IL

now (50) 355

BYLAWS OF

ARTICLE 1

OFFICES AND CORPORATE SEAL

Section 1. Principal Office The principal office of the corporation shall be _____, Tuscaloosa, Alabama, or a separate one or the current mailing address of the President. The address of the _____ Circle, Tuscaloosa, Alabama.

Section 2. Corporate Seal A corporate seal shall not be requisite to the validity of any instrument executed by or on behalf of this corporation.

ARTICLE II

MEMBERS

Section 1. Identity of Members The members of the corporation shall be those specified in the articles of Incorporation.

Section 2. Annual Meetings of the Members Annual meetings of the members shall be held upon call of the President on the day designated for that purpose in the Articles of Incorporation or upon such subsequent day as may be specified by the President in the notice of the meeting. At the annual meeting the members of the corporation shall transact such business as may properly come before it. If an annual meeting has not been called and held within six months after the time designated for it by the Articles of Incorporation, any member may call such a meeting.

Section 3. Special Meetings Special Meetings of the members may be called at any time by the President or Vice-President or by any two directors and must be called by the President or Secretary upon receipt of a written request of the active chapter or ten percent of the members of the corporation.

Section 4. Notice of Meetings Notice of meetings stating the time, place and purpose or purposes thereof shall be mailed to each member of record not less than five nor more than forty days before the meeting.

ARTICLE III

DUES

Dues shall be waived to all members in good standing provided that those members paid their House Corporation Assignment as a pledge or an active member of _____ of _____ or to all members in good standing of the Tuscaloosa or Birmingham Alumnae Club, if applicable.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. Number The board of directors shall consist of not fewer than three, nor more than fifteen persons.

Section 2. Election and Term Directors shall be elected by the members at the annual meeting and shall serve terms of one year. At the initial election, the term of directors shall be rotated so that, as near may be, the terms of an equal number expire each year.

Section 3. Vacancies Vacancies on the board of directors shall be filled by the remaining directors, but a director appointed to fill a vacancy shall not serve beyond the next annual meeting unless she be then elected to the Board.

Section 4. Powers and Duties It shall be the duty of the board of directors to control and manage the business and property of the corporation.

Section 5. Annual Meeting The annual meeting of the board of directors shall be held immediately following the annual meeting of the members and no notice of any such board meeting shall be required.

Section 6. Other Meetings Other Meetings of the board of directors may be held at any time and at any place upon twenty-four hours notice, oral or written, by the President of the secretary.

Section 7. Quorum A majority of the membership of the board of directors shall constitute a quorum and a concurrence of a majority of those present shall be sufficient to conduct the business of the board.

ARTICLE V

OFFICERS

Section 1. Personnel The officers shall consist of a President, Vice-President, Secretary and Treasurer.

Section 2. Elections The officers shall be elected at the annual meeting for a term of one year. They shall be eligible for reelection.

Section 3. Duties

A. President The President shall be the executive officer of the corporation, shall preside at meetings of the officers and members, and shall have general supervision of the affairs of the corporation.

B. Vice-President The vice-president shall assume the duties of the president in the event of the absence or the inability of that officer to serve.

C. Secretary The secretary shall keep the minutes of all meetings of the officers and members, shall send all notices of meetings, and shall conduct the correspondence of the corporation. She shall keep a correct and current list of all members of the corporation. She shall safely keep all books, papers, records and documents belonging to the corporation. She shall attest and affix the seal of the corporation to authorized instruments. She shall make such reports to the State and Federal Governments as are required by law.

D. Treasurer The Treasurer shall be the custodian of all moneys, credits and property of any and every nature, belonging to the corporation. She shall keep an accurate account of all moneys received and disbursed, with proper vouchers for moneys disbursed, and shall generally fulfill the duties pertaining to her office of the corporation and by the national officers of

ARTICLE VI

FISCAL POLICIES

Section 1. The fiscal year The fiscal year shall be from July 1 to June 30.

Section 2. Financial Records This corporation shall keep books of account.

ARTICLE VII

REPEAL, ALTERATION OR AMENDMENT OF BYLAWS

These bylaws may be repealed, amended or substitute bylaws may be adopted only by a majority of the members at any regular or special meeting, but only if the amendment has been reviewed in advance by the Director of House Corporations of and if notice has been furnished to each member in advance of the meeting.



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

IRS Determination Letter

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

FEB 20 2007

Employer Identification Number:

DLN:

17053255055046

Contact Person:

THOMAS K SHU

ID# 52391

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Form 990 Required:

Yes

Effective Date of Exemption:

January 21, 1991

Contribution Deductibility:

No

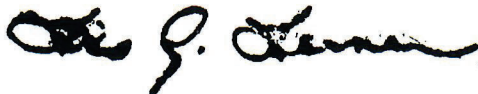
Dear Applicant:

We are pleased to inform you that upon review of your application for tax-exempt status we have determined that you are exempt from Federal income tax under section 501(c)(7) of the Internal Revenue Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Please see enclosed Information for Organizations Exempt Under Sections Other Than 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

A section 501(c)(7) organization is permitted to receive up to 35 percent of its gross receipts, including investment income, from sources outside of its membership without losing its tax-exempt status. Of the 35 percent, not more than 15 percent of the gross receipts may be derived from the use of the club's facilities or services by the general public. Income in excess of these limits may jeopardize your continued tax-exempt status.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Information for Organizations Exempt Under Sections Other Than 501(c)(3)

Letter 948 (DO/CG)

INFORMATION FOR ORGANIZATIONS EXEMPT UNDER SECTIONS
OTHER THAN 501(C)(3)

WHERE TO GET FORMS AND HELP

Forms and instructions may be obtained by calling toll free 1-800-829-3676, through the Internet Web Site at www.irs.gov, and also at local tax assistance centers.

Additional information about any topic discussed below may be obtained through our customer service function by calling toll free 1-877-829-5500.

NOTIFY US ON THESE MATTERS

If you change your name, address, purposes, operations or sources of financial support, please inform our TE/GE EO Determinations Office at the following address: Internal Revenue Service, P.O. Box 2508, Cincinnati, Ohio 45201. If you amend your organizational document or by-laws, or dissolve, provide the EO Determinations Office with a copy of the amended documents. Please use your employer identification number on all returns you file and in all correspondence with the Internal Revenue Service.

FILING REQUIREMENTS

In your exemption letter we indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. Form 990 (or Form 990-EZ) is filed with the Ogden Submission Processing Center, Ogden UT 84201-0027.

You are required to file a Form 990 only if your gross receipts are normally more than \$25,000.

If your gross receipts are normally between \$25,000 and \$100,000, and your total assets are less than \$250,000, you may file Form 990-EZ. If your gross receipts are over \$100,000, or your total assets are over \$250,000, you must file the complete Form 990. The Form 990 instructions show how to compute your "normal" receipts.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. There are penalties for failing to timely file a complete return. For additional information on penalties, see Form 990 instructions or call our toll free number.

If your receipts are below \$25,000, and we send you a Form 990 Package, follow the instructions in the package on how to complete the limited return to advise us that you are not required to file.

If your exemption letter states that you are not required to file Form 990, you are exempt from these requirements.

Letter 948 (DO/CG)

UNRELATED BUSINESS INCOME TAX RETURN

If you receive more than \$1,000 annually in gross receipts from a regular trade or business you may be subject to Unrelated Business Income Tax and required to file Form 990-T, Exempt Organization Business Income Tax Return. Special rules for organizations exempt under sections 501(c)(7), (9), (17) and (19) are described in Publication 598.

There are several exceptions to the tax on unrelated business income.

1. Income you receive from the performance of your exempt activity is not unrelated business income.
2. Income from fundraisers conducted by volunteer workers, or where donated merchandise is sold, is not unrelated business income.
3. Income from routine investments such as certificates of deposit, savings accounts, or stock dividends is usually not unrelated business income.

There are special rules for income derived from real estate or other investments purchased with borrowed funds. This income is called "debt financed" income. For additional information regarding unrelated business income tax see Publication 598, Tax on Unrelated Business Income of Exempt Organizations, or call our toll free number shown above.

PUBLIC INSPECTION OF APPLICATION AND INFORMATION RETURN

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return, or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

EXCESS BENEFIT TRANSACTIONS (Applies to 501(c)(4) organizations)

Excess benefit transactions are governed by section 4958 of the Code. Excess benefit transactions involve situations where a section 501(c)(4) organization provides an unreasonable benefit to a person who is in a position to exercise substantial influence over the organization's affairs. If you believe there may be an excess benefit transaction involving your organization, you should report the transaction on Form 990 or Form 990-EZ. Additional information can

Letter 948 (DO/CG)

be found in the instructions for Form 990 and Form 990-EZ, or you may call our toll-free number to obtain additional information on how to correct and report this transaction.

EMPLOYMENT TAXES

If you have employees, you are subject to income tax withholding and the social security taxes imposed under the Federal Insurance Contribution Act (FICA). You are required to withhold Federal income tax from your employee's wages and you are required to pay FICA on each employee who is paid more than \$100 in wages during a calendar year. To know how much income tax to withhold, you should have a Form W-4, Employee's Withholding Allowance Certificate, on file for each employee.

You are also liable for tax under the Federal Unemployment Tax (FUTA) for each employee you pay \$50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of \$1,500 or more in any calendar quarter.

Employment taxes are reported on Form 941, Employer's Quarterly Federal Tax Return. The requirements for withholding, depositing, reporting and paying employment taxes are explained in Circular E, Employer's Tax Guide, (Publication 15), and Employer's Supplemental Tax Guide, (Publication 15-A). These publications explain your tax responsibilities as an employer.



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Annual Financial Statement

The Kalos Group, LLC
P.O. Box 3117
Tuscaloosa, AL 35403
(659) 734-2900

ABC House Corporation
Auburn University
Auburn, AL

We have prepared the financial statements for the ABC House Corporation as of May 31, 2024. We have not audited or reviewed the accompanying financial statements and do not express an opinion or any other form of assurance on the financial statements.

Disclosures that are normally required by generally accepted accounting principles have also been omitted. If the omitted disclosures were included in the financial statements, they may influence the user's conclusions about the organization's financial position, results of operations, and changes in the financial position. Accordingly, these financials statements are not designed for those who are not informed about such matters.

Balance Sheet

Period Ending 05/31/24
ABC House Corporation

Fiscal Start Date: 07/01/23

All amounts are in USD.

Description	Balance
Assets	
Current Assets	
Cash - Operating	537,923.20
Cash - Operating	35,351.82
Cash - Small Debit	150.00
Cash - HD Checking	4,785.00
Cash - Money Market	1,105,514.98
Total Cash	1,683,725.00
Prepaid Expenses	919.50
Total Current Assets	1,684,644.50
Property & Equipment	
Land & Improvements	30,205.13
Building & Improvements	7,200,851.28
Equipment	114,443.76
Furniture & Furnishings	461,721.77
Construction in Progress	287,064.65
Property & Equipment, Gross	8,094,286.59
Less: Accumulated Depreciation	-747,636.27
Property & Equipment, Net	7,346,650.32
Other Assets	
Unamortized Closing Cost	72,392.95
Total Other Assets	72,392.95

Balance Sheet

Period Ending 05/31/24
ABC House Corporation

Fiscal Start Date: 07/01/23
All amounts are in USD.

Description	Balance
Total Assets	9,103,687.77
Liabilities	
Current Liabilities	
Accounts Payable	46,772.91
Total Current Liabilities	46,772.91
Non Current Liabilities	
Note Payable	6,006,538.62
Total Non Current Liabilities	6,006,538.62
Total Liabilities	6,053,311.53
Equity	
Retained Earnings	2,283,074.36
Current Profit	767,301.88
Total Equity	3,050,376.24
Total Liabilities & Equity	9,103,687.77

Income Statement

Period: 05/01/24..05/31/24
ABC House Corporation

Fiscal Start Date: 07/01/23
All amounts are in USD.

Description	Current Month	YTD Actual	YTD Budget	YTD Budget Variance
Revenue				
Rent	153,855.00	1,538,550.00	1,538,550.00	-
Building Fund	3,420.00	214,731.13	247,500.00	-32,768.87
House Corp Fee	-	143,541.00	-	143,541.00
Fund Raising	-	1,972.67	-	1,972.67
Recovery of Bad Debts	-	50.00	-	50.00
Damages	-	6,375.00	-	6,375.00
Contributions	250.00	37,100.20	-	37,100.20
Interest	4,124.24	26,423.28	-	26,423.28
Total Revenue	161,649.24	1,968,743.28	1,786,050.00	182,693.28
Expenses				
Food Service	65,692.65	657,023.39	789,000.00	-131,976.61
Non-Food	-	5,100.25	9,000.00	-3,899.75
Laundry	153.01	2,522.77	-	2,522.77
Payroll - House Director	3,890.44	44,100.00	49,000.00	-4,900.00
Payroll - Custodial	5,068.58	50,089.15	50,000.00	89.15
Overtime - Custodial	-	207.00	-	207.00
Workers' Compensation Insurance	37.75	113.25	-	113.25
Employee Parking	-	380.00	500.00	-120.00
Payroll Taxes	965.01	10,607.96	11,000.00	-392.04
Expense Allowance	-	742.08	1,833.37	-1,091.29
Rent - Land Lease	-	50.00	-	50.00

Income Statement

Period: 05/01/24..05/31/24
ABC House Corporation

Fiscal Start Date: 07/01/23
All amounts are in USD.

Description	Current Month	YTD Actual	YTD Budget	YTD Budget Variance
Power	-	24,747.88	25,666.63	-918.75
Water	-	4,010.56	3,666.63	343.93
Sewer	-	4,251.63	4,583.33	-331.70
Gas	-	2,235.75	3,666.63	-1,430.88
Telephone - Local	-	1,476.70	1,500.00	-23.30
Cable	-	915.00	50.00	865.00
Internet	-	5,947.50	200.00	5,747.50
Garbage Pick-up	-	1,550.00	1,558.33	-8.33
Repairs & Maintenance	4,209.95	86,978.99	90,108.37	-3,129.38
Supplies	471.82	22,102.34	16,500.00	5,602.34
Gifts	-	200.00	-	200.00
Accessories	-	1,676.82	-	1,676.82
Security	-	3,025.00	1,650.00	1,375.00
Licenses	-	235.00	-	235.00
Fire Protection	-	601.88	-	601.88
Parent's Weekend	-	1,091.76	-	1,091.76
Convention	-	1,453.96	4,583.37	-3,129.41
Property Management	-	16,821.52	17,000.00	-178.48
Closing Costs	461.10	5,072.10	-	5,072.10
Accounting	1,200.00	13,200.00	18,333.37	-5,133.37
Payroll Processing	92.00	970.00	-	970.00
Postage/Office Supplies	-	452.13	550.00	-97.87

Income Statement

Period: 05/01/24..05/31/24
 ABC House Corporation

Fiscal Start Date: 07/01/23
 All amounts are in USD.

Description	Current Month	YTD Actual	YTD Budget	YTD Budget Variance
Data Processing	41.00	445.73	-	445.73
Bank Charges	57.00	755.00	-	755.00
Fundraising	-	3,221.21	916.63	2,304.58
Legal	-	6,379.50	4,583.37	1,796.13
Interest Expense	19,544.49	220,687.59	368,500.00	-147,812.41
Total Expenses	101,884.80	1,201,441.40	1,473,950.03	-272,508.63
Net Revenue/Expense	59,764.44	767,301.88	312,099.97	455,201.91



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Annual Budget

House Corporation Annual Budget

House Income	Account Number	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	SEMESTER TOTAL	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	SEMESTER TOTAL	TOTAL
Meals Residents	4102	-	4,320.00	4,320.00	4,320.00	4,320.00	4,320.00	21,600.00	5,400.00	5,400.00	5,400.00	5,400.00	-	-	21,600.00	43,200.00
Meals Non-Residents	4104	-	35,840.00	55,890.00	55,890.00	55,890.00	55,890.00	259,200.00	61,200.00	61,200.00	61,200.00	61,200.00	-	-	244,800.00	504,000.00
Room Rent	4216	-	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	39,000.00	9,750.00	9,750.00	9,750.00	9,750.00	-	-	39,000.00	78,000.00
Parlor Fee	4302	-	12,375.00	19,406.25	19,406.25	19,406.25	19,406.25	90,000.00	21,250.00	21,250.00	21,250.00	21,250.00	-	-	85,000.00	175,000.00
House Fund	4310	-	-	24,375.00	24,375.00	24,375.00	24,375.00	97,500.00	23,125.00	23,125.00	23,125.00	23,125.00	-	-	92,500.00	190,000.00
Building Fund	4330	-	-	-	46,800.00	-	-	46,800.00	-	-	44,400.00	-	-	-	44,400.00	91,200.00
House Rent	4502	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferment Fee	5714	-	5,940.00	2,820.00	-	-	-	8,760.00	8,340.00	-	-	-	-	-	8,340.00	17,100.00
Summer Assessment	4304	20,125.00	-	-	-	-	-	20,125.00	-	-	-	-	-	20,125.00	20,125.00	40,250.00
Total House Income		20,125.00	66,075.00	114,611.25	158,591.25	111,791.25	111,791.25	582,985.00	129,065.00	120,725.00	165,125.00	120,725.00	-	20,125.00	555,765.00	1,138,750.00

House Expenses																
Food Service	6000	-	30,888.00	30,888.00	30,888.00	30,888.00	30,888.00	154,440.00	36,630.00	36,630.00	36,630.00	36,630.00	-	-	146,520.00	300,960.00
Non Food Exp	6130	-	1,248.00	2,496.00	3,120.00	2,496.00	1,872.00	11,232.00	1,776.00	2,368.00	2,368.00	2,960.00	1,184.00	-	10,656.00	21,888.00
Laundry	6170	-	134.18	268.36	335.45	268.36	201.27	1,207.62	201.27	268.36	268.36	335.45	134.18	-	1,207.62	2,415.24
Salaries Cooks	6212	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salaries Custodial	6216	-	2,160.00	4,320.00	5,400.00	4,320.00	3,240.00	19,440.00	3,240.00	4,320.00	4,320.00	5,400.00	2,160.00	-	19,440.00	38,880.00
Salaries OT Cooks	6232	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salaries OT Custodial	6236	-	-	864.00	576.00	864.00	-	2,304.00	-	-	-	-	-	-	-	2,304.00
Salaries - House Director	6210	2,307.70	2,307.70	2,307.70	2,307.70	2,307.70	2,807.70	14,346.20	2,307.70	2,307.70	2,307.70	2,307.70	2,307.70	2,307.70	13,846.20	28,192.40
Casual Labor	6240	-	-	1,080.00	900.00	800.00	400.00	3,180.00	400.00	500.00	300.00	800.00	450.00	150.00	2,600.00	5,780.00
Worker's Compensation	6282	100.00	100.00	100.00	100.00	100.00	100.00	600.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00	1,200.00
Expense Allowance	6292	-	350.00	-	-	-	-	350.00	350.00	-	-	-	-	-	350.00	700.00
Security	6630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uniforms	6284	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes	6290	-	558.46	936.46	1,035.46	936.46	755.96	4,222.81	693.46	828.46	828.46	963.46	558.46	-	3,872.31	8,095.13
House Rent	6300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Lease	6310	100.00	-	-	-	-	-	100.00	-	-	-	-	-	-	-	100.00
Utilities																
Power	6400	2,344.30	2,344.30	2,344.30	2,344.30	2,344.30	2,344.30	14,065.80	2,344.30	2,344.30	2,344.30	2,344.30	2,344.30	2,344.30	14,065.80	28,131.60
Water	6412	150.00	300.00	500.00	500.00	200.00	200.00	1,850.00	125.00	150.00	200.00	215.00	150.00	125.00	965.00	2,815.00
Sewer	6416	125.00	180.00	400.00	325.00	210.00	150.00	1,390.00	150.00	175.00	250.00	275.00	160.00	150.00	1,160.00	2,550.00
Gas	6418	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	6430	405.02	405.02	405.02	405.02	405.02	405.02	2,430.12	405.02	405.02	405.02	405.02	405.02	405.02	2,430.12	4,860.24
Telephone - Local	6422	106.00	106.00	106.00	106.00	106.00	106.00	636.00	106.00	106.00	106.00	106.00	106.00	106.00	636.00	1,272.00
Trash Removal	6440	208.87	208.87	208.87	208.87	208.87	208.87	1,253.22	208.87	208.87	208.87	208.87	208.87	208.87	1,253.22	2,506.44
Internet	6432	-	-	-	-	-	1,113.00	1,113.00	-	-	111.00	-	-	-	111.00	1,224.00
Repairs & Maintenance	6500	-	4,000.00	2,000.00	2,500.00	1,500.00	1,200.00	11,200.00	5,000.00	1,000.00	2,000.00	2,500.00	2,500.00	1,000.00	14,000.00	25,200.00
HVAC	6502	-	-	2,000.00	-	-	-	2,000.00	-	2,000.00	-	-	-	-	2,000.00	4,000.00
Repairs Plumbing	6504	-	-	200.00	-	-	-	200.00	-	200.00	-	-	-	-	200.00	400.00
Repairs Kitchen	6506	-	-	-	1,000.00	-	-	1,000.00	-	1,200.00	-	-	-	-	1,200.00	2,200.00
Repairs Grease	6508	-	-	250.00	-	-	250.00	500.00	-	250.00	-	250.00	-	-	500.00	1,000.00
Repairs Pest Control	6512	-	105.00	105.00	105.00	105.00	105.00	525.00	105.00	105.00	105.00	105.00	105.00	105.00	630.00	1,155.00
Lawn	6514	800.00	1,200.00	600.00	600.00	600.00	600.00	4,400.00	600.00	600.00	600.00	600.00	600.00	600.00	3,600.00	8,000.00
Supplies	6610	-	2,500.00	2,500.00	2,500.00	1,250.00	500.00	9,250.00	750.00	1,500.00	2,000.00	2,000.00	1,250.00	-	7,500.00	16,750.00
Supplies Paper	6612	-	150.00	225.00	300.00	100.00	100.00	875.00	100.00	300.00	200.00	50.00	50.00	-	700.00	1,575.00
Flowers	6616	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	6640	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	12,000.00	24,000.00
Depreciation Expense	6900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounting	9100	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00	12,000.00
Billing & Collection	9110	-	-	15,495.60	-	-	-	15,495.60	13,360.00	-	-	-	-	-	13,360.00	28,855.60
Office Supplies	9120	50.00	250.00	140.00	225.00	65.00	65.00	795.00	375.00	425.00	350.00	90.00	90.00	-	1,330.00	2,125.00
Bad Debts	9280	-	-	-	-	-	30,438.00	30,438.00	-	-	-	-	-	-	28,974.00	59,412.00
Discounts	9320	-	10,846.92	4,648.68	1,549.56	-	-	17,045.16	9,352.00	4,008.00	1,336.00	-	-	-	14,696.00	31,741.16
Interest Expense	9500	27,497.54	27,462.23	27,426.77	27,391.14	27,355.34	27,319.39	164,452.41	27,283.27	27,246.98	27,210.53	27,173.91	27,137.12	27,100.16	163,151.97	327,604.38
Principal Payments	9999	7,702.91	7,738.22	7,773.68	7,809.31	7,845.11	7,881.06	46,750.29	7,917.18	7,953.47	7,989.92	8,026.54	8,063.33	8,100.29	48,050.73	94,801.02
Total House Expense		44,897.34	98,542.90	113,589.44	95,531.81	88,275.16	116,250.57	557,087.23	116,880.07	100,500.16	95,539.16	96,846.25	82,037.98	45,802.34	537,605.97	1,094,693.21

HOUSE PROFIT/(LOSS)		(24,772.34)	(32,467.90)	1,021.81	63,059.44	23,516.09	(4,459.32)	25,897.77	12,184.93	20,224.84	69,585.84	23,878.75	(82,037.98)	(25,677.34)	18,159.03	44,056.80
----------------------------	--	--------------------	--------------------	-----------------	------------------	------------------	-------------------	------------------	------------------	------------------	------------------	------------------	--------------------	--------------------	------------------	------------------

Semester Dues

BILLING CODE	SALES CODE	DESCRIPTION	FALL	FALL	SPRING	SPRING
IN		IN HOUSE	NEW	OLD	NEW	OLD
	MR	MEALS	1,800.00	1,750.00	1,800.00	1,750.00
	R	ROOM RENT	3,250.00	3,250.00	3,250.00	3,250.00
	H	HOUSE FUND	625.00	575.00	625.00	575.00
	P	PARLOR FEE	625.00	575.00	625.00	575.00
	CI	BUILDING FUND	300.00	250.00	300.00	250.00
	C	CHAPTER DUES	200.00	200.00	200.00	200.00
	S	SOCIAL FEE	500.00	425.00	500.00	425.00
	RF	RUSH FEE	100.00	100.00	100.00	100.00
	ND	NATIONAL DUES	105.00	105.00	-	-
	NI	NATIONAL INSURANCE	275.00	275.00	-	-
	DF	DEFERMENT FEE	100.00	100.00	100.00	100.00
		TOTAL	7,880.00	7,605.00	7,500.00	7,225.00
OUT		OUT OF HOUSE	NEW	OLD	NEW	OLD
	MNR	MEALS	1,800.00	1,750.00	1,800.00	1,750.00
	P	PARLOR FEE	625.00	575.00	625.00	575.00
	H	HOUSE FUND	625.00	575.00	625.00	575.00
	CI	BUILDING FUND	300.00	250.00	300.00	250.00
	C	CHAPTER DUES	200.00	200.00	200.00	200.00
	S	SOCIAL FEE	500.00	425.00	500.00	425.00
	RF	RUSH FEE	100.00	100.00	100.00	100.00
	ND	NATIONAL DUES	105.00	105.00	-	-
	NI	NATIONAL INSURANCE	275.00	275.00	-	-
	DF	DEFERMENT FEE	100.00	100.00	100.00	100.00
		TOTAL	4,630.00	4,355.00	4,250.00	3,975.00
NM		NEW MEMBERS	NEW	OLD	NEW	OLD
	MNR	MEALS	1,800.00	1,750.00	1,800.00	1,750.00
	P	PARLOR FEE	625.00	575.00	625.00	575.00
	H	HOUSE FUND	625.00	575.00	625.00	575.00
	CI	BUILDING FUND	300.00	250.00	300.00	250.00
	C	CHAPTER DUES	200.00	200.00	200.00	200.00
	S	SOCIAL FEE	500.00	425.00	500.00	425.00
	RF	RUSH FEE	100.00	100.00	100.00	100.00
	NI	NATIONAL INSURANCE	-	-	-	-
	I	INITIATION FEE	450.00	450.00	-	-
	DF	DEFERMENT FEE	100.00	100.00	100.00	100.00
		TOTAL	4,700.00	4,425.00	4,250.00	3,975.00
		SUMMER ASSESSMENT				
	SHA	Summer House Assessment			350.00	350.00
	SA	Summer Rush Assessment			250.00	250.00
		TOTAL			600.00	600.00

Billing Roster

MEMBERSHIP STATISTICS	FALL	SPRING
INITIATED MEMBERS RETURNING	115	146
ADD: NEW MEMBERS /PLEDGES RETURNING	0	0
TOTAL RETURNING	115	146
ADD: NEW PLEDGES	47	0
TOTAL MEMBERS	162	146
BUDGET %	90.00%	95.00%
BUDGETED MEMBERS	146	139

HOUSING STATISTICS	FALL	SPRING
HOUSE CAPACITY/BED SPACE	14	14
LESS:FREE SPACES	0	0
NET BILLABLE SPACES	14	14
MEMBERS WITH SINGLE ROOMS	12	12
TOTAL LIVING IN HOUSE	12	12
VACANT SPACES	2	2
% PAID OCCUPANCY	85.71%	85.71%
%ACTUAL OCCUPANCY	85.71%	85.71%



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

10 Year Capital Expenditure Budget

10 Year Capital Expenditure Budget

List all capital improvements outside the operating budget for each fiscal year.

Projects	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	10 Year Total
Paint bedrooms	\$12,000	-	-	-	\$12,000	12,000.00	-	-	\$10,000	-	\$46,000
Replace washers	\$4,000	-	-	-	-	-	-	-	-	-	\$4,000
Replace dryers	\$4,000	-	-	-	-	-	-	-	-	-	\$4,000
New dining room tables	-	\$10,000	-	-	-	-	-	-	-	-	\$10,000
New dining room chairs	-	\$15,000	-	-	-	-	-	-	-	-	\$15,000
Paint exterior	-	-	\$25,000	-	-	-	-	-	\$25,000	-	\$50,000
Upgrade electrical	-	-	\$50,000	-	-	-	-	-	-	-	\$50,000
Sprinkler system	-	-	\$100,000	-	-	-	-	-	-	-	\$100,000
Landscaping upgrades	-	-	\$25,000	-	-	-	-	-	-	-	\$25,000
Replace roof	-	-	-	\$40,000	-	-	-	-	-	-	\$40,000
Remodel foyer	-	-	-	-	\$20,000	-	-	-	-	-	\$20,000
Replace all mattresses	-	-	-	-	-	\$9,000	-	-	-	-	\$9,000
Replace desks	-	-	-	-	-	-	\$30,000	-	-	-	\$30,000
Replace dressers	-	-	-	-	-	-	-	\$30,000	-	-	\$30,000
Replace 1/2 beds	-	-	-	-	-	-	-	-	\$20,000	\$20,000	\$40,000
Total	\$20,000	\$25,000	\$200,000	\$40,000	\$32,000	\$21,000	\$30,000	\$30,000	\$55,000	\$20,000	\$473,000

Funding Method	Savings	Savings	Loan	Savings	Savings	Savings	Savings	Savings	Savings	Savings
----------------	---------	---------	------	---------	---------	---------	---------	---------	---------	---------



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Facility Audit Evaluation



Recommendations

Primary: These items are of utmost concern and need to be considered due to their effect on the use and functionality of the facility.

Electrical Upgrades:

- Circuit Breakers on main electrical panels (MDP1 and MDP2) are nearing the end of their life and will not be available from panel board manufacturers.
- Service drops from pole mounted transformers to building and too close and the center transformer on the utility pole has been overheating. TKG can address this with the utility provider.
- The building grounding Triad Conductor (GEC System) is located above the slab and could be damaged and could present an electrical hazard if a fault occurred.
- Two old electrical panels in the west wing that can no longer be found. It is questionable if they even protect loads and conductors downstream. One of these panel covers has also been cut to make a splice. This is a code violation, and these panels need to be replaced.
- Feeders and branch circuits were installed without equipment ground conductors. This should be corrected when renovations are performed.
- General Note: Lighting controls needs to be updated and modernized. A building automation system could save the house corporation significant dollars on utility costs.

Mechanical Upgrades:

Many HVAC systems are either at or near their useful life. The only units that are in good / average condition are the new units that supply the 2nd story, 2nd air handler in the basement, and the package units in the study rooms. All other units need replacement. The report also shows that a negative air pressure has occurred by the systems not providing outside air to the overall building. This is a major contributor of the plaster issues at most of the window openings. It would be wise to handle this situation with a mechanical / HVAC system overhaul project. Due to current market conditions lead times on mechanical equipment are extremely long and could present issues for a long period of time. One example is we are pricing a chiller and air handler replacement project for a current client and current lead times on the chiller is 35 weeks, which is almost six months. Similar to the electrical system, we would highly recommend installing a building automation system that could centralize your controls and cut utility costs significantly.

Fire Suppression / Fire Alarm System:

There are currently no signs of a fire suppression or fire alarm system. These are historic facilities that need to not only protect their occupants, but ensure their historic value isn't compromised.

Window Replacement:

The majority of the windows in the front of the house need to be replaced. Some have already decayed, and others are beginning to. Some work has occurred to repair some of these windows, but in the next five years they all need to be replaced with aluminum or aluminum clad windows. This condition also affects the plaster decay on the perimeter of the interior of most of the windows.

Roofing:

The party barn roof has recently been patched by Standard Roofing in specific locations and there are no signs of leaks. The flat roof portion is about 10-15 years old and will need replacement in the next 5-10 years. There is blistering occurring at portions over the west wing. Also, there is water intrusion at the metal coping of the parapet wall at the east wing roof. Water is coming through seams and screw holes. Would recommend sealing to prevent this from continuing.

Railing:

Railing at the balcony is non-existent. Currently there is a rope. The landing does extend so there is not a concern of someone falling except for a small child without supervision could find themselves on that ledge. The liability of that happening is of concern to our firm and we feel it needs to be addressed.

Secondary: These proposed items will either need to be address during the next renovation project or can be prioritized as maintenance projects in the future.

- The majority of the lighting in the facility is outdated and fixtures need to be swapped to LED lighting throughout.
- Flooring replacement especially in the basement.
- Review carpet in the bedrooms. It is coming up in some areas.
- Handicap accessibility review.
- Fire egress requirements adhered to.
- Plaster repair and paint throughout the building.
- Professionally refinish the exterior doors to the party barn.
- Parking lot resurfacing at the asphalt parking lot.
- Access Control and Security Camera update.
- Exterior Lighting review around all buildings.

ABC House Corporation Facility Audit Evaluation

G. General Notes	Condition	Recommendations
Fire Egress	The facility does not meet fire egress requirements, especially at the sanctuary main doors. This does not have to be addressed unless a large renovation project is to take place.	This should be addressed in a larger future project. This is currently grandfathered in.
Windows	All non-aluminum windows are in need of replacement.	Recommend the replacement of all non-aluminum windows where there are signs of water intrusion. This does not include any stained glass windows, though the muttons on the stained glass windows need to be refurbished.
Plaster walls / Painting	All areas that have plaster walls are in need of repair from exterior moisture issues around brick and windows.	These areas, specifically around windows that are leaking moisture, need to be repaired.
Ceilings	Ceiling repair / replacement of tiles are needed in locations of HVAC condensate leaks and roof leaks.	Would have a contractor repair all locations in one sweep of the buildings.
Lighting / Lighting Controls	Nothing is cohesive or efficient in any of the buildings. Recommend to be able to operate the larger spaces on a more sophisticated system.	Recommend an electrician come through and repair all broken lenses, burned out bulbs, and replace ballasts as needed. Lighting controls are not cohesive throughout and are dated. Utility costs could be saved by updating to LED lighting and installing a lighting control system.
HVAC Controls and Systems	No cohesive system and all controlled / zoned as individual spaces.	Please see HVAC Report.
Access Control System / Security	Access control needs to be reviewed. Currently operated with a key pad system. Reader at Fletcher Jones Daycare Center is not operational either.	The current access control system and security camera system is dated and needs to be reviewed at some point in time. The camera system needs to be updated to an IP System.
Fire Suppression and Fire Alarm	No Fire Suppression or Fire Alarm System in Sanctuary or Caffey Educational Building	Installing a fire suppression system in these spaces and updating the fire alarm system in the Tennille Center and Fletcher Jones Building is highly recommended.
Cleaning	The building needs to be cleared of items that are not being used. A large trashout project would provide additional space where rooms are being used to hold items that seem left behind or not used anymore.	Trash out of all buildings is recommended.

Location	Condition	Recommendations
Caffey Educational Building (B)		
Room 108 B		
Use	Conference Room	
Flooring / Base	In good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Plaster Walls/Ceiling	In good condition, other than one hole in the ceiling.	See recommendation report.
Lights / Fixtures / Receptacles	Dated condition, one missing light cover.	See recommendation report.
Room 107 B		
Use	Office	
Flooring / Base	VCT flooring and vinyl base, dated condition.	See recommendation report.
Doors / Hardware / Windows	Door handle is loose and moisture issue coming through around window. Conition is failing around the windows due to exterior moisture.	See recommendation report.
Plaster Walls / Ceiling		See recommendation report.
Lights / Fixtures / Receptacles	In Dated condition.	See recommendation report.
Room 106 B		
Use	Office	
Flooring / Base	Carpet and vinyl base in dated condition.	See recommendation report.

Doors / Hardware / Windows	All in good condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Light switch wiring issue, otherwise good condition.	See recommendation report.
Room 105 B		
Use	Copy Room and Office	See recommendation report.
Flooring / Base	VCT flooring and vinyl base, dated condition. Door stop on main entrance door and window moisture	See recommendation report.
Doors / Hardware / Windows	issue around all windows and PTAC unit.	See recommendation report.
Wall / Ceiling	Poor condition due to moisture issues.	See recommendation report.
Lights / Fixtures / Receptacles	Dated condition.	See recommendation report.
Room 103 B		
Use	Conference Room	
Flooring / Base	VCT flooring and vinyl base, dated condition.	See recommendation report.
Doors / Hardware / Windows	Moisture issues around windows and furnace. Separation between furnace and wall / poor condition at moisture areas / plaster cracking and hole in ceiling / stained ceiling tiles from previous HVAC leak or	See recommendation report.
Wall / Ceiling	condensation.	See recommendation report.
Lights / Fixtures / Receptacles	Dated condition .	See recommendation report.
Room 101 B		
Use	Office	
Flooring / Base	Engineered hardwood in good condition / painted vinyl base is missing. Significant moisture issues at windows in Joy's office /	See recommendation report.
Doors / Hardware / Windows	doors and hardware in dated condition.	See recommendation report.
Walls / Ceiling	Poor condition at exterior walls due to moisture.	See recommendation report.
Lights / Fixtures / Receptacles	Dated condition / pendant fixture at Joy's office.	See recommendation report.
Room 102 B Women's Bathroom		
Use	Women's Restroom	
Flooring / Base	Ceramic tile in dated condition.	See recommendation report.
Doors / Hardware / Windows	Door louver loose and door closure needs to be replaced/ no window. Ceramic tile walls / plaster ceiling that needs to be	See recommendation report.
Walls / Ceiling	touched up.	See recommendation report.
Plumbing Fixtures	Dated but operational. No hot water option. No toilet paper holder.	See recommendation report.
Lights / Fixtures / Receptacles	Lighting issues (one ceiling flush mount and one bulb fixture).	See recommendation report.
Room 110 B Men's Bathroom		
Use	Men's Restroom	
Flooring / Base	Ceramic tile in dated condition.	See recommendation report.
Doors / Hardware / Windows	Door compromised and needs to be replaced, including hardware. Ceramic tile walls and plaster ceiling are dated. Ceiling	See recommendation report.
Walls / Ceiling	has two different colors of paint.	See recommendation report.
Plumbing Fixtures	Dated but operational. No hot water option. No toilet paper holder.	See recommendation report.
Lights / Fixtures / Receptacles	Lighting issues (one ceiling flush mount and one bulb fixture).	See recommendation report.
Room 114 B		
Use	Study Group	
Flooring / Base	Carpet and vinyl base and carpet in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Wall / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	One light cover missing, otherwise in good condition.	See recommendation report.
Room 113 B		
Use	Miscellaneous Storage	
Flooring / Base	Carpet flooring and vinyl base in dated condition	See recommendation report.

Doors / Hardware / Windows Wall / Ceiling	Doors and hardware in dated condition / No windows Minor patching and painting needed One fixtures ballast or bulb is having issues otherwise in dated condition. Current server and date equipment is housed in this space.	See recommendation report. See recommendation report.
Lights / Fixtures / Receptacles		See recommendation report.
Room 113 B Bathroom		
Use	Non functional Bathroom	
Room 112 B		
Use	House Managers Office	
Flooring / Base	Carpet and vinyl base in dated condition.	See recommendation report.
Doors / Hardware / Windows	In good condition, there are no windows.	See recommendation report.
Walls / Ceiling	Plaster walls / Lay-in in ceiling is in good condition. One fluoresent fixture is out, but remaining are operational.	See recommendation report.
Lights / Fixtures / Receptacles		See recommendation report.
Room 111 B		
Use	Study Group / Conference Room	
Flooring / Base	Dated VCT flooring / mismatched / damaged vinyl base that does not cover unknown piping at the wall base.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Missing cover plate, otherwise in good condition.	See recommendation report.
Main Corridor (Caffey Education Building)		
Use	Main Corridor	
Flooring / Base	Dated VCT flooring / dated vinyl base. Double doors in dated condition with mismatched door stops.	See recommendation report. See recommendation report.
Doors / Hardware / Windows		See recommendation report.
Walls / Ceiling	Layin ceiling and plaster walls in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	In good condition.	See recommendation report.
Sanctuary Building (A)		
Room 110A Kitchen		
Use	Kitchen	
Flooring / Base	Ceramic tile floor and base in good condition.	See recommendation report.
Doors / Hardware / Windows	In need of updating, one door is a residential glass paneled door, which does not meet fire code.	See recommendation report.
Walls / Ceiling	Plaster walls / Layin ceiling, staining on ceiling tiles. Brick wall in rear storage room has moisture issues. In dated condition, motion sensor and timer in storage room need to be updated.	See recommendation report.
Lights / Fixtures / Receptacles		See recommendation report.
Cabinetry	Formica countertops in good condition, cabinetry is missing guides and hardware.	See recommendation report.
Equipment		See recommendation report.
	Master Built Cooler Model: FMB-580 is dated but in working condition. Fan needs to be cleaned.	See recommendation report.
	Whirlpool Fridge Model: WRT311FZDW01 Dated but in working condition.	See recommendation report.
	Whirlpool Dishwasher Model: DU945PWPQ2 Dated but in working condition.	See recommendation report.
	Kitchen Hood: Not up to date with cleaning.	See recommendation report.
Chapter Room		
Use	Chapter Room	
Flooring / Base	Carpet flooring, pine hardwood flooring and wood base in good condition.	See recommendation report.

Doors / Hardware / Windows	Doors and hardware in good condition, but there are major issues with moisture around the stained glass windows and there is damage at the stools and plaster along each window. The leaded mullions in the windows are starting to decay. Stained glass windows need to be refurbished.	See recommendation report.
Walls / Ceiling	Damage at windows. Three locations of stained ceiling tiles.	See recommendation report.
Lights / Fixtures / Receptacles	Sconce lighting in good condition. Ceiling lighting has ballast issues that need to be repaired.	See recommendation report.
Foyer		
Use	Main Entrance	
Flooring / Base	Mosaic tile and wood base in good condition other than cleaning. Storage room handle doesn't work and needs to be replaced or repaired. Exterior door is not rated for fire egress or accessibility. Access control is not functional on this door.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Lighting is poor, only pendant fixture for lighting.	See recommendation report.
Lights / Fixtures / Receptacles		See recommendation report.
Stair Case		
Use	Access to second floor	
Flooring / Base	Carpet runner and wood base in good condition. Window at top of the stair has moisture and major plaster damage. It appears this area has been worked on but the plaster around it has not been repaired or painted.	See recommendation report.
Doors / Hardware / Windows		See recommendation report.
Walls / Ceiling	Plaster has not been repaired at window at top landing.	See recommendation report.
Lights / Fixtures / Receptacles	Pendant lighting, concerns regarding enough lighting in the space.	See recommendation report.
Social Room		
Use	Access to Social Room	
Flooring / Base	White oak hardwood and wood base is warped and buckled where there was an HVAC leak from the adjacent closet. Otherwise in good condition. Shutters are in brittle condition and need to be refurbished.	See recommendation report.
Doors / Hardware / Windows	Minor patch and repair from previous wall fixtures, otherwise in good condition.	See recommendation report.
Walls / Ceiling	All in good working condition.	See recommendation report.
Lights / Fixtures / Receptacles	Missing certificate, follow up with elevator maintenance company.	See recommendation report.
Elevator	Inspected on August 17, 2022. The next inspection will be on June 1, 2023.	See recommendation report.
Defibrillator		See recommendation report.
Elevator Equipment Room		
Use	Elevator Equipment Room	
Flooring / Base	Dated but in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Dated but in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Electrical breaker box and elevator disconnect is located in this space.	See recommendation report.
Room 103 A		
Use	Mechanical Closet	
Flooring / Base	Concrete slab.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Plasters walls, no ceiling.	See recommendation report.
Lights / Fixtures / Receptacles	Lighting is poor, needs lighting.	See recommendation report.
HVAC Equipment	Trane air handler is located in this space.	See recommendation report.
Christmas Storage		

Use		
Christmas Storage		
Flooring / Base	Hardwood floors and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	In good condition.	See recommendation report.
HD Suite		
Use		
HD Suite		
Flooring / Base	White oak hardwood floors and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Lighting controls are out dated, otherwise in good condition. There appears to be a transformer with conduit that exits out one of the jams of the windows. Cabinetry is in good condition and shutters are functional but need to be refinished.	See recommendation report.
Cabinetry / Shutters		See recommendation report.
Room 105A		
Use		
Room		
Flooring / Base	Carpet flooring and wood base are in mostly good condition. There is some water damage at the base along the exterior wall. Also there is a random conduit running along the base into a hole in the wall.	See recommendation report.
Doors / Hardware / Windows	Moisture is coming around the windows on the exterior walls creating rot.	See recommendation report.
Walls / Ceiling	Moisture issues around windows are creating damage at plaster on exterior walls. Ceiling is lay-in tile.	See recommendation report.
Lights / Fixtures / Receptacles	In good condition.	See recommendation report.
Room 104 A		
Use		
Room		
Flooring / Base	White oak hardwood floors and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Walls are plaster and there is moisture damage in the corner along the exterior wall where two random conduits follow up the corner of the walls. Ceiling is lay in tile.	See recommendation report.
Lights / Fixtures / Receptacles	Missing electrical cover, but otherwise in good condition.	See recommendation report.
Second Foyer		
Use		
Access to West Wing		
Flooring / Base	Mosaic tile and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Chandeliers provide lighting and are in good condition.	See recommendation report.
Room 102 A		
Use		
Sitting Room		
Flooring / Base	White oak hardwood floors and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware are in good condition, but there is moisture coming around the windows are creating damage at wood trim.	See recommendation report.
Walls / Ceiling	Plaster walls and ceilings in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	One chandelier provides lighting and is in good condition.	See recommendation report.
Bathrooms	The toilet is not operational, but otherwise in good condition.	See recommendation report.
Shutters	Operational, but could be refinished.	See recommendation report.

Women's Restroom		
Use	Women's Restroom	
Flooring / Base	Ceramic tile floors and base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Plaster walls and lay in ceiling in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent lighting in good condition.	See recommendation report.
Plumbing Fixtures	All operational.	See recommendation report.
Men's Restroom		
Use	Men's Restroom	
Flooring / Base	Ceramic tile flooring and base in good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Walls / Ceiling	Plaster walls and lay in ceiling in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent lighting in good condition.	See recommendation report.
Plumbing Fixtures	One urinal is not working properly, flow from flush valve isn't working properly.	See recommendation report.
Millwork	Dated and needs to be updated.	See recommendation report.
Basement		
Use	Basement	
	Carpet / wood base, in good condition carpet needs to be cleaned and repulled. Hardwood on altar is good condition. Engineered hardwood is scratched in some locations under pews, but mostly in good condition.	See recommendation report.
Flooring / Base	Windows have moisture concerns around them. Doors and Hardware are in good condition.	See recommendation report.
Doors / Hardware / Windows	Walls are in condition outside of the locations around the windows and where the roof leaked which is scheduled to be repaired.	See recommendation report.
Walls / Ceiling	Good condition, there are some issues with floor plugs on the alter that need to be looked at.	See recommendation report.
Lights / Fixtures / Receptacles	Duct tape over HVAC supply vent, not sure the reasoning on this.	See recommendation report.
HVAC	Some have scratches, but overall all are in good condition. Cushions are also in good condition but could be steam cleaned periodically.	See recommendation report.
Pews		See recommendation report.
Balcony		
Use	Balcony	
	Carpet and wood base, carpet needs to be cleaned and repulled. Otherwise in good condition.	See recommendation report.
Flooring / Base	In good condition.	See recommendation report.
Doors / Hardware / Windows	Good condition, other than areas where there are moisture issues. Also there is an issue with the trim above the entrance doorway. Door to the audio room doesn't open all the way due to the carpet.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	In good condition other than cleaning the pads.	See recommendation report.
Pews	Currently there is a rope that serves as the railing for the balcony. This is a liability issue in which a small child could access the overhang very easily.	See recommendation report.
Important Note		See recommendation report.
Audio Room		
Use	Audio Controls for the Chapter Room	
Flooring / Base	Thin carpet and vinyl base.	See recommendation report.
Doors / Hardware / Windows	Door doesn't open all the way due to sanctuary carpet.	See recommendation report.
Walls / Ceiling	There are no windows.	See recommendation report.
Lights / Fixtures / Receptacles	Walls and ceiling need to be painted.	See recommendation report.
	Standard fluorescent fixtures. They are in good condition.	See recommendation report.
Rear Corridor and Stairwell		
Use	Access	

Flooring / Base	Carpet with wood Base, in good condition.	See recommendation report.
Doors / Hardware / Windows	Main stairwell window has moisture coming in around it. Moisture issues along stairwell window wall around the window and at crown molding.	See recommendation report.
Walls / Ceiling	Lack of lighting is an issue in this stairwell and corridor. One incandescent fixture with two bulbs lights this space and one light is out. Exposed wiring at crown molding in stairwell is also a potential hazard, it appears a fixture use to reside here.	See recommendation report.
Lights / Fixtures / Receptacles		See recommendation report.
203A room		
Use	Room	
Flooring / Base	Hardwood pine flooring and wood base that is in good condition.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware in good condition. Windows are in poor condition, need to be replaced.	See recommendation report.
Walls / Ceiling	Plaster issues from moisture around all of the windows. Ceiling is also stained from roof leak, hopefully this has been repaired in the recent roofing work.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting in good condition.	See recommendation report.
HVAC	Both furnaces in this space do not work (Trane Unit	See recommendation report.
204 A Office and Storage		
Use	Storage	
Flooring / Base	Harwood pine flooring and wood base in good condition.	See recommendation report.
Doors / Hardware / Windows	Doors and Hardware in good condition. Windows are in poor condition allowing moisture in around the right side.	See recommendation report.
Walls / Ceiling	Plaster issues from moisture at window.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent lighting in good condition other than one fixture is not in working order either a ballast or bulb issue.	See recommendation report.
Rear Foyer		
Use	Access from 2nd Floor Rooms	
Flooring / Base	Carpet and wood base in good condition. No windows, in good condition.	See recommendation report.
Doors / Hardware / Windows		See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
Rear Restroom		
Use	Bathroom	
Flooring / Base	Dated VCT flooring, VCT piece is missing. Wood base.	See recommendation report.
Doors / Hardware / Windows	Door and hardware in working condition.	See recommendation report.
Walls / Ceiling	In okay condition.	See recommendation report.
Lights / Fixtures / Receptacles	Dated overhead lighting.	See recommendation report.
Plumbing Fixtures	Exposed drain is run for the sink, tiny vanity has been retrofitted for the small space.	See recommendation report.
Misc Room		
Use	Misc Room	
Flooring / Base	Carpet and vinyl base in dated condition.	See recommendation report.
Doors / Hardware / Windows	In working condition.	See recommendation report.
Walls / Ceiling	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	One fluorescent strip fixture in good condition.	See recommendation report.
Storage	Built-in storage for the items in this space would be a great idea to think about.	See recommendation report.
Room 212 B Women's Restroom		
Use	Women's Restroom	
Flooring / Base	Ceramic tile in good condition.	See recommendation report.

Doors / Hardware / Windows Walls / Ceiling	Phenolic partitions in good condition, windows that lead to gym are operable, but very dated and need to be painted. Moisture issues on back wall.	See recommendation report. See recommendation report.
Lights / Fixtures / Receptacles	Recessed fluorescent fixtures all in working condition.	See recommendation report.
Room 213 B		
Use	Classroom	
Flooring / Base	Carpet flooring and vinyl base in dated condition. Windows have moisture issues and are dated. Doors and hardware in good condition.	See recommendation report. See recommendation report.
Doors / Hardware / Windows	Moisture issues at plaster along outside walls. Otherwise in good condition.	See recommendation report.
Walls / Ceiling		See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
Room 211B		
Use	Classroom	
Flooring / Base	Could not access.	
Doors / Hardware / Windows	Could not access.	
Walls / Ceiling	Could not access.	
Lights / Fixtures / Receptacles	Could not access.	
214B		
Use	Classroom	
Flooring / Base	Carpet and wood base. Carpet is stained and torn in some locations.	See recommendation report.
Doors / Hardware / Windows	All in working condition outside of the handle on the main door that is loose. Windows are deteriorating on exterior but interior looks fine currently.	See recommendation report.
Walls / Ceiling	Minor patch and paint. Otherwise in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition, one light is missing a cover lens.	See recommendation report.
210 B		
Use	Men's Restroom	
Flooring / Base	Ceramic tile floor and base in dated condition.	See recommendation report.
Doors / Hardware / Windows	In dated condition. No toilet paper holders.	See recommendation report.
Walls / Ceiling	Ceramic tile walls in dated condition and plaster ceiling.	See recommendation report.
Lights / Fixtures / Receptacles	No lights work in this bathroom.	See recommendation report.
Plumbing Fixtures	Dated but in working condition.	See recommendation report.
209 B		
Use	Women's Restroom	
Flooring / Base	Ceramic tile flooring and base in dated condition. Doors and partition in working condition. Window is open to the gym, they are difficult to operate.	See recommendation report. See recommendation report.
Doors / Hardware / Windows		See recommendation report.
Walls / Ceiling	Ceramic tile walls and ceiling / dated condition.	See recommendation report.
Lights / Fixtures / Receptacles	One surface mounted fixture and light bulb fixture above the sink. There is no bulb in the fixture above the sink and lighting is poor in this space.	See recommendation report.
Plumbing Fixtures	Dated but in working order.	See recommendation report.
208 B		
Use	Document Storage	
Flooring / Base	Dated carpet and vinyl base. Some vinyl base is torn off and needs to be replaced.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware in good condition. Windows have been replaced in recent years with aluminum windows. Major moisture damage at exterior walls. This could be from before the windows were replaced and never repaired. Water leak on ceiling from a previous roof leak.	See recommendation report.
Walls / Ceiling		See recommendation report.

Lights / Fixtures / Receptacles	Fluorescent lighting in good condition.	See recommendation report.
207B		
Use	Classroom	
Flooring / Base	Dated carpet and vinyl base. Vinyl base is coming off the wall in multiple areas. Tear in carpet in the middle of the room.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware are operational. Windows have been replaced recently with aluminum windows. Major moisture damage at exterior walls, which look to be from before the windows were replaced and never repaired.	See recommendation report.
Walls / Ceiling		See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent fixtures. Bulb lighting doesn't match.	See recommendation report.
206B		
Use	Office	
Flooring / Base	Dated carpet and vinyl base.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware are in working condition. Windows have been replaced with aluminum windows recently.	See recommendation report.
Walls / Ceiling	Major moisture damage on exterior wall, which appears to be from before the windows were replaced.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent lighting is operational.	See recommendation report.
205B		
Use	Office	
Flooring / Base	VCT flooring and vinyl base, dated condition.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware are in working condition. Windows have been replaced recently.	See recommendation report.
Walls / Ceiling	Exterior walls have moisture damage that was never repaired after the windows were replaced.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
203 B (Locked)		
Use	Meeting Room	
Flooring / Base	Could not access.	
Doors / Hardware / Windows	Could not access.	
Walls / Ceiling	Could not access.	
Lights / Fixtures / Receptacles	Could not access.	
204B		
Use	Storage	
Flooring / Base	Carpet and vinyl base in dated condition.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware in working condition.	See recommendation report.
Walls / Ceiling	No issues.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
2nd Floor Corridor		
Use	Corridor	
Flooring / Base	VCT flooring and vinyl base, dated condition.	See recommendation report.
Doors / Hardware / Windows	See individual room information.	See recommendation report.
Walls / Ceiling	Plaster walls and ceiling in good condition, could use a coat of paint.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting in good condition.	See recommendation report.
Tennille Center		
Corridor from main entrance hallway (Gym Corridor)		
Use	Corridor	
Flooring / Base	VCT flooring and vinyl base, dated condition.	See recommendation report.
Walls / Ceiling	Moisture issues on brick wall walking down the ramp/ missing smoke detector.	See recommendation report.
Doors / Hardware / Windows	All in OK condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Wall lighting doesn't give much light, they are emergency surface mount lights.	See recommendation report.
Gymnasium		
Use	Recreational gym	

Flooring / Base	Rubber floor -coming up in a few areas. Vinyl base.	See recommendation report.
Walls / Ceiling	Block walls - paint peeling. Leaks in ceiling. One A/C vent is damaged. Water leaks located on south end of gym ceiling.	See recommendation report.
Doors / Hardware / Windows	All are in decent condition and working correctly	See recommendation report.
Lights / Fixtures / Receptacles	Uplighting built into ceiling design. Not sure if it provides enough light at night.	See recommendation report.
111C		
Use	TV game room	
Flooring / Base	Carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Block wall with plaster ceiling.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting. Ballast is out in one fixture.	See recommendation report.
110C		
Use	Living room	
Flooring / Base	Carpet and vinyl base, dated condition.	See recommendation report.
Walls / Ceiling	Block walls - plaster ceiling.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Recessed incandescent bulbs. Bistro lights hung, as well.	See recommendation report.
109C		
Use	Classroom	
Flooring / Base	VCT Flooring and vinyl base, dated condition (very dirty).	See recommendation report.
Walls / Ceiling	Smoke detector damaged.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting in good condition.	See recommendation report.
Other	Adjoining bathroom used for storage.	See recommendation report.
108C		
Use	Classroom	
Flooring / Base	VCT floor with vinyl base in dated condition.	See recommendation report.
Walls / Ceiling	Painted CMU Block w/ sheetrock ceiling in good condition.	See recommendation report.
Doors / Hardware / Windows	All in decenr condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting. Ballast is out in one fixture.	See recommendation report.
107C		
Use	Classroom	
Flooring / Base	Epoxy painted concrete floor and vinyl base.	See recommendation report.
Walls / Ceiling	Painted CMU block w/ sheetrock ceiling in good condition.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting in good condition.	See recommendation report.
106C		
Use	Kitchen	
Flooring / Base	VCT Flooring, water damage.	See recommendation report.
Walls / Ceiling	Painted CMU brick w/sheetrock ceiling. Wall and Ceiling patches show from previous water leak.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting.	See recommendation report.
Other	Slab floor is severely sloped to back rear corner.	See recommendation report.
Equipment:	Maytag Refrigerator: Model # MFF2558VEW	See recommendation report.
	Maytag Oven: No Model Information located	See recommendation report.
	Allure Exhaust Fan: No Model Information located	See recommendation report.
	Curtis Thermo Pro Coffee Maker: Model # TP2S10A3100	See recommendation report.
	Bunn Coffee Maker: Model # VPRBLKW/2 Glass Decanter	See recommendation report.
	Bunn Coffee Grinder	See recommendation report.
105C		

Use		
Youth Pastor's Office		
Flooring / Base	Carpet with vinyl base. Painted CMU block w/ sheetrock ceiling in good condition.	See recommendation report.
Walls / Ceiling		See recommendation report.
Doors / Hardware / Windows	All in decent condition and working correctly.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting in good condition.	See recommendation report.
104C		
Use		
Undetermined		
Flooring / Base	Could not access.	
Walls / Ceiling	Could not access.	
Doors / Hardware / Windows	Could not access.	
Lights / Fixtures / Receptacles	Could not access.	
103C		
Use		
Undetermined		
Flooring / Base	Could not access.	
Walls / Ceiling	Could not access.	
Doors / Hardware / Windows	Could not access.	
Lights / Fixtures / Receptacles	Could not access.	
102C		
Use		
Women's bathroom		
Flooring / Base	Ceramic tile floor and base. Block walls, leak or condensation in ceiling , outlet cover missing.	See recommendation report. See recommendation report.
Walls / Ceiling		See recommendation report.
Doors / Hardware / Windows	Doors and hardware are in decent condition. One toilet seat is loose.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting, One light is out.	See recommendation report.
101C		
Use		
Men's bathroom		
Flooring / Base	Ceramic tile floor and base. Painted CMU block w/sheetrock ceiling in decent condition.	See recommendation report. See recommendation report.
Walls / Ceiling		See recommendation report.
Doors / Hardware / Windows	Doors and hardware are in decent condition.	See recommendation report.
Lights / Fixtures / Receptacles	1 light out. 1 urinal not flushing correctly.	See recommendation report.
202C		
Use		
2nd floor storage and attic access		
Flooring / Base	VCT and carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Plaster walls and ceiling.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working properly.	See recommendation report.
Lights / Fixtures / Receptacles	Missing light cover lenses.	See recommendation report.
Other	Thermostat not working in this space. No air running.	See recommendation report.
2nd floor Corridor above gymnasium		
Use		
2nd floor Corridor		
Flooring / Base	VCT and vinyl base, VCT cupping in some areas.	See recommendation report.
Walls / Ceiling	Block walls, leaks or condensation in ceiling.	See recommendation report.
Doors / Hardware / Windows	All in decent condition and working properly.	See recommendation report.
Lights / Fixtures / Receptacles	Wall surface mount lighting - does not provide adequate lighting. Lighting control switch is on floor below.	See recommendation report.
Bridge		
Use		
Walkway to new fellowship center		
Flooring / Base	VCT with vinyl base.	See recommendation report.
Walls / Ceiling	Sheetrock walls in good condition. Aluminum windows with laminate stools in good condition.	See recommendation report. See recommendation report.
Doors / Hardware / Windows		See recommendation report.
Lights / Fixtures / Receptacles	Recessed Can lighting in good condition.	See recommendation report.
West Building		
Fellowship Hall Foyer		
Use		
Foyer		
Flooring / Base	VCT flooring with vinyl base.	See recommendation report.
Walls / Ceiling	Sheetrock walls in good condition.	See recommendation report.

Doors / Hardware / Windows	Wood doors in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Canned lighting all works correctly.	See recommendation report.
Hall		
Use	Hall	
Flooring / Base	Carpet with Wood Base, in good condition.	See recommendation report.
Walls / Ceiling	Columns are chipping, Sheetrock walls in good condition.	See recommendation report.
Doors / Hardware / Windows	All in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Recessed Can lighting in good condition. Light switch by housekeeping closet not working correctly.	See recommendation report.
Men's Bathroom (foyer)		
Use	Men's bathroom	
Flooring / Base	Ceramic tile floor and base. Dated but in good condition.	See recommendation report.
Walls / Ceiling	Ceramic tile & sheetrock. In good condition.	See recommendation report.
Doors / Hardware / Windows	One broken stall door.	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting.	See recommendation report.
Other	Brown water coming from sinks. See photo.	See recommendation report.
Women's Bathroom (foyer)		
Use	Women's bathroom	
Flooring / Base	Ceramic tile and base in dated condition.	See recommendation report.
Walls / Ceiling	Ceramic tile & sheetrock in dated by good condition.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Strip Fluorescent Lighting in good condition.	See recommendation report.
Other	Brown water coming from sinks. See photo.	See recommendation report.
203D (linen storage)		
Use	Linen Storage	
Flooring / Base	VCT flooring with rubber base.	See recommendation report.
Walls / Ceiling	Sheetrock walls in decent condition.	See recommendation report.
Doors / Hardware / Windows	Wood doors and hardware in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting.	See recommendation report.
205D (storage)		
Use	Storage	
Flooring / Base	VCT flooring and vinyl base. VCT is stained near door.	See recommendation report.
Walls / Ceiling	Sheetrock walls and lay-in tile ceiling. There is a water stain on the ceiling.	See recommendation report.
Doors / Hardware / Windows	Doors and hardware in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Strip florescent lighting in good condition.	See recommendation report.
206D		
Use	Educational Classroom	
Flooring / Base	Carpet with vinyl base in dated condition.	See recommendation report.
Walls / Ceiling	Sheetrock walls In good condition, ceiling tiles are chipped.	See recommendation report.
Doors / Hardware / Windows	In good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting.	See recommendation report.
207D		
Use	Educational Classroom	
Flooring / Base	Stained Carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Sheetrock walls, lay-in ceiling in good condition.	See recommendation report.
Doors / Hardware / Windows	All in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in good condition.	See recommendation report.
208D		
Use	Educational Classroom	
Flooring / Base	Carpet with vinyl base in dated condition.	See recommendation report.
Walls / Ceiling	Sheetrock walls in decent condition.	See recommendation report.
Doors / Hardware / Windows	Doors and windows in good condition. Window stool is delaminating.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
209D		

Use	Educational Classroom	
Flooring / Base	Carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Leaks or condensation above drop ceiling.	See recommendation report.
Doors / Hardware / Windows	All in working condition.	See recommendation report.
Lights / Fixtures / Receptacles	Strip Fluorescent Lighting , one missing outlet cover.	See recommendation report.
Housekeeping Closet		
Use	Housekeeping	
Flooring / Base	VCT with rubber base in dated condition.	See recommendation report.
Walls / Ceiling	In good condition , sheetrock and lay-in ceiling.	See recommendation report.
Doors / Hardware / Windows	In working condition.	See recommendation report.
Lights / Fixtures / Receptacles	Strip Fluorescent Lighting in working condition.	See recommendation report.
210D		
Use	Educational Classroom	
Flooring / Base	Stained Carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Walls have minor wear and tear.	See recommendation report.
Doors / Hardware / Windows	All in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
211D		
Use	Educational Classroom	
Flooring / Base	Stained carpet with vinyl base.	See recommendation report.
Walls / Ceiling	Sheetrock walls in need of painting.	See recommendation report.
Doors / Hardware / Windows	Wood doors in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in working condition.	See recommendation report.
213 & 215D		
Use	Game room	
Flooring / Base	Stained carpet, vinyl base missing in some areas. Sheetrock walls in OK condition. Ceiling tiles are chipped.	See recommendation report. See recommendation report.
Walls / Ceiling		
Doors / Hardware / Windows	Wood doors in good condition	See recommendation report.
Lights / Fixtures / Receptacles	Strip fluorescent lighting Few bulbs out	See recommendation report.
Barn		
Use	Barn	
Flooring / Base	VCT with vinyl base dated condition.	See recommendation report.
Walls / Ceiling	Sheetrock walls in good condition.	See recommendation report.
Doors / Hardware / Windows	Wood doors in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting. One light currently strobos.	See recommendation report.
New Kitchen		
Use	Kitchen	
Flooring / Base	VCT with vinyl base.	See recommendation report.
Walls / Ceiling	The sheetrock walls need painting. Leaks or condensation in ceiling.	See recommendation report.
Doors / Hardware / Windows	Wood doors and hardware in good condition.	See recommendation report.
Lights / Fixtures / Receptacles	Fluorescent strip lighting in good condition	See recommendation report.
Equipment	Vulcan Double Convection Oven Larkin Hood Model # SC-144048 Double Fryer - Needs cleaning and grease changed Vulcan Range with 6 burners and a griddle Kolpack walk in cooler and freezer Model # KR16A-060- BB-D ST ST ST ST ST Hobart Commerical Dishwasher - Dirt and Soap Suds have collected below the unit on the floor.	Recommend a commercial cleaning Recommend a commercial cleaning Recommend a commercial cleaning Recommend a commerical cleaning Recommend Servicing Recommend removing the unit and clean
Exterior Mechanical room		
Use	Boiler room	
Equipment	See Mechanical Engineering report.	
Exterior		

Windows	All windows, other than on the east side of the building, are outdated and the wood windows especially in the Sanctuary Building are beginning to decay. Since fresh air is not introduced into the building it creates a scenario where moist air is being pulled into the building through these old windows. The HVAC report discusses this in detail. This explains why there is a great deal of plaster issues around the windows in the areas where the windows have not been replaced.	Window replacement needs to be a staged process. Can be very expensive especially in the Sanctuary Building, but a plan needs to be developed to solve this problem.
Playground	In good condition. There is some rotten wood at the trellace that should be replaced within the next few years.	Replace wood at trellace in the next few years.
Courtyard with Fountain	The fountain doesn't work correctly and needs to be drained and cleaned. The brick needs pressure washing, the landscape is in fair condition, and the brick columns and courtyard wall need to be sealed.	Drain and clean fountain. Mortar joints need to be remortared and sealed on brick columns and wall in the next two years.
Wrought Iron Furniture and Railing	The wrought iron is in need of sandblast and repainting painting in most areas. The iron railing on the southeast corner is only secured with one or two bolts.	All railing needs to be sandblasted and repainted in the next two years.
Brick Fence (Courtyard)	The top of the brick wall needs to be sealed.	
Brick Fence off Fletcher Jones Building	The fence is in a very dated condition and some areas are starting to fall. Access to this area is limited so it's not a priority.	Top of brick to be sealed.
Awnings	The awnings are in need of cleaning or replacement (minor holes and tears throughout). Pressure washing may cause further damage.	Old brick wall needs to be reviewed and repaired to prevent further deterioration.
Brick/Mortar	Multiple areas where water intrusion occurring around the stone coping ledge off of the flat roof over the Building. The brick and mortar overall is in good shape throughout the exterior of all buildings. The brick needs to be sealed on the courtyard fence. The castone around the windows at the Building need to be cleaned and repaired if needed. A general building wash is suggested.	Softwash exterior awnings and then review condition. Would recommend replacement if this is a high visible priority. Stone coping needs to be reviewed and sealed. Building wash recommended especially in the rear of the Building.
Exterior Doors (North)	Main entrance doors are in need of stripping and restaining. Whoever did this recently did not use polyurethane over the stain.	Restain and seal doors properly.
Gutters/Downspouts	The gutters are in need of cleaning. A few areas appear to be clogged, which staining the brick. The drainage along the foundation of the Sanctuary is poor. There are cracks along the transition of the building and the grade so the water at the base of the building does not drain well. See photographs.	Clean gutters and repair areas in need of repair.
Parking lot	The asphalt lot has potholes and needs resurfacing. The concrete lot is in good condition.	Resurface asphalt parking lot.
Exterior lights	Multiple wall pack lights have cracked lenses. A few lights under breezeway are out and not operational.	Review and replace exterior lighting as needed.
Roof	The flat roof is in decent condition. The roof is approximately 5-10 years old. There are locations of blistering and low spots, and water is accessing the parapet walls through the screws and seams of the metal coping (See Pictures). Areas of this roof have approximately 5-10 years left before replacement.	Review roof semi-annually. Need for replacement is nearing in the next 5-10 years.



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Maintenance Schedule

Maintenance Schedule								
Maintenance Trade	Scope of Work	Cost	Date Scheduled	Date Completed	Work / Inspection Scheduling	Vendor / Contact	Miscellaneous Notes	
Landscaping								
Lawn Cut	Lawn Cut / Edge / Remove Leaves / Blowing / Weed Control / Trash Removal / Shrub & Tree Pruning	\$1,110			Per Maintenance Agreement	S & S Landscaping	Weekly in growing season & bi-weekly in non-growing season	
Plantings / Mulching	Seasonal Planting/Mulching	Included Above			Per Maintenance Agreement / Requests	S & S Landscaping	Flowers & Mulch 3x per year	
Irrigation	Maintenance only	Included Above			Coordination with Landscape Contractor	S & S Landscaping		
Drainage	Water is Draining Properly				Semi Annual	TKG Review		-
Trimming	Trim Shrubs				As needed	S & S Landscaping		
Plumbing								
Drains	Drain Cleaning				Per Request	W.R.Kidder & Son Plumbing LLC / Roto Rooter Sewer Services		-
Plumbing Maintenance	New/Repair plumbing fixtures, Leaks, ext.				Per Request	W.R.Kidder & Son Plumbing LLC		-
Kitchen Equipment/Maintenance								
Kitchen Hood	Service & Clean Hood / Service Exhaust Fan Motor		March	Mar-22	Annual	Benson Cleaning Service		-
Equipment	Contractor Service				Bi-annual	Refrigeration & Equipment Service, LLC		-
Ice Machine	Contractor Service / Professionally Clean				Bi-annual	Refrigeration & Equipment Service, LLC		-
Grease Trap	Clean out Grease (Bi-Annual)		September/March	Mar-22	Bi-annual	Roto Rooter		-
Electrical								
Light Bulbs	Review Light Bulbs				FUMC unless requested otherwise	Guerry Electrical LLC.		-
Fixtures	Test Operation of all Fixtures				Upon Request	Guerry Electrical LLC.		-
Lighting	Ensure all exterior lighting is operational				Monthly	TKG		-
Fixture Review	Ensure Bulbs and Ballasts are all Operational				Monthly	TKG		-
Outlets / GFI's	Ensure Operational				Monthly	TKG		-
Panels / Circuit Breakers	Ensure all look Safe and Operational				Monthly	TKG		-
Pest Control								
Pest Control	Spray / Inspect for Insects or rodents		Monthly		Vendor Maintenance Proposal / Spray Rooms Monthly	Price Pest Control		-
Interior Finishes								
Flooring	Inspect for loose or missing grout or caulking. RegROUT or recalk if necessary.				Monthly	TKG		-
Sheetrock / Paint	Examine for evidence of sheetrock / painting issues				Monthly	TKG		-
Water Damage	Examine all ceilings and walls for wet spots / Stained Damaged Ceiling Tiles				Monthly	Service Master		-
ELC & Worship Building (Caffey, Tennille and Sanctuary)	Scrub & wax all common area floors				Annual	Service Master		-
Common Areas	Deep Clean all Hardwood & Miscellaneous Flooring				As needed	FUMC		-
Common Area Rugs	Clean all Rugs & Carpet				As needed	NA		-
Entire Facility	Ensure all Door Hardware is operational				Bi-annual	TKG		-
Entire Facility	Examine all ceilings and walls for leaks				Bi-annual	TKG		-
Common Areas	Review Paint & Sheetrock, and Plaster in Common Areas				Bi-annual	TKG		-



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Property Insurance Inspection Report



FRATERNITY/SORORITY RISK MANAGEMENT SURVEY

Survey Information	
Fraternity/Sorority National Account:	
School Name:	Risk Control Representative:
Chapter Name:	Date Completed: 9/13/2023
Location Street:	Location City, State, Zip (County):

Contact Information			
FOR INSURANCE & LIFE SAFETY / LOSS CONTROL AT THIS CHAPTER/HOUSE CORPORATION			
	On site	House Corporation	Active Chapter
Contact Name(s):			
Contact Title(s):			
Contact Number(s):			
Contact Email(s):			
OVERALL EVALUATION:		Good	

Inspection Comments:

Location Narrative

The fraternity was founded in _____ there are more than _____ chapters. This chapter is associated with _____ University. The chapter is active during the school year. Activities are limited to social events or special gatherings with fraternity members.

There are 24 paying rooms with 48 beds. There is one room for the house dad and one for the house president, making a total of 26 rooms and 50 beds. There is a great room and common bathroom. There is a meeting room downstairs.

The building was constructed in 2018 and is 4 stories. The construction is frame. The building itself is in adequate condition. The exterior housekeeping is good. No losses have been noted. Exterior wall support is stud with brick veneer and stone veneer cladding. Roof is pitched with wood trusses and wood decking with asphalt shingle covering on a basement foundation.

Building is protected 100% by a wet sprinkler with current service date tags for the fire riser. There is a central monitored fire alarm current on service. There are adequate amount and type of mounted ABC class fire extinguishers with current service date tags. All exit are clearly marked and free from obstruction and lead to safe discharge. There is emergency lighting functioning. There are hard wired smoke detectors. Manual fire pulls present. Noted security cameras interior and exterior of the building.

There is a kitchen with no commercial cooking exposure. Electric is copper wiring that is breaker protected. Plumbing is copper feed lines with iron and PVC waste lines, no leaks noted. Heating is a forced air furnace. Utilities appear to be in satisfactory condition.

All common walking pathway surfaces were noted free of slip trip fall hazards. Housekeeping interior and exterior are good.

Commercial Estimator Value

Occupancy

Total # of members: 303
New members: 61
Rooms: 26
Beds: 50
Current occupancy: 100 %

Building Data

Construction Type: ISO 1 - Frame
Number of stories: 4
Story Height: 10'
Total Floor Area: 18960
Parking area (under bldg) 0
Year Built: 2016
Exterior siding: Brick Veneer, Other 70% Brick veneer, 30% Stone veneer
Fire walls present? False

HVAC Data

Heating system type: Forced Warm Air
Fuel: Natural Gas
Air conditioning: Forced Cool Air

Elevator

Any elevators? True
and Type 1 elevator steel

Roof Data

Roof construction: Pitched
Roof cover: Asphalt/composite shingles
Roof upgrade year: Original

Sprinkler System

Sprinkler Type: Wet
% Sprinklered: 100

Basement Data

Basement type: Finished
Basement depth: 10
Finished SF: 4740
Unfinished SF: 0
Crawl Space SF: 0
Parking SF: 0

Cooking Equipment

Equipment type:

deep fat fryers:

of ovens:

of flat top griddles:

of ranges:

of broilers:

Cooking line length (Ft) 3

Insured:

Inspection Type:
Long Form - MJ Insurance

OPERATIONS / OCCUPANCY

General

Who owns the building?	University
Who owns the land?	University
Is the location zoned for current occupancy?	Yes, per contact
What is the current zoning?	Residential
Are housing agreements utilized?	Yes
Describe Agreement:	Formal agreements in place with the university
Any products sold/services rendered/endorsements provided?	No
Annual rental income:	Not disclosed

House Corporation:

Active Chapter:

Annual Dues: \$

Type of Entity:

House Corporation:	Corporation
Active Chapter:	Corporation
# of Years Chapter Active?	
Legal name of Chapter?	
Legal name of House/Alumni corporation?	
Who is held responsible for maintenance and upkeep of the building?	Chapter President
Who is held responsible for housekeeping, both interior and exterior?	House members
Resident manager on site?	Yes
Any nonmember supervision? (Describe)	There is a house dad on site.
Total number of members:	
New members:	
Are fire arms prohibited in facility?	Yes
Past claims history?	No

OPERATIONS / OCCUPANCY

Occupancy

Is the facility occupied year round (12 months) or school year (approx. 9 months)?	Yes
# Rooms:	26
# Beds:	50
Max occupancy:	Unknown
Current occupancy:	100 %
Average occupancy while open:	100 %
Summer occupancy:	20 %
Rent to non-members?	No
Are rooms single-sex?	Yes

Operations

Facility(s) ever rented/leased to outside agencies/groups?	No
Any services contracted for?	No
Any overnight non-member sleep-in guests permitted?	Yes
Comment on overnight guest rules:	Guest overnight are not allowed to stay for more than 3 nights
Are there dances, parties, or socials held at this Chapter?	Yes
Describe number and type of events:	There are parties and social events a few times a year.
Alcohol beverages served?	
Comment on alcohol served:	
Alcoholic beverages sold?	
Comment on alcohol sales:	
Who supervises the parties/socials?	Campus Security and House President and House dad
Any extra-curricular athletic events engaged in/sponsored by members/Chapters?	No
Any off premises sponsored events or trips (camping, boating, theatrical, etc.)?	No
Any fund raising activity conducted on/off premises?	Yes
Describe fund raising activities:	Fundraisers are for the fraternity philanthropy causes
Any computer, amusement machines, video games, etc?	No
Any swimming pool, sauna, steam rooms, exercise equipment/room?	No

Vacant Property Section

Is there vacant property?	No
---------------------------	----

CONSTRUCTION INFORMATION:

Construction

Construction Type:	ISO 1 - Frame
--------------------	---------------

CONSTRUCTION INFORMATION:**Construction**

Number of stories:	4
1st floor story height:	10
Average height per story:	10'
1st floor sqft:	4740
2nd floor sqft:	4740
3rd floor sqft:	4740
4th floor sqft:	4740
Total Floor Area (sq. ft.) (Total of all floors excluding basements, mezzanines or balconies)	18960
Year built:	2016
Renovations in progress?	No
Major concealed spaces?	No
Interior finish combustible?	No

Substructure

Is there a basement?	Yes
What is the basement type?	Finished
Finished (sf)	4740
Unfinished (sf)	
Crawl space (sf)	
Describe basement use	Meeting area and lounging area
Describe basement construction:	ISO 4 - Masonry Non Combustible
Basement depth:	10 feet
Parking (sf) only if under house	

Roof

Roof construction:	Pitched
Roof cover material:	Asphalt/composite shingles
Roof upgrade year:	Original
Comment on roof upgrades	None
Roof condition:	Satisfactory
Are roof drains cleaned regularly?	Yes
If there is a roof deck, are protections in place for the roof cover?	N/A

Walls/Floor/Stairs

Load bearing wall construction:	Wood Frame
Exterior siding/covering	Brick Veneer, Other
If mixed, indicate % of each type of siding:	70% Brick veneer, 30% Stone veneer

CONSTRUCTION INFORMATION:**Walls/Floor/Stairs**

Any evidence of structural or exterior finish damage where observed?	No
Fire walls or divisions present:	No
Parapet walls?	No
Floor construction:	Wood Joisted, Concrete
Does floor load appear to be typical to this occupancy type:	Yes
Interior wall construction:	Wood frame
Any evidence of damage (cracking / water stains or damage / peeling or bubbling paint) on observed walls or ceilings	No
Window frame type:	Wood
Window condition	Satisfactory
Stair type:	Open, Enclosed
Are there fire rated doors protecting these openings?	Yes
Are doors maintained closed or have fusible / magnetic release?	Yes
Type:	Concrete, Steel with marble/concrete

NEIGHBORING EXPOSURES / NEIGHBORHOOD**Front**

Distance in ft:	43
Exposure / usage:	Access Road

Rear

Distance in ft:	200
# of stories:	2
Construction:	Frame
Exposure / usage:	Habitational dwelling

Right

Distance in ft:	15
# of stories:	1
Construction:	Frame
Exposure / usage:	University Education Building.

Left

Distance in ft:	60
# of stories:	2
Construction:	Frame
Exposure / usage:	Fraternity House

NEIGHBORING EXPOSURES / NEIGHBORHOOD

Neighboring Special Hazards

Observed or learned exposure to neighboring special hazards such as flammables, gases, pollution, radioactivity or explosives? No

Neighborhood Area/Type/Trend

Area: Residential

Type: Suburban

Trend: Stable

Any vacant buildings observed in the immediate area? No

Any major construction observed in the immediate area? No

COMMON HAZARDS / BUILDING SERVICES & UTILITIES

Electric/Wiring

Type: Conduit, Romex

Over-current protection: Circuit Breakers

Wiring safely arranged? Yes

Junction boxes / electrical panels covered? Yes

Overuse of extension cords / outlet expanders / power strips observed? No

Does the insured provide tenants with handouts and reminders regarding the overuse of extension cords / outlet expanders / power strips? Yes, program in place

GFCI protection observed in the kitchen, bathrooms, basement, laundry as required? Yes, noted where reviewed

Plumbing

Any plumbing issues noted or reported? No

Material: Copper, PVC, PEX

Any piping subject to physical damage or freezing? No

Are the individual hot water heater(s) located within the units inspected regularly? N/A

Is there a procedure to regulate temperature under 120 degrees F? Yes, set by the insured / super

Heating

Heating system type: Forced Warm Air

Fuel: Natural Gas

Location: In wall

Is heating equipment located in a separate fully enclosed fire resistive room, with a self-closing door? N/A

Properly vented? Yes

Heating system inspected? U/D

Heating unit area free of accumulation? Yes

Air conditioning present? Forced Cool Air

COMMON HAZARDS / BUILDING SERVICES & UTILITIES

Building Services Summary

Electrical

Year updated:	Original
Sufficiency/condition:	Satisfactory
Type of update/comments:	No updates due to age of building being constructed in 2016

Plumbing

Year updated:	Original
Sufficiency/condition:	Satisfactory
Type of update/comments:	No updates due to age of building being constructed in 2016

Heating

Year updated:	As Needed
Sufficiency/condition:	Satisfactory
Type of update/comments:	No updates due to age of building being constructed in 2016 only as needed.

OTHER HAZARDS

Is there a laundry facility on premises?	No	
Is there an elevator on premises?	Yes	
State number and type of elevators on premises.	1 elevator steel	
Was equipment observed in satisfactory condition?	Yes	
Is elevator vertical opening fire protected?	Yes	
Is elevator currently inspected?	No	See Recs Below
Any BBQ grilling or fire pits noted or reported	No	
Are there any storage rooms or facilities present?	No	
Are dumpsters and garage areas properly located away from building?	Yes	
Is dumpster/garbage area properly secured?	Yes	
Are there fireplaces?	No	
Any flammables, gases, explosives, industrial / woodworking / welding equipment, construction materials or higher hazard exposure observed?	No	
Is there a compactor?	No	

KITCHEN / COOKING / MEAL SERVICE

Is cooking done on premises:	Yes	
Who does the cooking?	Employed Cook, Members	
Is meal service provided?	Yes	
Type of meals:	Full course meals	
Number of meals:	3	
Frequency served?	5 days a week	
Annual revenue from meals served at the chapter house?	Not disclosed	

KITCHEN / COOKING / MEAL SERVICE

Cooking Equipment

Cooking equipment:	Domestic Equipment
How many linear feet is the cooking line?	3
Comment on any fryer issues:	None present

Exhaust System

Is exhaust system present?	None
----------------------------	------

EMERGENCY PLANNING

Is there a written emergency plan established?	Yes
Is the plan posted in prominent areas?	Yes
Is the plan reviewed with employees & members?	Yes
Are evacuation plans/escape routes posted in all rooms?	Yes
Are emergency phone #'s posted throughout the facility?	Yes
Are employees & members instructed in proper use/operation of alarm system & fire extinguisher	Yes
Fire drills conducted regularly?	Yes
Supervised by:	House Manager & House President
Frequency:	Monthly
Timed & records kept?	Yes
Are self-closing fire doors present where necessary?	Yes
Fire doors checked regularly for proper operation?	Yes
Are door-stops and use of wedges prohibited?	Yes

PROTECTION & SECURITY (PUBLIC & PRIVATE)

Fire

Public Protection Class:	4
Distance to nearest hydrant:	15' ft
Distance to fire department:	.7 mile(s)
Public protection type:	Paid
Risk accessible for fire fighting purposes?	Yes, 4 sides
Fire alarm?	Yes
Type:	Central Station, Pull Down Alarms, Heat Sensors
Is the system tested annually?	Yes
Are there CO detectors noted where required?	N/A
Smoke detectors in sleeping areas?	Yes
Smoke detectors Type	Hardwired w/ Battery (back up)
Is there an inspection program for all smoke detectors or CO detectors located in units	Yes
Smoke detectors in common areas?	Yes
Smoke detector type:	Hardwired w/ Battery (back up)

PROTECTION & SECURITY (PUBLIC & PRIVATE)

Fire

Is there an inspection program for all smoke detectors or CO detectors located in common areas?	Yes	
Is there any evidence of tampering with smoke detectors?	No	
Smoke detectors in basement / cellar?	No	See Recs Below
Fire extinguishers observed where required?	Yes	
Describe where fire extinguishers were observed:	Adequate amount and type of mounted fire extinguishers	
Extinguishers currently tagged?	Yes	
Last inspection or service date:	08/18/2023	
Fire extinguisher servicing company:	Marmic Fire and Safety Co, Inc	
Comment if necessary:		

Burglary, Security & Supervision

Burglar alarm:	N/A	
Video surveillance?	Yes	
Type:	Recording 24/7, Building Exterior, Stairs, Halls, Basement	
Security/supervision adequate during school breaks?	Yes	
Security/supervision adequate during extreme weather?	Yes	
Premises secured from unauthorized access?	Yes	
Security type:	Keys	
Roof Security present/type:	N/A	
Are the entry / exit doors self closing, latching properly and maintained locked?	Yes	

AUTOMATIC SPRINKLER SYSTEM:

Is location sprinkler protected?	Yes	
System type:	Wet	
System age:	7 years	
Percentage of building protected by sprinkler system?	100 %	
Areas protected?	All areas	
Main valve is chain locked open and/or electronically monitored?	Yes	
Type:	Electronically Monitored	
Water flow alarm rings to:	Local Station	
System under service contract:	Yes	
Company name:		
Date of last inspection:	08/08/2023	
Are monthly self-inspections, that include verifying piping free of corrosion and piping hangers are undamaged, completed?	Yes	

AUTOMATIC SPRINKLER SYSTEM:

Was paint observed on sprinkler heads?	No
Gauges appeared in working order:	Yes
Valves & risers unobstructed:	Yes
Bracing present for EQSL:	N/A
Water supply feed:	City/Public
Fire dept. connection to system:	Yes
Connection accessible year round:	Yes
Connection covers in place:	Yes
Extra heads & wrench available nearby:	Yes

GENERAL LIABILITY

General Information

Are locks changed when tenants move out?	Yes
Is there a front lock change out policy?	Yes
Attractive nuisances present?	No
Any liability exposure due to animals such as guard dogs present?	No
Pet policy (rules and regulations) in place?	Yes
Comment on pet policy:	No pets unless service animal
Emotional support animals allowed?	No
Any areas of concealment noted?	No

EMERGENCY EXITS/ESCAPE & LIGHTING

Do all exits & escape routes have lighted exit signs?	Yes
"Emergency escape ladders" provided on upper floors?	No
Fire escapes maintained & accessible?	Yes
All areas covered by automatic emergency lighting?	Yes
Emergency lighting provided for all exits/escape routes?	Yes
Do all rooms have two (2) means of egress?	Yes
Comment on means of egress:	Window and door
Are emergency lights/systems tested monthly?	Yes
Emergency lights/systems promptly maintained/repaired?	Yes

EXTERIOR

Acceptable exterior lighting?	Yes
Walkways, sidewalks, parking areas in acceptable condition and slip, trip, fall hazards controlled?	Yes
Are rain mats utilized in entrance hallways?	Yes
Stairs & handrails in acceptable condition?	Yes
Window glass observed in good condition?	Yes

EXTERIOR

Who is responsible for sidewalk or parking ice and snow removal?	Tenants	
Owned parking area present?	No	
Are all parking areas maintained?	N/A	
Window air conditioners braced?	N/A	
Roof drainage noted adequate to discharge from walking areas?	No	See Recs Below
Comment on roof drainage discharge:	Noted rain discharge onto common sidewalk.	
Balcony Railings Acceptable?	N/A	
Are any roof areas being used as a roof deck (furniture / plants / grills /etc)?	N/A	
All exterior building fixtures (signs, etc.) securely attached?	Yes	

INTERIOR

All exits and means egress were easily assessable and unobstructed	Yes
Interior areas (hallways, lobbies, etc) in acceptable condition and slip, trip, fall hazards controlled?	Yes
Stairs & handrails in acceptable condition?	Yes
Smoking prohibited in facility?	Yes
Are candles prohibited in the facility	Yes
Flammable liquids prohibited in building?	Yes
Acceptable interior lighting?	Yes
Exit signs satisfactory?	Yes
Types:	Illuminated
Window guards in areas observed?	Yes
Window guards in satisfactory condition?	Yes

HOUSEKEEPING

Housekeeping satisfactory?	Yes
Is there a weekly cleaning & maintenance schedule for the interior?	Yes
Is there a weekly cleaning & maintenance schedule for the exterior?	Yes
Exterior housekeeping/maintenance good?	Yes
Building well maintained and in good condition?	Yes
Are grounds properly maintained & debris removed?	Yes
Any evidence of vandalism on building?	No
Broken or Cracked windows/doors?	No
Any peeling paint noted?	No
Mold presence observed?	No
Any asbestos observed?	No

CERTIFICATES OF INSURANCE

Certificates of insurance are obtained from tenants/contractors/vendors and insured is named as additionally insured?	Yes
---	-----

Risk maintains & checks certs for expiration and updates them accordingly?	Yes
--	-----

Information Source:	Reported by contact
---------------------	---------------------

AMENITIES

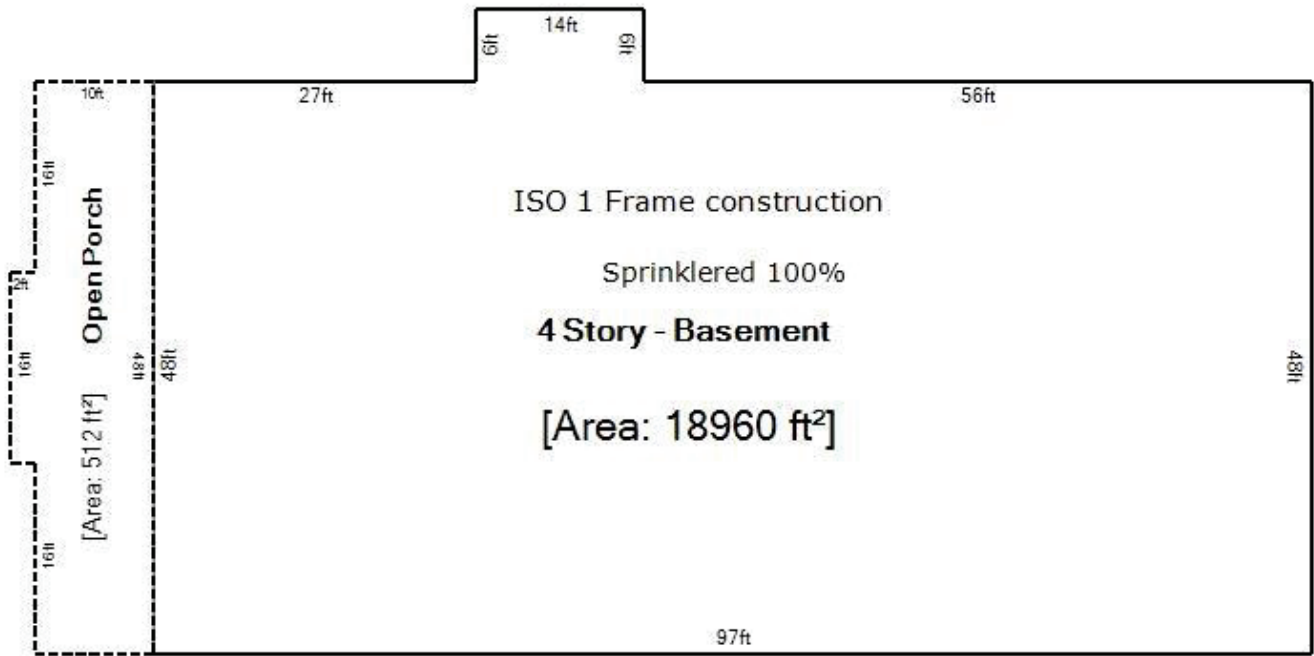
Clubhouse or fitness room present?	No
------------------------------------	----

Other recreation facilities present?	No
--------------------------------------	----

Insured:

Inspection Type:
Long Form - MJ Insurance

Sketch



Living Area	Nonliving Area	
4 Story - Basement	18960 ft ² Open Porch	512 ft ²
Total Living Area (rounded):	18960 ft² Total Non-Living Area (rounded):	512 ft²

Insured:

Inspection Type:

Long Form - MJ Insurance

Recommendations

1. The elevator/s should be inspected and serviced by a licensed and insured elevator service company at least annually and in accordance with local department of building requirements. A service tag should be posted in the elevator cab or in the managements office. This will help ensure the safe and proper operation of the elevator/s. If such a contract is currently in place, forward a copy of the last service certificate to the underwriter.



2. Install a smoke detector in basement. Battery operated smoke detectors can be used if they are inspected and tested regularly to ensure proper operation. Records must be kept of testing.
3. A qualified contractor should be retained to install / repair or replace the gutters and downspouts so water is properly discharged away from the building. There should also be a maintenance plan for the cleaning of the gutters to avoid the debris build-up and water damage problems occurring.

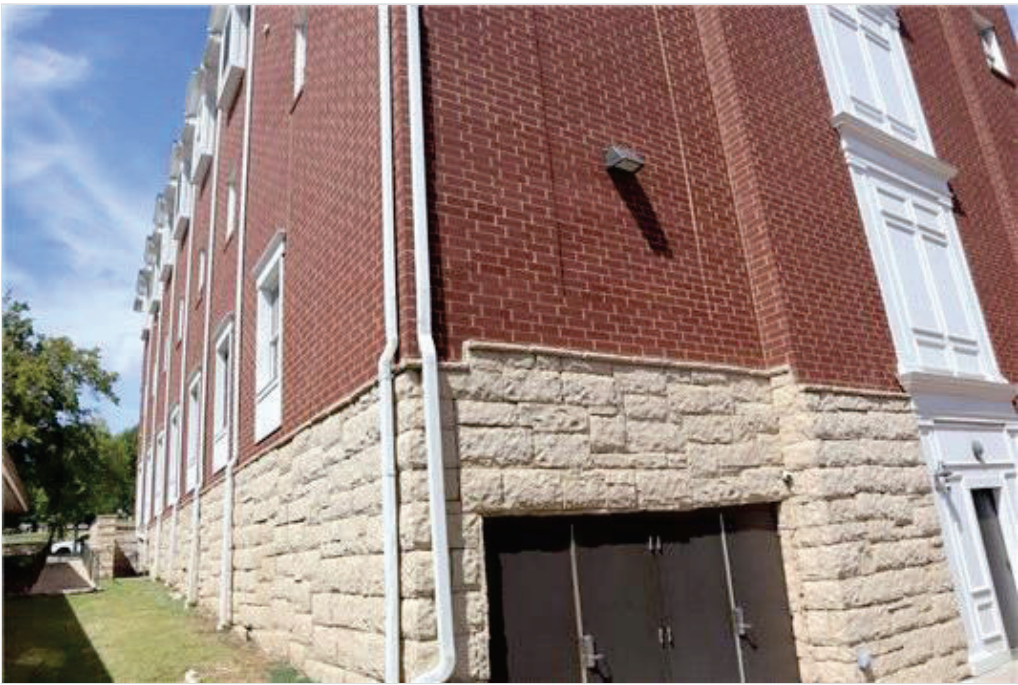
Insured:**Inspection Type:**Long Form - MJ Insurance

"This survey of your operations is for underwriting purposes and to assist you in your Risk Control efforts. The conditions noted herein are expressly limited to those conditions observed on the date of the survey. No responsibility is assumed for the discovery and elimination of hazards which could possibly cause accidents or damage at any facility that is reviewed. This survey should not be perceived as identifying all property and safety programs, policies and procedures that should exist or be put into place at the facility inspected. The survey and compliance with any submitted recommendations in no way guarantees the fulfillment of your obligations that may be required by any local, state, or federal laws. This report is based upon interview and observation of areas reviewed as provided by the contact. Some written and/or oral information given to the inspector may not be accurate or verifiable and the inspection company hereby disclaims any liability arising herefrom."

Insured:

Inspection Type:

Long Form - MJ Insurance



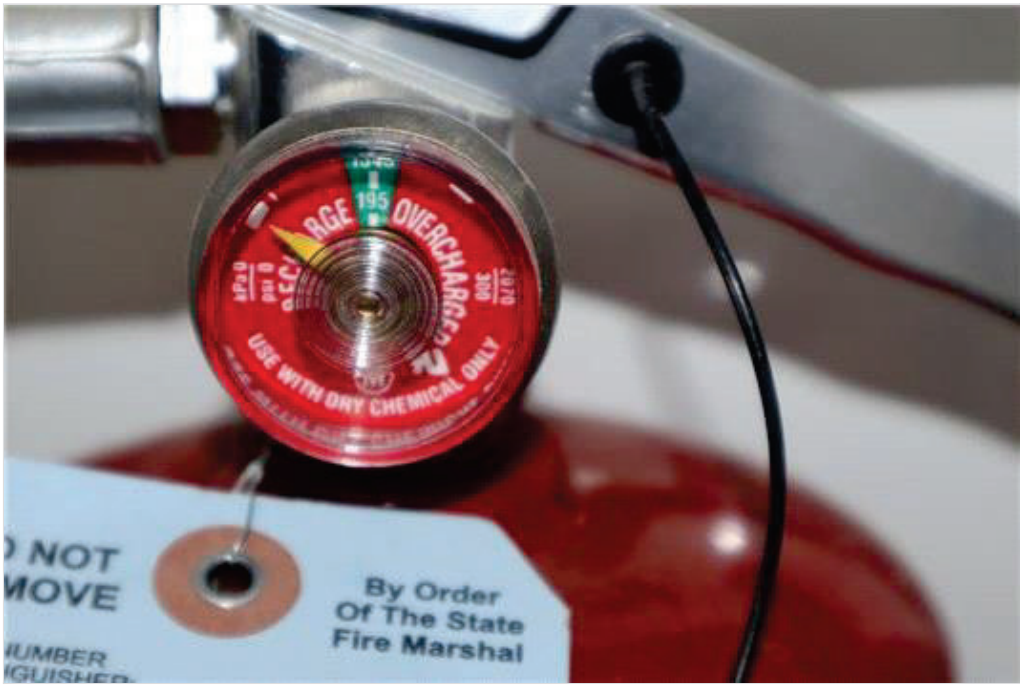
Side



Side



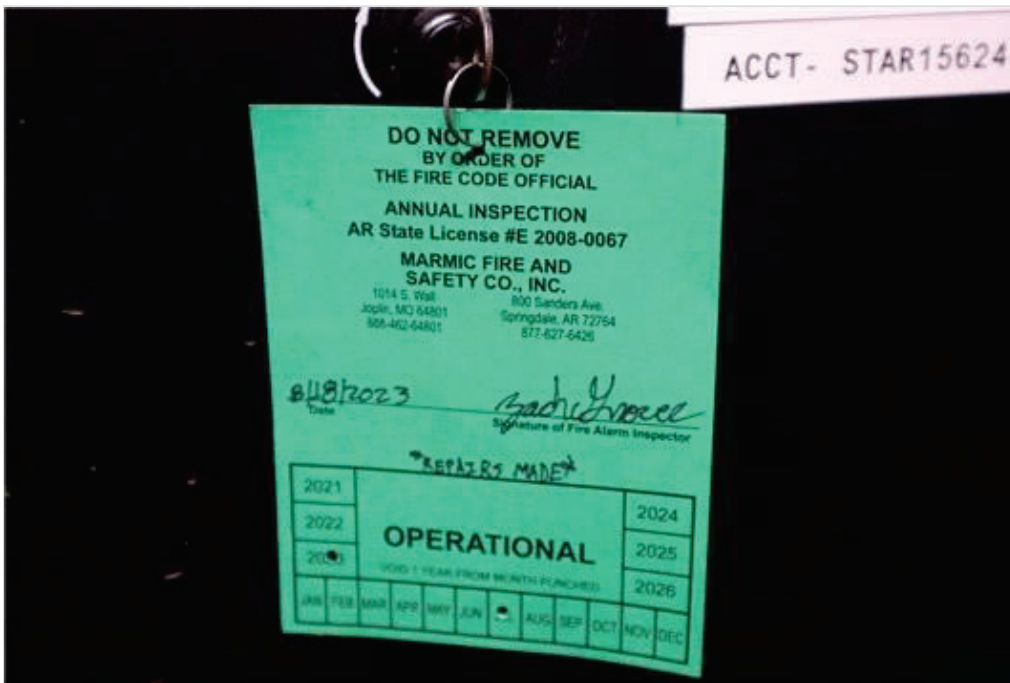
Rear



Fire Extinguisher



Fire Extinguisher



Fire Alarm Tag



Sprinkler Tag



Elevator Certificate



Interior



Video Cameras



Lighted Exit



Kitchen



Elevator



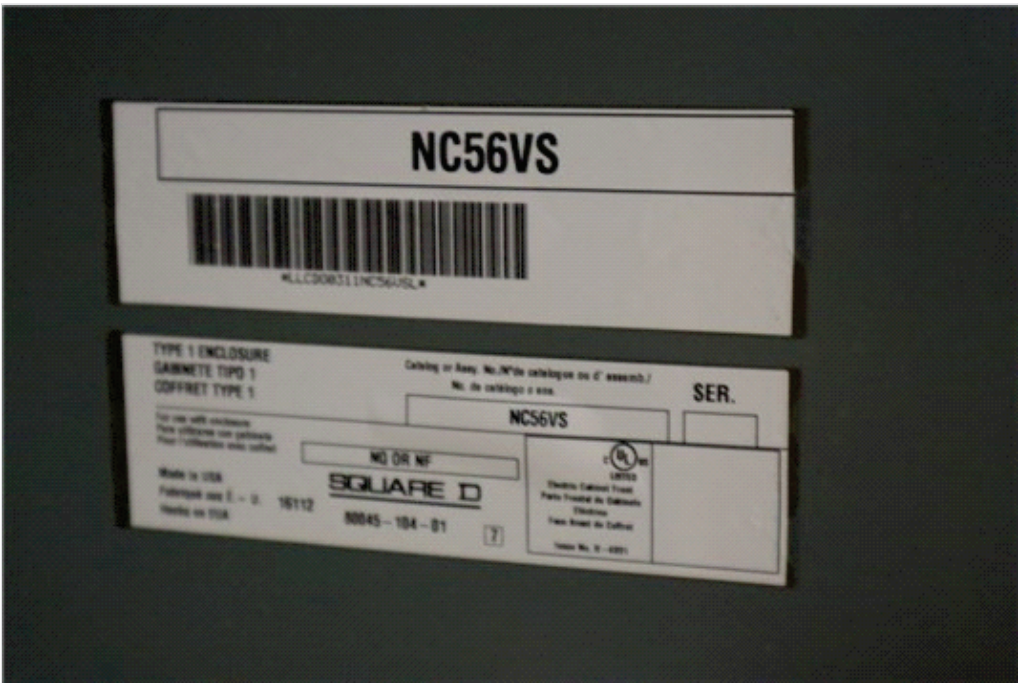
Fire Alarm



Sprinkler System



Breaker Box



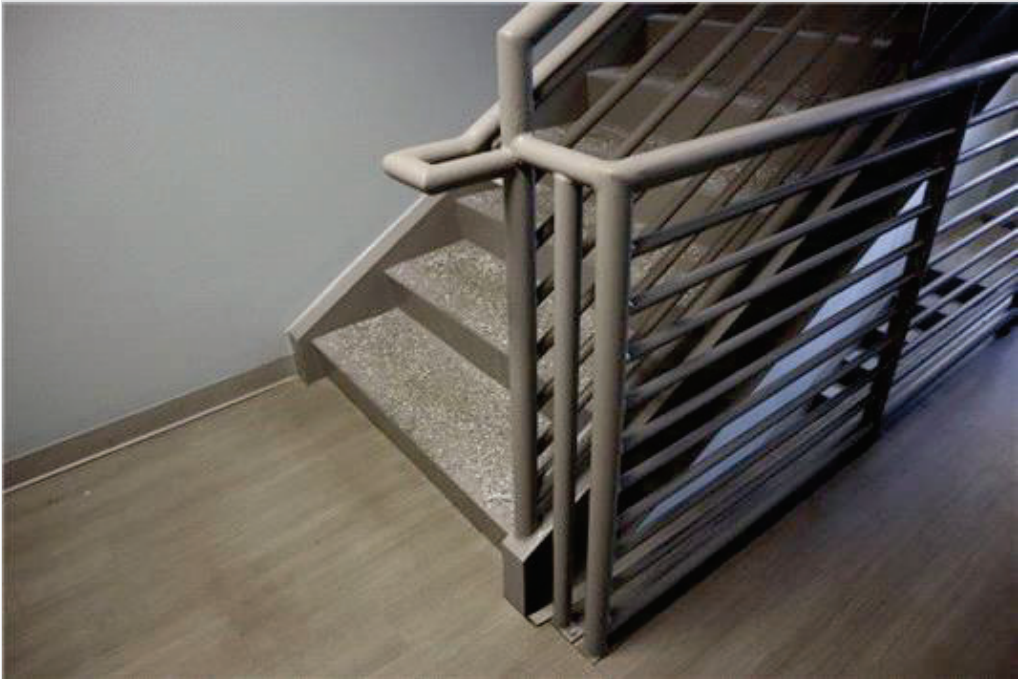
Breaker Box Label



Interior



Bathroom



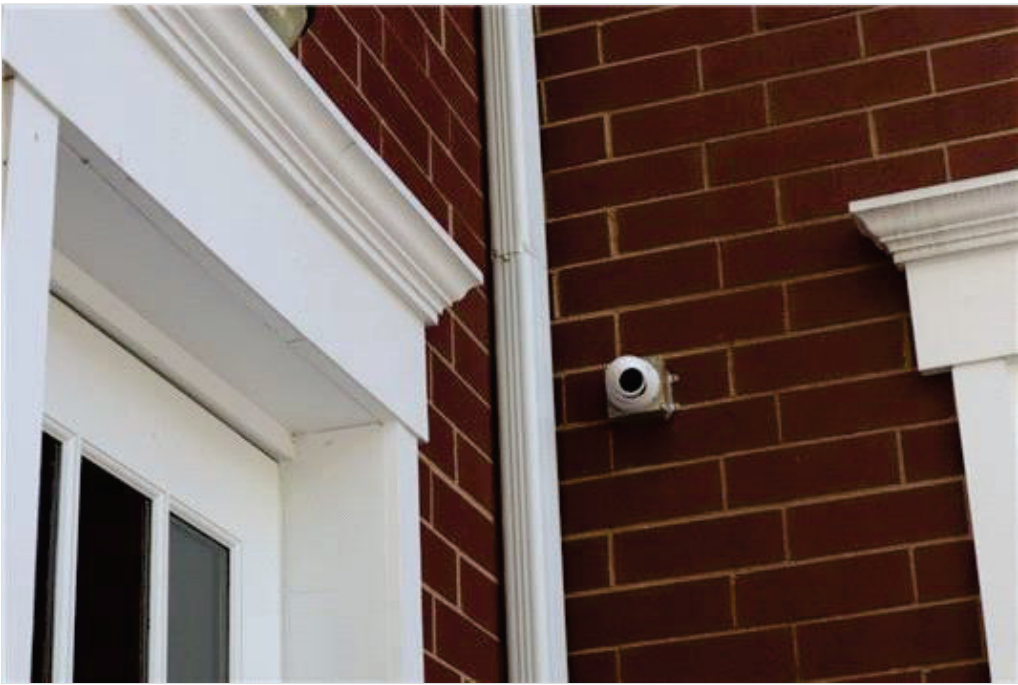
Interior Stairs



Interior



Fire Alarm



Video Camera



Dumpster



Exterior Steps



Hydrant



FDC



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Form 990 Tax Return

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2022

Department of the Treasury
Internal Revenue Service

Do not enter social security numbers on this form as it may be made public.

Open to Public Inspection

Go to www.irs.gov/Form990 for instructions and the latest information.

A For the **2022** calendar year, or tax year beginning July 01, 2022, and ending June 30, 2023

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization: Doing business as
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite
 City or town, state or province, country, and ZIP or foreign postal code

D Employer identification number
E Telephone number
G Gross receipts \$ 1,743,311

F Name and address of principal officer:
H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. See instructions.
H(c) Group exemption number

I Tax-exempt status: 501(c)(3) 501(c) (7) (insert no.) 4947(a)(1) or 527

J Website:
K Form of organization: Corporation Trust Association Other
L Year of formation:
M State of legal domicile:

Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: PROVIDE HOUSING & SUPPORT FOR UNDERGRADUATE CHAPTER OF NATIONAL COLLEGIATE SOCIAL SORORITY.		
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	3	8
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	0
	5	Total number of individuals employed in calendar year 2022 (Part V, line 2a)	5	4
	6	Total number of volunteers (estimate if necessary)	6	25
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	5,153
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	4,153	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9	Program service revenue (Part VIII, line 2g)	37,855	11,386
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	1,852,009	1,724,705
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	432	7,220
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,890,296	1,743,311
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	397	0
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	100,794	100,009
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	144	0
	b	Total fundraising expenses (Part IX, column (D), line 25)	0	
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	1,334,378	1,337,199
	18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	1,435,713	1,437,208
19	Revenue less expenses. Subtract line 18 from line 12	454,583	306,103	
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21	Total liabilities (Part X, line 26)	1,984,824	8,445,074
	22	Net assets or fund balances. Subtract line 21 from line 20	7,853	6,162,000
			1,976,971	2,283,074

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer _____ Date _____
 Type or print name and title _____

Paid Preparer Use Only

Print/Type preparer's name _____ Preparer's signature _____ Date 11/13/2023 Check if self-employed PTIN _____
 Firm's name _____ Firm's EIN _____
 Firm's address _____ Phone no. _____

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:
Provide housing for undergraduate chapter of a national collegiate social sorority.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: _____) (Expenses \$ _____⁰ including grants of \$ _____⁰) (Revenue \$ _____⁰)
Provided housing and meals for approximately 450 members of an undergraduate chapter of a national collegiate social sorority at the University of Mississippi.

4b (Code: _____) (Expenses \$ _____⁰ including grants of \$ _____⁰) (Revenue \$ _____⁰)

4c (Code: _____) (Expenses \$ _____⁰ including grants of \$ _____⁰) (Revenue \$ _____⁰)

4d Other program services (Describe on Schedule O.)
(Expenses \$ _____⁰ including grants of \$ _____⁰) (Revenue \$ _____⁰)

4e Total program service expenses 0

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	<input type="checkbox"/>	<input type="checkbox"/>
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	<input type="checkbox"/>	<input type="checkbox"/>
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a Did the organization maintain an office, employees, or agents outside of the United States?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	<input type="checkbox"/>	<input type="checkbox"/>
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part IV Checklist of Required Schedules *(continued)*

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	<input type="checkbox"/>	<input type="checkbox"/>
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	<input type="checkbox"/>	<input type="checkbox"/>
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	<input type="checkbox"/>	<input type="checkbox"/>
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	<input type="checkbox"/>	<input type="checkbox"/>
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	<input type="checkbox"/>	<input type="checkbox"/>
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	<input type="checkbox"/>	<input type="checkbox"/>
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	<input type="checkbox"/>	<input type="checkbox"/>
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	<input type="checkbox"/>	<input type="checkbox"/>
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	<input type="checkbox"/>	<input type="checkbox"/>
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part V Statements Regarding Other IRS Filings and Tax Compliance <i>(continued)</i>			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a 4		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation on Schedule O</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," enter the name of the foreign country _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		<input type="checkbox"/>	<input type="checkbox"/>
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		<input type="checkbox"/>	<input type="checkbox"/>
7	Organizations that may receive deductible contributions under section 170(c).			
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		<input type="checkbox"/>	<input type="checkbox"/>
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Sponsoring organizations maintaining donor advised funds.			
a	Did the sponsoring organization make any taxable distributions under section 4966?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12	10a 90,155		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b 0		
11	Section 501(c)(12) organizations. Enter:			
a	Gross income from members or shareholders	11a		
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		<input type="checkbox"/>	<input type="checkbox"/>
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.			
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.		<input type="checkbox"/>	<input type="checkbox"/>
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b 0		
c	Enter the amount of reserves on hand	13c 0		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation on Schedule O</i>		<input type="checkbox"/>	<input type="checkbox"/>
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.		<input type="checkbox"/>	<input type="checkbox"/>

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
	1a 8		
b	Enter the number of voting members included on line 1a, above, who are independent		
	1b 0		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Did the organization have members or stockholders?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	Each committee with authority to act on behalf of the governing body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	<input type="checkbox"/>	<input type="checkbox"/>
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Did the organization have a written whistleblower policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Did the organization have a written document retention and destruction policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Other officers or key employees of the organization	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	<input type="checkbox"/>	<input type="checkbox"/>

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed _____
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records.

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) President	5.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(2) Treasurer	5.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(3) Secretary	1.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(4) Director	5.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(5) Director	1.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(6) Director	1.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(7) Director	1.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(8) Director	1.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0	0
(9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(10)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(11)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(12)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(13)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(14)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(16)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(17)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(18)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(19)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(20)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(21)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(22)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(23)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(24)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
(25)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
1b Subtotal								0	0	0
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								0	0	0

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **0**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
	Food Service	754,349

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **1**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants, and Other Similar Amounts	1a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c	706			
	d	Related organizations	1d	0			
	e	Government grants (contributions)	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	10,680			
	g	Noncash contributions included in lines 1a-1f	1g	\$ 0			
	h	Total. Add lines 1a-1f		11,386			
	Program Service Revenue	2a	Rent	Business Code			
			721310	1,400,000	1,400,000		
b		Building Fund	721310	237,535	237,535		
c		HC Membership	721310	79,475	79,475		
d		Miscellaneous	721310	7,695	7,695		
e							
f		All other program service revenue . .					
g	Total. Add lines 2a-2f		1,724,705				
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		5,153		5,153	
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
	6a	Gross rents	(i) Real				
			(ii) Personal				
	b	Less: rental expenses	6b				
	c	Rental income or (loss)	6c	0	0		
	d	Net rental income or (loss)		0			
	7a	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other		2,067		
	b	Less: cost or other basis and sales expenses	7b				
	c	Gain or (loss)	7c	0	2,067		
	d	Net gain or (loss)		2,067	2,067		
8a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a					
b	Less: direct expenses	8b					
c	Net income or (loss) from fundraising events		0				
9a	Gross income from gaming activities. See Part IV, line 19	9a					
b	Less: direct expenses	9b					
c	Net income or (loss) from gaming activities		0				
10a	Gross sales of inventory, less returns and allowances						
b	Less: cost of goods sold	10b					
c	Net income or (loss) from sales of inventory		0				
Miscellaneous Revenue	11a		Business Code				
	b						
	c						
	d	All other revenue					
	e	Total. Add lines 11a-11d		0			
12	Total revenue. See instructions		1,743,311	1,726,772	5,153	0	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	88,884			
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	953			
10 Payroll taxes	10,172			
11 Fees for services (nonemployees):				
a Management	14,900			
b Legal				
c Accounting	14,799			
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	19,585			
12 Advertising and promotion				
13 Office expenses	1,358			
14 Information technology				
15 Royalties				
16 Occupancy	395,008			
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	17			
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	223,672			
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a Food Service & Supplies	650,639			
b Paper & Cleaning Supplies	17,221			
c				
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	1,437,208	0	0	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing		1	
	2 Savings and temporary cash investments	1,746,141	2	1,232,593
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net		4	
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	62,655	9	80,090
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 7,880,027		
	b Less: accumulated depreciation	10b 747,636	176,028	10c 7,132,391
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)	1,984,824	16	8,445,074	
Liabilities	17 Accounts payable and accrued expenses	7,853	17	8,559
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	6,153,441
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	7,853	26	6,162,000
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input type="checkbox"/>			
	27 Net assets without donor restrictions		27	
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input checked="" type="checkbox"/>			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds	1,976,971	31	2,283,074
32 Total net assets or fund balances	1,976,971	32	2,283,074	
33 Total liabilities and net assets/fund balances	1,984,824	33	8,445,074	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,743,311
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,437,208
3	Revenue less expenses. Subtract line 2 from line 1	3	306,103
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	1,976,971
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	2,283,074

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	<input type="checkbox"/>	<input type="checkbox"/>
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits.	<input type="checkbox"/>	<input type="checkbox"/>

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization

Employer identification number

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?, 6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 2 columns: Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization (check all that apply), 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year, 3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?, 6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?, 9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: Revenue included on Form 990, Part VIII, line 1; Assets included in Form 990, Part X. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items. 1b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items: (i) Revenue included on Form 990, Part VIII, line 1; (ii) Assets included in Form 990, Part X. 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items: a Revenue included on Form 990, Part VIII, line 1; b Assets included in Form 990, Part X.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

- a** Public exhibition
- b** Scholarly research
- c** Preservation for future generations
- d** Loan or exchange program
- e** Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? **Yes** **No**

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? **Yes** **No**

b If "Yes," explain the arrangement in Part XIII and complete the following table:

	Amount
1c Beginning balance	
1d Additions during the year	
1e Distributions during the year	
1f Ending balance	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? **Yes** **No**

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a** Board designated or quasi-endowment _____%
- b** Permanent endowment _____%
- c** Term endowment _____%

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i)** Unrelated organizations
- (ii)** Related organizations

	Yes	No
3a(i)	<input type="checkbox"/>	<input type="checkbox"/>
3a(ii)	<input type="checkbox"/>	<input type="checkbox"/>
3b	<input type="checkbox"/>	<input type="checkbox"/>

b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		3,500		3,500
b Buildings		7,200,851	218,355	6,982,496
c Leasehold improvements				
d Equipment		572,554	522,492	50,062
e Other		103,122	6,789	96,333
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				7,132,391

Part VII Investments—Other Securities.

Complete if the organization answered “Yes” on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other _____		
(A) _____		
(B) _____		
(C) _____		
(D) _____		
(E) _____		
(F) _____		
(G) _____		
(H) _____		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments—Program Related.

Complete if the organization answered “Yes” on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.)		

Part IX Other Assets.

Complete if the organization answered “Yes” on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered “Yes” on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization’s financial statements that reports the organization’s liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII .

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Table with 5 main rows and sub-rows (a-e). Columns include descriptions, sub-labels (2a-2d, 4a-4b), and totals (1, 2e, 3, 4c, 5).

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Table with 5 main rows and sub-rows (a-e). Columns include descriptions, sub-labels (2a-2d, 4a-4b), and totals (1, 2e, 3, 4c, 5).

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Series of horizontal dashed lines for providing supplemental information.

**SCHEDULE O
(Form 990)**

Supplemental Information to Form 990 or 990-EZ
Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information. Attach to Form 990 or Form 990-EZ.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the Organization

Employer identification number

Part and Line Number: **Part VI Line 6**

The organization consists of alumni members who belong to a national collegiate social sorority.

Part and Line Number: **Part VI Line 7a**

Each member of the organization may elect members who will then serve over the organization as the governing body.

Part and Line Number: **Part VI Line 11a**

A draft of the return is provided to the officers of the organization before filing and to the entire board of directors after the return is filed.

Part and Line Number: **Part VI Line 11b**

Members of the governing body are provided a copy of the return before it is filed.

Part and Line Number: **Part VI Line 12c**

Directors provide any conflicts of interests at the annual meeting at which time any conflicts are addressed as necessary.



THE KALOS GROUP
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

Mortgage Documentation

Term Sheet

January 1, 2024

President
ABC House Corporation
123 Rodeo Drive
University, AL 36801

Dear President:

The Credit Union is pleased to present a proposal for purchase and future renovations of the ABC house at Auburn University. The following is a list of terms and conditions proposed for your review:

BORROWER:

ABC House Corporation, an Alabama Corporation

LOAN AMOUNT:

\$6,290,000 (85% of the current \$7,425,000 appraised value) with a future maximum obligation to fund expansion and renovations at the lesser of the “as completed” appraised value or 90% of the total cost of said improvements. The initial rate and term will remain unchanged at the time of future funding for the expansion and renovations.

INTEREST RATE & TERMS:

3.95% fixed for ten (10) years from date of closing. Rate will adjust on the ten (10) year note anniversary to the five (5) year constant treasury maturity + 3.00% to be fixed until maturity. Loan maturity will be fifteen (15) years.

PAYMENT:

Thirty-Six (36) monthly interest-only payments from the date of closing to allow for the expansion and renovations to be completed. Borrower will maintain a deposit balance equal to twelve (12) monthly interest-only payments (approx. \$248,455.00) from which the monthly payments will be drawn.

Monthly principal and interest payments will be required at the completion of the thirty-six (36) months based on a twenty-five (25) amortization. Final payment amount will be determined by the final Loan Amount.

FEES:

Bank will charge a 0.10% loan fee based on the current loan and a 0.10% loan fee on future additional funds for expansion and renovations. Borrower will incur normal closing costs as required by State in which the loan is closed.

ESTIMATED FEES:

Origination Fee:	\$ 6,290.00
Flood Certification:	\$ 18.00
Environmental Search:	\$ 150.00
Appraisal:	Has been paid by borrower
Property Tax Tracking:	\$ 600.00

(Will not be charged as house is exempt from property taxes).

- COLLATERAL:** First lease-hold deed of trust on real estate located at 123 Rodeo Drive, University, AL 36801.
- TITLE INSURANCE:** Borrower shall furnish to Bank, prior to closing, title insurance in an amount no less than the amount loaned.
- INSURANCE:** Hazard insurance will be required for replacement cost of improvements. The Lender shall be named as Loss Payee.
- SURVEY:** Existing survey is acceptable to Bank. If one does not exist a new survey will be required
- APPRAISAL:** Appraisal has been received for the property purchase. New appraisal will be required once plans and specifications have been completed for the expansion and renovations.
- USE OF PROCEEDS:** Purchase collateral and future expansion and renovations.
- GUARANTORS:** None
- CONTINGENCIES:** The proposal is a general outline of terms and conditions of the loan and is not intended to cover all specific requirements of the loan documentation.
- FINANCIAL STATEMENTS:** Will be required from the borrower on an annual basis.
- MISCELLANEOUS:** Loan agreement to require a minimum Debt Service Coverage of 1.25X defined as the Net Operating Income of the borrower divided by the annual debt service.

This letter is for discussion purposes only. Financial data has been reviewed and meet standard underwriting. Bank will submit formal for underwriting based on the terms described, if accepted. Timeline would be approximately two weeks for underwriting and approval at which time a closing date could be set.

The Credit Union appreciates the opportunity to earn your business. If you have any questions, please contact me at (123) 456-7890.

Sincerely,

VP – Commercial Lending

Current Loan

Balance	\$6,061,569.38
Rate	3.95%
Remaining Amortization	282
Current Payment	\$33,039.72

Proposed Expansion

Budget	\$ 9,657,850.00
Equity	20.00% \$ 1,931,570.00
Additional Loan Funds	\$ 7,726,280.00

Total Loan Funds \$13,787,849.38

Original 1st mtg. loan - Unchanged

Loan	\$ 6,061,569.38
Rate	3.95%
Extended Amortization	282
Payment	\$33,039.72

New 2nd mtg. loan

Credit Union Loan 1	\$ 2,940,000.00
Rate	5.65%
Amortization	360
Payment	\$16,970.73

Participated Portion	\$4,786,280.00
Rate	7.00%
Amortization	360
Payment	\$31,843.24

Total Monthly Payment \$81,853.69

Loan Commitment Letter

January 1, 2024

ABC House Corporation
123 Rodeo Drive
University, AL 36801

Dear President:

The Credit Union ("Lender") is pleased to offer ABC House Corporation ("Borrower") its commitment (the "Commitment") to provide a \$9,843,360.00 credit facility (the "Loan") upon and subject to the terms and conditions set forth in this letter (this "Commitment Letter").

The Commitment of the Lender hereunder is subject to the satisfaction of each of the following conditions precedent in a manner acceptable to the Lender: (a) the completion of a due diligence review and evaluation of the assets, liabilities (including contingent liabilities) and business of the Borrower; (b) the accuracy and completeness of all representations that you and your affiliates make to The Bank and your compliance with the terms of this Commitment Letter; (c) the negotiation, execution and delivery of definitive documentation for the Loan consistent with the terms of this Commitment and otherwise satisfactory to the Lender; (d) no change, occurrence or development shall have occurred or become known to the Lender since January 14 2024, that has had or could reasonably be expected to have a material adverse effect on the Borrower.

1. Borrower: ABC House Corporation

2. Purpose: The proceeds of the Loan shall be used to construct certain improvements (the "Improvements"), on the real property located at 123 Rodeo Drive, University, AL 36801 (the "Real Property"), owned by ABC House Corporation. The Real Property, together with the Improvements and any other improvements located thereon are collectively referred to herein as the "Project". The Loan shall be used solely for commercial purposes.

3. Loan Amount: The maximum principal amount of the Loan shall be the lesser of: (a) \$9,843,360, (b) 80% of the Total Project Cost (the "LTC Ratio"), or (c) 80% of the value of the as completed Project determined by an appraisal acceptable to Lender (the "LTV Ratio"). For purposes of this Commitment, "Total Project Cost" shall mean the cost incurred by Borrower in connection with the contemplated development of the Project according to a Lender-approved Project budget, inclusive of documented acquisition costs, site preparation and infrastructure costs, vertical construction costs, tenant improvement costs, and soft costs, all of which shall be subject to confirmation through documentation submitted to, and approved by, Lender.

4. Note: The Loan shall be evidenced by a promissory note (the "Note"), executed by the Borrower in favor of the Lender, in the original principal amount in \$9,843,360.00.

5. Interest Rate/Repayment Terms: The interest rate shall float until 5 days prior to the closing of the loan, and then lock in at a fixed rate equal to 2.0% over the 10-year US Treasury Rate Index. Interest shall be computed on the actual number of days elapsed divided by a 360-day year. Borrower shall make payments of accrued interest only for the lesser of 12 months or certificate of occupancy issuance followed by (107) monthly payments of principal and interest in an amount necessary to fully amortize the loan based on a 25-year amortization schedule. One (1) final payment of all unpaid principal plus accrued interest will be due and payable in 120 months from the date of closing.

6. Collateral: The Loan will be secured by a valid title-insured first lien mortgage on the project located at 123 Rodeo Drive, University, Alabama 36801 together with an assignment of rents and leases. Additionally, a six-month payment reserve (the "Interest Reserve") will be established and pledged at closing. The amount will be calculated when the rate is locked 5 days prior to the loan closing. The lien on the reserve account will be removed once tested amortizing debt service coverage is at least 1.20X for two consecutive years following construction based on the business tax return.

7. Deposit Relationship: Borrower agrees to maintain a primary depository relationship with Lender during the term of the loan.

8. Guarantor(s): None

9. Prepayment: This loan will be subject to a prepayment fee of 5% for year 1, 4% for year 2, 3% for year 3, 2% for year 4 and 1% for year 5.

10. Insurance: Evidence of the effectiveness of general liability, building and personal property, builder's risk, and flood insurance coverage (if applicable) shall be required prior to Loan closing and shall be subject to Lender's approval. All insurance policies shall list Lender as additional insured or mortgagee/loss payee, as applicable, and according to the identification provisions specified below. Also, such policies shall provide for 30-days prior written notice to Lender prior to cancellation or non-renewal.

In addition, during construction of the Improvements, the following additional insurances shall be required:

General Contractor/Grading Contractor Commercial General License (CGL) Liability

Builder's Risk Coverage

Each such policy shall contain an additional insured (CGL) / mortgagee/loss payee clause:

The Bank and/or assigns, as their interest may appear (ATIMA)
P.O. Box 12345
Auburn, AL 12345

During the full term of the Loan:

Borrower CGL and eventual building and personal property coverage

Each such policy shall contain an additional insured (CGL) / mortgagee/loss payee clause:

The Bank, its successors and/or assigns, ATIMA
P.O. Box 12345
Auburn, AL 12345

Reasonable and customary insurance requirements shall be more particularly set forth in Loan documents.

11. No Secondary Financing and Change of Control Covenants: Borrower will not, without the prior written consent of the Lender, create or permit to be created or remain, any mortgage, pledge, lien, encumbrance or charge, or security interest, or conditional sale or other title retention agreement, with respect to the Collateral which is to be the security for the Loan or any part thereof or income therefrom, whether prior or subordinate to the lien of any mortgage or security interest given by the Borrower to secure the Loan to Lender, nor will any partner, member or shareholder in Borrower transfer or pledge any interest in Borrower. This prohibition also applies to any transfer of interest by any member, shareholder or partner of Borrower or any member, shareholder or partner owning an interest in an entity that owns an interest, as member, shareholder or as a general or limited partner, in Borrower. Any such transfer shall be an event of default under the Loan Documents. The Loan Documents shall contain provisions barring any change of control or management, by merger, assignment, sale or devise, without prior Lender consent and approval, which may be withheld at Lender's sole and absolute discretion.

12. Survey: The Borrower will provide to Lender, at Borrower's expense, a current boundary survey of the property to be used as collateral for the Loan, which will show the location of all improvements and all physical conditions affecting the title and use of the property, including, without limitation, easements, parking spaces, location of streets, boundary lines, and set back lines.

Once the foundations and footings for the Project are in place, the Borrower shall deliver to the Lender a foundation survey. The foundation survey shall show that: (i) the foundations lie entirely within the boundary lines of the Property and within all applicable building setback lines however established; and (ii) the foundations do not encroach upon any easements or rights of way affecting the Property.

Following the issuance of a certificate of occupancy for the Project, the Borrower shall deliver to the Lender an as-built survey showing the completed Project, together with at least three photographs of different views of the completed Project.

Each survey must be an American Land Title Association (ALTA) survey, signed, sealed, and dated by the licensed surveyor and certified to Borrower, the Lender and the applicable title company.

13. Title Policy: Lender shall be furnished with an ALTA title insurance commitment for an ALTA Loan Policy from a national title insurance company satisfactory to Lender. The policy to be issued pursuant to the commitment shall confirm that the Borrower possesses a good and marketable title to the Real Property and all improvements thereon and shall insure Lender's first priority security interest in the Project in the principal amount of the Loan, free and clear of all encumbrances or other interests, subject only to such exceptions, if any, as shall be approved in writing by Lender or its counsel. There shall be no exceptions for survey or for liens or rights of lien for services, labor or materials supplied. At the option of Lender, said policy may also be required to contain (when available) ALTA zoning, usury, variable rate, access, environmental,

utilities, subdivision, and contiguity endorsements, affirmative insurance against violations of any restrictive covenants, and such other endorsements as reasonably required by Lender or its counsel.

14. Appraisal: Lender will engage an appraiser to perform an appraisal, for the Lender, of the Project. The obligation of Lender to make the Loan to Borrower is conditioned upon receipt of an acceptable appraisal indicating the Loan does not exceed the LTV of the Project forth above. The cost of the appraisal will be paid by Borrower whether the Loan closes or not. Lender reserves the right to stipulate, in its reasonable discretion, the cap rate utilized in the appraisal.

15. Environmental Compliance: A Phase I Environmental Site Assessment of the Project will be performed by an environmental company acceptable to Lender. The form content of the report must be acceptable to Lender. All costs for environmental testing will be paid by Borrower at closing. At closing, Borrower will execute an indemnity agreement which will indemnify and hold Lender harmless against any costs, obligations, expenses, or liabilities resulting from any environmental issues, known or unknown, which are associated with the Project.

16. Geotechnical Report: Lender shall be provided with a geotechnical report for the Project prepared by a firm acceptable to Lender and in form and content satisfactory to Lender.

17. Plan and Cost Review / Construction Consultant: The Lender shall engage an inspecting architect, engineer or other consultant (the "Inspector") to: (i) review the plans, specifications and budget for the Project; (ii) review all contracts pertaining to the Project; (iii) monitor and inspect the development of the Project, and (iv) perform such other duties relating to the Project as the Lender may require. The Borrower shall pay all fees and costs incurred by the Lender with respect to the Inspector. If any dispute arises between the Borrower and the Lender with respect to the construction of the Project or the interpretation of the Plans, the same shall, at the option of the Lender, be resolved by the Inspector. The decision of such Inspector shall be conclusive and binding upon the parties hereto.

Upon presentation of a bill, the Borrower shall pay an inspection fee to the Inspector for the Inspector's reports to the Lender. The reports may be requested by the Lender on a monthly basis unless circumstances dictate more frequent reports. The reports shall indicate the stage of completion and costs of the Project as well as any other information that the Lender may reasonably require. The reports of the Inspector shall be solely for the use of the Lender, and no other party may use or rely on the reports for any reason. All inspections and other services rendered by or on behalf of the Lender and whether or not paid for by the Borrower shall be rendered solely for the protection and benefit of the Lender, and the Borrower shall not be entitled to claim any loss or damage against the Lender or its agents or employees for failure to properly discharge their duties to the Lender.

18. Construction Plans and Specifications: Borrower will furnish to Lender a final set of plans and specifications for the Project, which must be acceptable to Lender and Lender's Inspector. Such plans and specifications must be approved by the Borrower, the project architect, the general contractor, and the applicable governmental authorities.

19. Construction Contract: Prior to Loan closing, Borrower will furnish Lender a fully executed, fixed cost AIA form construction contract between a general contractor and Borrower and the contract between site or grading contractor and Borrower. Each such contract shall be subject to a 10% retainage (or such lesser retainage as the Lender may from time to time approve in writing). Each subcontractor and supplier for the Project shall be satisfactory to the Lender and shall be subject to such bonding or other security requirements as the Lender may require. The form and

content of such contracts must be acceptable to the Lender for the completion of the Project in accordance with the approved final plans and specifications. In every instance, the general contractor must be satisfactory to Lender, in its sole discretion, and all contractors working on the Project shall be licensed in the State of Alabama.

Without the Lender's prior written consent, the Borrower shall not change or modify the plans and specifications for the Project, agree to any change order, or allow any extras to any contractor or any subcontractor, except that the Borrower may make Permitted Changes if: (i) Borrower notifies Lender in writing of the change or extra with appropriate supporting documentation and information; (ii) Borrower obtains the approval of the applicable contractor, Borrower's architect and all sureties; (iii) the structural integrity, quality and standard of workmanship of the Project is not impaired by such change or extra; (iv) no substantial change in architectural appearance is effected by such change or extra; (v) no default in any obligation to any person or violation of any law or governmental requirement would result from such change or extra; (vi) Borrower deposits with Lender cash in an amount necessary to cover any excess cost resulting from the change or extra; (vii) completion of the Project by the completion date required herein will not be affected; and (viii) all requirements of applicable law have been fully satisfied. For purposes hereof, Permitted Changes shall mean changes to the plans or specifications for the Project or the Improvements, provided the cost of any single change or extra does not exceed the amount determined by the Lender after completion of the Lender's due diligence review of the Project. Provided however, with regard to (vi) above, in lieu of a cash deposit, in the event Borrower reasonably determines that costs savings are anticipated in any budgeted category, Borrower shall have the right, upon written approval by Lender, to transfer the anticipated cost-savings from such category to one or more categories in the Budget where Borrower anticipates expenses for such categories may exceed the allocated amount.

20. Construction Funding Requirements: Each request for advances under the Loan shall be accompanied by: (i) a written request of the Borrower stating the amount of request; and (ii) an appropriate AIA Form G702, G702A or G703, signed by the general contractor and the Borrower (or other similar documentation satisfactory to the Lender). Each request for an advance shall in all cases be limited to items and certifiable costs set forth in the budget, and, if not accompanied by an appropriate certification on AIA forms G702, G702A or G703, shall be accompanied by appropriate invoices detailing the services rendered with specific reference to the Project and specifically identified with reference to the appropriate items on the budget, or by receipts showing the amounts of payments made for expenses directly involved in the construction or development of the Project, such receipts also to be specifically identified with reference to the appropriate items on the budget.

Each construction draw for hard costs will be considered upon submission for funding at 90% of the requested amount (based upon a requirement for retainage in the construction contract of not less than 10%). More specifically, construction draws will be limited to ninety percent (90%) of the actual costs of in-place improvements (as evidenced by paid invoices or AIA forms or, at the option of the Lender, evidenced by a certificate of completion signed by the Borrower, the general contractor and the Project Inspector) less previously paid construction draws, as applicable.

Each such draw shall be subject to the following additional requirements:

- (a) Proof as to construction bills for materialmen and subcontractors that show full payment (except for holdbacks) of such bills then due and payable except those covered under the current draw request.

- (b) The general contractor's waiver of lien in form satisfactory to the Lender for all work performed and materials provided through the date of the request.
- (c) Lien waivers in form satisfactory to the Lender from all subcontractors, suppliers and materialmen for all work performed and materials provided through the date of the immediately preceding request.
- (d) Any inspection reports or architectural certificates with respect to the stage of completion of the Improvements, and such other proof as the Lender may reasonably require to establish that construction progress has been made in compliance with the Plans.
- (e) The current status of the account of the general contractor, or if the general contractor is in default under its contract with the Borrower, then the current status of accounts of subcontractors, materialmen and laborers furnishing labor, materials or services in connection with the construction of the Improvements.
- (f) Determination by the Lender that the construction of the Improvements theretofore performed is in full compliance with the applicable plans.
- (g) If requested by the Lender, evidence from a title insurance company acceptable to the Lender that a search of the public records discloses no change in the condition to the title to the Property that is unacceptable to the Lender.
- (h) If the stage of construction is such that the foundation of the Improvements has been substantially completed, and the Lender has not theretofore received it, a foundation survey as described above.
- (i) Such other documents or requirements as determined by Lender in its reasonable discretion.

Prior to the final construction draw under the Loan and the disbursement of retainage, the Lender shall be furnished with the following items all in form and content acceptable to Lender:

Final certificate from the general contractor and Project Inspector that the Improvements have been completed in accordance with the plans and specifications as approved by all parties and that the completed Improvements are in compliance with all applicable building codes, zoning ordinances, and other rules and regulations promulgated by the applicable regulatory and governmental authorities and that all bills and expenses in connection with the construction have been paid or that arrangements satisfactory to the Lender have been made for payment of same.

Certificates of occupancy for the Improvements issued by the appropriate governmental authority.

Any other certificates of approval, acceptances or compliance required or as determined necessary by Lender from or by the city, county, state or federal departments or authorities having jurisdiction over the Project.

Such other requirements as may be set forth in the applicable loan documents governing the Loan.

21. Site Inspections: Lender shall be entitled to conduct site inspections monthly and from time to time as a condition to approval of any construction draw request. Regular site inspections and

site inspections in support of draw requests shall be conducted by Lender's approved site inspector/engineer and at Borrower's expense.

22. Commencement and Completion: Borrower shall commence construction of the Project no later than 90 days after the date of Loan Closing and shall complete construction of the Project no later than 12 months following Loan Closing.

23. Equity Requirements: It shall be a condition precedent to the advance of any Loan proceeds that Borrower shall contribute \$310,840 to the Project (the "Equity Contribution"). Such Equity Contribution shall be comprised of cash, or other forms of equity approved by Lender. It is acknowledged that the foregoing Equity Contribution amount has been set based on preliminary Project budgeting, and it is further acknowledged that the Loan Documents shall require a so-called "Loan-in-Balance" covenant whereby Project Costs in excess of the Loan and Equity Contribution are agreed to be funded by Borrower. As such, the actual amount of the Equity Contribution shall be based on the final and actual Project Costs.

The Equity Contribution shall be applied toward approved Project costs as demonstrated by paid invoicing or other documentary evidence deemed acceptable to Lender, in its sole and absolute discretion. Unless otherwise budgeted, agreed and deducted from Loan availability, any construction bonding requirements, or cash collateral to secure letters of credit issued in lieu of performance or completion bonding requirements of the Project shall be paid from the Equity Contribution or the separate funds of the Borrower. The Borrower shall not be entitled to any advances under the Loan until the Borrower's Equity Contribution has been paid into the Project.

24. Loan in Balance: The Loan documentation shall include an in-balance provision, whereby, at closing and throughout the term of the Loan, the un-advanced portion of the Loan shall not be less than the approved remaining construction costs associated with the completion of the Project. If at any time the un-advanced portion of the Loan shall not equal or exceed the approved remaining Project Costs, then an additional equity contribution in an amount equaling the amount of such excess costs shall be due and payable to Lender by Borrower within ten (10) days following identification of the out-of-balance condition, and in any case, Lender shall not be obligated to make any further loan advances until the Loan is brought back in balance.

25. Financial Information: During the term of the loan, the Borrower will furnish the following to Lender:

- (a) not later than 30 days from the filing deadline, Borrower shall provide its CPA-prepared business tax return
- (b) not later than 45 days from the end of each fiscal quarter, internally prepared quarterly statements for the Borrower, which shall include membership numbers,
- (c) not later than September 30 each year, a Form 4506-T, or its equivalent, signed by Borrower and each Guarantor as may be required to authorize Lender to secure electronic copies of Borrower's and each Guarantor's federal tax returns; and
- (d) all financial statements must be in accordance with generally accepted accounting principles consistently applied, must include balance sheets, must include income information, must include a list of contingent liabilities, and must be in form and content acceptable to Lender.

26. Loan Agreement: The Loan documents shall include a Loan Agreement containing certain affirmative and negative covenants to include but not limited to the following:

Borrower shall maintain on a consolidated basis a Debt Service Coverage Ratio of at least 1.20:1.0. "Debt Service Coverage Ratio" means the ratio of Cash Flow to the sum of the current portion of long-term debt and the current portion of capitalized lease obligations plus interest expense on all obligations. "Cash Flow" is defined as (a) net income, prior to income tax, (b) less income or plus loss from extraordinary items, (c) plus depreciation, depletion and amortization, and (d) plus interest expense on all obligations. This ratio will be calculated annually, using the results of the twelve-month period ending with that reporting period. The current portion of long-term liabilities will be measured as of the date 12 months prior to the current financial statement.

Lender shall test Borrower's compliance with the Debt Service Coverage Ratio on an annual basis, commencing with the year ending June 30, 2023. In the event that Lender determines that the Property fails to comply with the Required Debt Service Coverage Ratio as of the end of any year, the following provisions shall apply:

If Lender determines that the Debt Service Coverage Ratio is less than 1.09 to 1.00, then on or before the tenth (10th) day of each calendar month thereafter, Borrower shall deposit all Excess Cash Flow from the Property for the month just ended into a restricted account established with Lender (the "Excess Cash Flow Account"). The Excess Cash Flow Account shall constitute additional security for the payment and performance of the Loan. Upon request of Lender, Borrower shall promptly (i) execute and deliver to Lender a security agreement and any other documentation that Lender may request to evidence Lender's security interest in and to the Excess Cash Flow Account and (ii) pay or reimburse Lender for all costs and expenses incurred by Lender in connection with the Excess Cash Flow Account and Lender's security interest therein, including, without limitation, legal fees and expense. The payment of Excess Cash Flow will be in addition to, and not in lieu of, the regular monthly installment of interest and principal payable under the Note. At such time as Lender determines that the Property has achieved the Debt Service Coverage Ratio as of the end of any subsequent quarter, on a rolling four quarter basis, and provided that no Default or Event of Default then exists, Lender will release its security interest in the Excess Cash Flow Account and return all funds on deposit therein (net of any outstanding fees) to Borrower. (Note: Borrower may provide a principal reduction payment, letter of credit, or cash escrow acceptable to Lender so that, following such payment or credit enhancement, the Property generates sufficient income to meet the Debt Service Coverage Ratio.)

If Lender determines that the Debt Service Coverage Ratio is less than 1.00 to 1.00, an Event of Default shall occur.

As used herein, "Excess Cash Flow" means, for any calendar month, all gross rentals and revenues from the Property and other income collected or received by Borrower during that month, minus reasonable and customary operating expenses actually incurred and paid during the applicable month that are directly attributable to the operation of the Property, (2) reserves for taxes, insurance, and capital replacements, as approved by Lender in its reasonable judgment, (3) debt service payments on the Note during the applicable month, and (4) any extraordinary or non-recurring expenses and capital expenditures actually incurred by Borrower during the applicable month that are approved by Lender in its sole discretion, all as determined and shown by the operating and income statements of Borrower, calculated in accordance with sound accounting principles consistently applied.

27. Collateral Use and Lease Restrictions. Borrower shall not allow any portion of the Project encumbered by the Security Interest be leased to, or permit the use of any portion of the Project by, any business or entity (including, without limitation, Borrower) engaged in any activity on or at the Project that violates any applicable federal, state or local law, even if such activity is legal under other applicable federal law or under other state or local law applicable where the business is or will be located. If any portion of the Project is used for any activity in violation of the foregoing or leased to any business or entity in violation of the foregoing, then it shall be an event of default under the Loan if such use or lease was with the consent of Borrower, or, if such use or lease was not with the consent of Borrower, it shall constitute an event of default under the Loan if Borrower does not diligently pursue the discontinuance of such use or termination of such lease.

28. Adverse Change/Condition of Default: Any material, adverse change in the financial condition of the Borrower or any Guarantor may, in Lender's sole discretion, render this Loan Commitment null and void.

29. Approval of Loan Documents: All loan documents and other requirements for the consummation of the Loan will be acceptable to Lender in form and substance. The loan documents will include material obligations and requirements of the Borrower in addition to, but not inconsistent with, the terms of this Loan Commitment.

30. Additional Requirements:

- (a) There shall not have been any commencement of construction on the Real Property incident to the Project and no activities have occurred prior to the date hereof that could result in mechanic's liens or similar liens being filed against the Project that would be superior to the lien of the Mortgage. [Alabama: No notice of commencement has been filed in the public records of the county in which the Real Property is located.]
- (b) The Borrower shall have obtained all necessary governmental approvals, permits and licenses necessary to commence development of the Property and construction of the Project.
- (c) Sewer, water, electricity, telephone, gas and all other necessary utilities must be available to serve the Project in sufficient quantity for the intended use of the Project. In addition, public police and fire protection must be available to serve the Project at no additional cost to the Borrower or any occupants or users of the Project. The current zoning classification of the Property and any covenants and restrictions affecting the Property permit the construction and intended use of the Improvements without the necessity of obtaining further approvals, authorizations, waivers, consents, exceptions or variances.
- (d) There are no material actions, suits or proceedings pending, or to the knowledge of the Borrower, threatened against or affecting the Borrower, the Project or any Guarantor. If at any time any legal proceedings are instituted in connection with the Project that may materially impair the Lender's security, the Lender shall have the right to withhold disbursements under the Loan until such proceedings are resolved satisfactorily to the Lender.
- (e) The Borrower shall pay all cost of Lender's legal counsel, recording and transfer fees, taxes due, title charges, survey and appraisal costs, environmental audit (if required), UCC search fees, and any other third-party costs the Lender may incur in preparing or documenting the Loan, whether or not the Loan closes.

- (f) The Lender must be furnished with loan documents the Lender declares and deems necessary for its protection.
- (g) This Loan Commitment is solely for the benefit of the Borrower and may not be assigned, transferred, exercised, or relied on by anyone, or any party, other than Borrower.
- (h) No conditions or terms of this Loan Commitment may be waived or modified except in writing, signed by both the Borrower and Lender.
- (i) This Commitment is subject to confirmation of all necessary credit and other Lender approvals and review by the Lender of any pending items; the receipt of any necessary governmental and other consents and approvals; and the Borrower's compliance in all material respects with applicable laws and regulations.
- (j) This Commitment Letter is conditioned upon execution and delivery to Lender of such loan agreements, security agreements, instruments, documents, certificates, and such other documents and assurances as Lender may reasonably request (collectively, the "Loan Documents"). The Loan Documents shall be satisfactory in all material respects to Lender and its counsel, and shall contain such representations and warranties, covenants, reporting requirements, indemnities, conditions precedent, events of default and such other terms and conditions required by Lender, or as are customary for credit facilities of this type, or as appropriate under the circumstances. This Commitment Letter shall be superseded by and shall no longer be effective upon the execution of the Loan Documents. [The Loan Documents shall be prepared by Lender's outside counsel.]
- (k) If required by the Lender, Borrower's counsel shall be required to deliver its opinion as to:
 - (a) the valid existence and good standing of the Borrower, (b) the due authorization and execution of the applicable Loan Documents, (c) the validity of the grant of the security interest in any collateral given for the Loan; (d) the compliance by the Borrower with all requirements under the Borrower's governing documents and applicable law in connection with entering into the Loan, and (e) such other matters as are customary in transactions of the type described above.
- (l) Lender shall have received copies of entity documents for the Borrower and each entity Guarantor which may consist of the articles of incorporation/organization, bylaws, operating agreements, copies of authorizing resolutions, minutes of applicable meetings of the Borrower's Board of Directors (if applicable), and meetings of the Borrower's members, and such other documents as the Lender shall reasonably request.
- (m) The Loan Documents shall be subject to the laws of [insert applicable state based upon location of the Project].
- (n) The Borrower shall indemnify and hold Lender and its directors, officers, agents, employees, and attorneys harmless from all liability, loss, expense or damage of any kind or nature, including, without limitation, any suits, proceedings, claims, demands, or damages (including attorneys' fees and costs paid or incurred in connection therewith at both trial and appellate levels), incurred or arising by reason of this Commitment or the making of the Loan (except for liability, loss, expense or damage arising from the gross negligence or willful misconduct of the Lender).

31. Termination. The Lender may, at its option, terminate its obligations hereunder by written notice to the Borrower at the address set forth above upon the occurrence of any of the following events:

- (a) The commencement by or against the Borrower of any bankruptcy, insolvency, or similar proceedings.
- (b) The Borrower's assignment for the benefit of creditors, or admission in writing of any inability to pay debts as they become due.
- (c) If any statement or representation made by the Borrower in support of the Loan shall prove untrue in any material respect.
- (d) Default by the Borrower in the performance of any other material covenant, condition or agreement set forth in this letter.
- (e) Any material default by the Borrower or by its affiliates, under any other obligation owed by any of them to the Lender.
- (f) Any termination shall not affect the Lender's rights to enforce the provisions of this letter regarding fees, costs and expenses, indemnification, or dispute resolution. All such rights shall survive any such termination.

32. Execution. If the terms and conditions of this letter meet with your approval, please so indicate by executing this letter in the space provided below. The Lender may, at its option, terminate its obligations under this letter if a copy of this letter executed by the Borrower is not received by the Lender on or before January 15, 2024.

Please call me at 123-456-7890 if you would like to discuss any part of this loan commitment.

Sincerely,

President

This Loan Commitment from The Bank dated January 1, 2024, is agreed to, and accepted this _____ day of January 2024, by:

By: _____