



4113 Main Street, Suite 105
Rowlett, TX 75088
rowlethfc.org

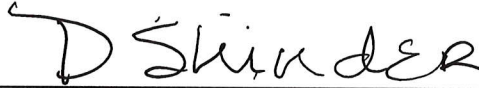
Board of Directors Meeting
Wednesday, December 20th, 2023, at 3:00 p.m.
5702 Rowlett Rd., Rowlett, TX 75089

AGENDA

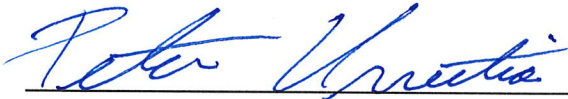
As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the RHFC legal counsel on any agenda item herein. The Board of Directors reserves the right to reconvene, recess or realign the Regular meeting agenda or called Executive Session or order of business at any time prior to adjournment.

1. Call to order.
2. Public input:
The Board of Directors may receive public input on any of the agenda items listed below.
3. Approval of Minutes:
Consider and take action to approve the minutes of the October 11, 2023, and November 13, 2023, RHFC Board of Directors meeting.
4. Discuss and take any necessary action on a Proposal by JPI for a development in the North Shore area (Chair Margolis)
5. October 2023 and November 2023 financial report.
 - a. Discuss and take any necessary action on the 2024 preliminary budget.
6. Update/discussion on Lakeview Pointe Seniors (contracts/agreement)
 - a. Melissa Fisher will attend (Bill Fisher will be on the call)
 - b. Discuss and take any necessary action.
7. Discuss and take any necessary action on recommendation to city council for appointments of new Board members.
8. Executive session to discuss six-month review of Executive Director (interim) contract (Vice Chair Winget)
9. Take any necessary action on executive session.
10. Items of Community Interest, Topics for future agenda: Members of the Board may request topics to be placed on the agenda for a subsequent meeting. Any deliberation or decision shall be limited to a proposal to place the topic on the agenda for a subsequent meeting.

I hereby certify that the above notice of meeting was posted on the RHFC website (www.rowlethfc.org), the bulletin board at Rowlett City Hall (4000 Main Street), and the bulletin board at the RHFC office (4113 Main Street) on 15th day of December 2023 at 5:30 p.m.

A handwritten signature in black ink that reads "D Shinder". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Debra Shinder, Secretary, RHFC Board of Directors

A handwritten signature in blue ink that reads "Peter Urrutia". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Peter Urrutia, RHF Executive Director



4113 Main Street, Suite 105
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Board of Directors Meeting
Wednesday, October 11th, 2023, at 4:00 p.m.
4000 Main St., Rowlett, TX 75088

MINUTES

1. Call to order.

Chair Margolis called the meeting to order at 4:03 p.m.

2. Public input:

There was no input from the public.

3. Approval of Minutes

MOTION by Director Bowers, second by Director Schupp to approve the 09/12/23 minutes.

Motion carried unanimously.

4. September 2023 financial report (Executive Director Urrutia)

a. Discussion of creating a reserve fund and what balance it should be.

Executive Director Urrutia reported that the financial status of the RHFC is healthy, and his aim is to have a preliminary budget for 2024 in December. He requested that the Board determine how much should be kept in the reserve account, and whether to create a new account or keep the money where it is and show it on the balance sheet as reserve funds.

Vice president Winget suggested using the TexPool account as the reserve account. There would be no need to move it, just to treat it separately. The account balance is close to \$100,000. ED Urrutia reported that the operating expenses were approximately \$70,000 for three months, so this should be sufficient for reserves.

CONSENSUS of the Board to designate the TexPool account as the reserves account.

b. Update on the current RHFC Bond Rating

Executive Director Urrutia reported that the RHFC doesn't have a bond rating. HFCs do not issue general obligation (GO) bonds and don't have taxing authority. Bonds issued by HFCs on a publicly offered basis would typically have a bond rating, but that rating is based on the security for the bonds and not on the HFC's financial position. To date, the HFC has only issued one series of bonds and it was an unrated, privately placed issuance.

c. Investment amounts in the Tex Pool and Logic investments accounts.

Executive Director Urrutia presented the monthly statements of accounts.

The Texpool Prime investment account consists of 95,474.28 shares currently valued at \$1.00/share, with a market value as of 09/30/23 of \$95,474.28. Year-to-date interest earned is \$6528.56.

The Logic operating account had an average balance of \$581,302.89 with year-to-date interest earned of \$21,887.90.

No action was required or taken.

d. Discussion of the PILOT payments

The Board began the discussion of PILOT payments with the communication between Executive Director Urrutia and Bill Fisher regarding the PILOT for Lakeview Pointe Senior Living, in which Mr. Fisher stated that the PILOT payment is due when the project is serviceable. The Board discussed how serviceability is defined. One initial payment was made in 2016.

Director Urrutia reported that he spoke with Dale Jackson, city staff, regarding why completion of the project was taking so long. According to Mr. Jackson, there was turnover of construction personnel, the work crew walked, and permits expired twice. His opinion is that completion could be accomplished in 60 to 90 days.

EXECUTIVE SESSION: In accordance with the Texas Open Meetings Act, the Board convened into executive session to consult with the RHFC attorney.

Executive session began at 4:13 pm.

Executive session ended at 4:31 pm.

The Board convened back into open session. No action was taken.

5. Update on approval of \$3,000 application fee refund request to Opportunity Housing Group.

This item was brought back from the previous meeting. The Board had directed the Executive Director to ensure that the application fee paid by OHG, LLC had been deposited into the RHFC account before issuing the refund. The Executive Director presented a copy of the deposited check and reported that the refund check has been sent and cashed.

No action was required or taken.

6. JPI update on single family homes development

This item was brought back from the previous meeting. The Board had requested that the Executive Director contact JPI to determine whether they would want to develop single family homes instead of multifamily in the Jefferson Merritt Park Phase I project. Executive Director Urrutia reported that they were not planning to develop single family homes, another developer was going to build single family homes. He stated he could continue the conversation but doesn't know how open they are.

7. Update on Lakeview Pointe Seniors

Executive Director Urrutia reported that in September there were 10 move-ins and 2 move-outs. Two move-ins were Rowlett residents. There are 2 units left to lease in Building 1. There are 33

residents in Building 3 and 9 leased units. Building 3 is 66.67% leased. The property is 48.90% occupied. Two units have been leased in Building 2.

They stated they are waiting for the City of Rowlett to issue a Certificate of Occupancy for the clubhouse. Pool work has resumed, expected to be completed by the end of October.

8. Items of Community Interest, Topics for future agenda

Chair Margolis requested that we discuss the transition plan to a new Board of Directors, including roles, responsibilities, and expectations, and how to ensure that the next Board has the information and tools needed to move forward. Executive Director Urrutia recommended that there be two councilmembers on the new Board.

Director Bowers requested that we discuss the HFC office space.

Secretary Shinder noted that we will have a follow-up executive session to continue the consultation with the RHFC attorney of legal issues related to Lakeview Pointe.

The next meeting will be held on November 13 at 4 p.m.

9. Adjournment

Chair Margolis adjourned the meeting at 4:41 p.m.

Blake Margolis, Chair

ATTEST:

Debra Shinder, Secretary

DATE APPROVED: _____



4113 Main Street, Suite 105
Rowlett, TX 75088
rowlethfc.org

Board of Directors Meeting
Monday, November 13, 2023, at 4:00 p.m.
4000 Main St., Rowlett, TX 75088

MINUTES

PRESENT: Chair Margolis, Vice Chair Winget, Secretary Shinder, and Directors Schupp, and Bowers; Executive Director Urrutia; RHFC attorney David Berman.

1. Call to order.

Chair Margolis called the meeting to order at 4:03 p.m.

2. Public input:

There was no input from the public.

3. Approval of Minutes

The Executive Director noted that he forgot to include the minutes in the agenda packet.

Consensus: It was the consensus of the board to postpone approval of the minutes until the next meeting.

4. October 2023 financial report (Executive Director Urrutia)

The Executive Director reported that he was still waiting for this month's financial report from the accounting firm.

Consensus: It was the consensus of the board to postpone this item until the next meeting.

5. Update on Lakeview Pointe Seniors

a. Partnership agreement for TX Lakeview Seniors LP

b. Agreement with RISE Residential

c. Development agreement or contract

There was a brief discussion regarding completion delay, the number of LLCs involved and the complexity of the original and amended agreement and ancillary agreements.

EXECUTIVE SESSION: In accordance with the Texas Open Meetings Act, the Board convened into executive session to consult with the RHFC attorney to obtain legal advice regarding the agreements.

Executive session began at 4:07 pm.

Executive session ended at 4:45 pm.

The Board convened back into open session. No action was taken.

d. Update on Lakeview Pointe Seniors (monthly activity update)

Executive Director Urrutia provided an overview of the past month's activity and status, which included four move-ins and five move-outs. There were eight new applicants, with one denied and three cancelled. The property is 49.30% leased (including all three buildings). Still awaiting Certificate of Occupancy from the city for the clubhouse. Pool work has begun and is expected to be completed by the end of December.

6. Discuss transition plan to new Rowlett HFC Board of Directors

Executive Director Urrutia presented his recommendations to the Board for the appointment of permanent members. These include staggered terms for Board members, Board makeup of two councilmembers and three citizens with a strong background in real estate, development, finance/lending, and/or law, who understand and agree to the council's philosophy and mission statement for the RHFC, have the time to commit, and agree to abide by the RHFC policies.

After brief discussion, it was the consensus to add the criteria that members be Rowlett residents and be vetted in the same way as members of other boards, per the city's Boards and Commissions guidelines.

Consensus: It was the consensus of the board to have the city secretary put out a call for applications in January so as to proceed with appointments as soon as possible, and to bring this to the council at the second regular council meeting in January.

7. Discuss RHFC office space

This item was requested by Director Bowers, who expressed a desire for the RHFC to find an alternative to renting office space from Freedom Place Church. Executive Director Urrutia stated the rent is \$550/month and he doesn't believe there is space available at a comparable cost; also, the location is convenient as it's right across the street from city hall.

Consensus: It was the consensus of the board that this is a matter for the new, permanent Board to decide after they are appointed. In the meantime, the Executive Director can check into availability and cost of other spaces.

8. Items of Community Interest, Topics for future agenda

The following items were requested to be placed on the next agenda:

- Proposal by JPI for a development in the North Shore area (Chair Margolis)
- Preliminary budget for the next fiscal year (Executive Director Urrutia)
- Executive session to discuss six-month review of Executive Director (interim) contract (Vice Chair Winget)

The next meeting will be held on December 20 at 1:00 p.m.

9. Adjournment

Chair Margolis adjourned the meeting at 5:01 p.m.

Blake Margolis, Chair

ATTEST:

Debra Shinder, Secretary

DATE APPROVED: _____

ROWLETT HOUSING FINANCE CORPORATION
STATEMENT OF NET POSITION
OCTOBER 31, 2023

		Primary Government Enterprise Fund
<u>ASSETS</u>		
Current assets:		
Cash and cash equivalents	\$	192,518
Investments		679,966
Prepaid expense		4,165
Total current assets		876,649
Capital assets, net of accumulated depreciation		6,582,323
Other assets:		
Deposits		560
Investments in Interagency Home Financing Cooperative		15,000
Total other assets		15,560
Total assets		7,474,532
<u>LIABILITIES</u>		
Current liabilities:		
Accounts payable		3,778
Prepaid annual issuer fees		3,125
Accrued payroll liabilities		2,268
Total liabilities		9,171
<u>DEFERRED INFLOW OF RESOURCES</u>		
Deferred inflows related to land leases		6,272,978
<u>NET POSITION</u>		
Net investment in capital assets		309,345
Unrestricted		883,038
Total net position	\$	1,192,383

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

No assurance is provided on these financial statements.

ROWLETT HOUSING FINANCE CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
TEN MONTHS ENDED OCTOBER 31, 2023

		Primary Government Enterprise Fund
Operating revenue:		
Annual issuer fees - Savannah at Lakeview	\$	31,249
Agency fees		10,100
Land lease income		54,782
Other income		14
Total operating revenue		96,145
Operating expenses:		
Directors' fees, meeting, conference and travel		300
Salary and related benefits		139,216
Professional services (accounting & legal)		34,078
Office expense		17,555
Property and liability insurance		2,222
Conference and travel expense		13,594
Total operating expenses		206,965
Net operating loss		(110,820)
Non-operating income (expense):		
Interest income		34,728
Community outreach		(1,795)
Total non-operating income		32,933
Change in net position		(77,887)
Net position:		
Beginning of year		1,270,270
End of year	\$	1,192,383

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

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SUPPLEMENTAL INFORMATION

ROWLETT HOUSING FINANCE CORPORATION
COMBINING STATEMENT OF NET POSITION
OCTOBER 31, 2023

ASSETS

	Rowlett HFC	Savannah GP	Savannah Holdings	Savannah Development	Savannah Contractor	IHFC Texas	Enclave GP	Enclave Development	Enclave Holdings	Rowlett Foundation	Subtotal	Elimination	Total
Current assets:													
Cash and cash equivalents	\$ 20,553	\$ 10,568	\$ 10,568	\$ 10,568	\$ 10,568	\$ 10,569	\$ 10,568	\$ 10,568	\$ 10,568	\$ 87,420	\$ 192,518	\$ -	\$ 192,518
Investments	679,966	-	-	-	-	-	-	-	-	-	679,966	-	679,966
Intercompany receivable	-	-	-	-	-	1,670.00	-	-	-	-	1,670	(1,670)	-
Prepaid expense	4,165	-	-	-	-	-	-	-	-	-	4,165	-	4,165
Total current assets	704,684	10,568	10,568	10,568	10,568	12,239	10,568	10,568	10,568	87,420	878,319	(1,670)	876,649
Capital assets, net of accumulated depreciation	-	-	2,312,612	-	-	-	-	-	4,269,711	-	6,582,323	-	6,582,323
Other assets:													
Deposits	560	-	-	-	-	-	-	-	-	-	560	-	560
Investments in LLCs	80,000	-	-	-	-	15,000	-	-	-	-	95,000	(80,000)	15,000
Total other assets	80,560	-	-	-	-	15,000	-	-	-	-	95,560	(80,000)	15,560
Total assets	785,244	10,568	2,323,180	10,568	10,568	27,239	10,568	10,568	4,280,279	87,420	7,556,202	(81,670)	7,474,532

LIABILITIES

Current liabilities:													
Accounts payable	3,778	-	-	-	-	-	-	-	-	-	3,778	-	3,778
Intercompany payable	-	-	-	-	-	-	-	-	-	1,670	1,670	(1,670)	-
Prepaid annual issuer fees	3,125	-	-	-	-	-	-	-	-	-	3,125	-	3,125
Accrued payroll liability	2,268	-	-	-	-	-	-	-	-	-	2,268	-	2,268
Total current liabilities	9,171	-	-	-	-	-	-	-	-	1,670	10,841	(1,670)	9,171

DEFERRED INFLOW OF RESOURCES

Deferred inflow of resources for land leases	-	-	2,176,347	-	-	-	-	-	4,096,631	-	6,272,978	-	6,272,978
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NET POSITION

Net investment in capital assets	-	-	136,265	-	-	-	-	-	173,080	-	309,345	-	309,345
Unrestricted	776,073	10,568	10,568	10,568	10,568	27,239	10,568	10,568	10,568	85,750	963,038	(80,000)	883,038
Total net position	\$ 776,073	\$ 10,568	\$ 146,833	\$ 10,568	\$ 10,568	\$ 27,239	\$ 10,568	\$ 10,568	\$ 183,648	\$ 85,750	\$ 1,272,383	\$ (80,000)	\$ 1,192,383

Selected information - Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

ROWLETT HOUSING FINANCE CORPORATION
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
TEN MONTHS ENDED OCTOBER 31, 2023

	Rowlett HFC	Savannah GP	Savannah Holdings	Savannah Development	Savannah Contractor	IHFC Texas	Enclave GP	Enclave Development	Enclave Holdings	Rowlett Foundation	Subtotal	Elimination	Total
Operating revenue:													
Annual issuer fees - Savannah	\$ 31,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,249	\$ -	\$ 31,249
Agency fees	-	-	-	-	-	10,100	-	-	-	-	10,100	-	10,100
Land lease income	-	-	19,466	-	-	-	-	-	35,316	-	54,782	-	54,782
Other income	14	-	-	-	-	-	-	-	-	795	809	(795)	14
Total operating revenue	31,263	-	19,466	-	-	10,100	-	-	35,316	795	96,940	(795)	96,145
Operating expenses:													
Directors' fees, meeting, conference and travel	300	-	-	-	-	-	-	-	-	-	300	-	300
Salary and related benefits	139,216	-	-	-	-	-	-	-	-	-	139,216	-	139,216
Professional services (accounting & legal)	34,078	-	-	-	-	-	-	-	-	-	34,078	-	34,078
Office expense	17,555	-	-	-	-	-	-	-	-	795	18,350	(795)	17,555
Property and liability insurance	2,222	-	-	-	-	-	-	-	-	-	2,222	-	2,222
Conference and travel expense	13,594	-	-	-	-	-	-	-	-	-	13,594	-	13,594
Total operating expenses	206,965	-	-	-	-	-	-	-	-	795	207,760	(795)	206,965
Net operating income (loss)	(175,702)	-	19,466	-	-	10,100	-	-	35,316	-	(110,820)	-	(110,820)
Non-operating income (expense):													
Interest income	31,406	415	416	415	415	416	415	415	415	-	34,728	-	34,728
Community outreach	(1,795)	-	-	-	-	-	-	-	-	-	(1,795)	-	(1,795)
Total non-operating expense	29,611	415	416	415	415	416	415	415	415	-	32,933	-	32,933
Change in net position	(146,091)	415	19,882	415	415	10,516	415	415	35,731	-	(77,887)	-	(77,887)
Net position:													
Beginning of year	913,734	10,153	126,951	10,153	10,153	25,153	10,153	10,153	147,917	85,750	1,350,270	(80,000)	1,270,270
Contributions (Distributions) with Member	8,430	-	-	-	-	(8,430)	-	-	-	-	-	-	-
End of year													
	\$ 776,073	\$ 10,568	\$ 146,833	\$ 10,568	\$ 10,568	\$ 27,239	\$ 10,568	\$ 10,568	\$ 183,648	\$ 85,750	\$ 1,272,383	\$ (80,000)	\$ 1,192,383

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

ROWLETT HOUSING FINANCE CORPORATION
STATEMENT OF NET POSITION
NOVEMBER 30, 2023

	<u>Primary Government Enterprise Fund</u>
<u>ASSETS</u>	
Current assets:	
Cash and cash equivalents	\$ 183,678
Investments	683,077
Prepaid expense	3,745
Total current assets	<u>870,500</u>
Capital assets, net of accumulated depreciation	<u>6,582,323</u>
Other assets:	
Deposits	560
Investments in Interagency Home Financing Cooperative	15,000
Total other assets	<u>15,560</u>
Total assets	<u>7,468,383</u>
<u>LIABILITIES</u>	
Current liabilities:	
Accounts payable	19,495
Accrued payroll liabilities	2,268
Total liabilities	<u>21,763</u>
<u>DEFERRED INFLOW OF RESOURCES</u>	
Deferred inflows related to land leases	<u>6,267,501</u>
<u>NET POSITION</u>	
Net investment in capital assets	314,822
Unrestricted	<u>864,297</u>
Total net position	<u>\$ 1,179,119</u>

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

No assurance is provided on these financial statements.

ROWLETT HOUSING FINANCE CORPORATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
ELEVEN MONTHS ENDED NOVEMBER 30, 2023

		Primary Government Enterprise Fund
Operating revenue:		
Annual issuer fees - Savannah at Lakeview	\$	34,375
Agency fees		13,695
Land lease income		60,260
Other income		14
Total operating revenue		108,344
Operating expenses:		
Directors' fees, meeting, conference and travel		300
Salary and related benefits		147,380
Professional services (accounting & legal)		53,270
Office expense		18,972
Property and liability insurance		2,326
Conference and travel expense		13,657
Total operating expenses		235,905
Net operating loss		(127,561)
Non-operating income (expense):		
Interest income		38,205
Community outreach		(1,795)
Total non-operating income		36,410
Change in net position		(91,151)
Net position:		
Beginning of year		1,270,270
End of year	\$	1,179,119

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

No assurance is provided on these financial statements.

DRAFT V. 2023.12.15

SUPPLEMENTAL INFORMATION

ROWLETT HOUSING FINANCE CORPORATION
COMBINING STATEMENT OF NET POSITION
NOVEMBER 30, 2023

ASSETS

	Rowlett HFC	Savannah GP	Savannah Holdings	Savannah Development	Savannah Contractor	IHFC Texas	Enclave GP	Enclave Development	Enclave Holdings	Rowlett Foundation	Subtotal	Elimination	Total
Current assets:													
Cash and cash equivalents	\$ 11,346	\$ 10,614	\$ 10,614	\$ 10,614	\$ 10,614	\$ 10,614	\$ 10,614	\$ 10,614	\$ 10,614	\$ 87,420	\$ 183,678	\$ -	\$ 183,678
Investments	683,077	-	-	-	-	-	-	-	-	-	683,077	-	683,077
Intercompany receivable	865	-	-	-	-	1,670	-	-	-	-	2,535	(2,535)	-
Prepaid expense	3,745	-	-	-	-	-	-	-	-	-	3,745	-	3,745
Total current assets	699,033	10,614	10,614	10,614	10,614	12,284	10,614	10,614	10,614	87,420	873,035	(2,535)	870,500
Capital assets, net of accumulated depreciation	-	-	2,312,612	-	-	-	-	-	4,269,711	-	6,582,323	-	6,582,323
Other assets:													
Deposits	560	-	-	-	-	-	-	-	-	-	560	-	560
Investments in LLCs	80,000	-	-	-	-	15,000	-	-	-	-	95,000	(80,000)	15,000
Total other assets	80,560	-	-	-	-	15,000	-	-	-	-	95,560	(80,000)	15,560
Total assets	779,593	10,614	2,323,226	10,614	10,614	27,284	10,614	10,614	4,280,325	87,420	7,550,918	(82,535)	7,468,383

LIABILITIES

Current liabilities:													
Accounts payable	19,495	-	-	-	-	-	-	-	-	-	19,495	-	19,495
Intercompany payable	-	-	-	-	-	865	-	-	-	1,670	2,535	(2,535)	-
Accrued payroll liability	2,268	-	-	-	-	-	-	-	-	-	2,268	-	2,268
Total current liabilities	21,763	-	-	-	-	865	-	-	-	1,670	24,298	(2,535)	21,763
DEFERRED INFLOW OF RESOURCES													
Deferred inflow of resources for land leases	-	-	2,174,401	-	-	-	-	-	4,093,100	-	6,267,501	-	6,267,501

NET POSITION

Net investment in capital assets	-	-	138,211	-	-	-	-	-	176,611	-	314,822	-	314,822
Unrestricted	757,830	10,614	10,614	10,614	10,614	27,284	9,749	10,614	10,614	85,750	944,297	(80,000)	864,297
Total net position	\$ 757,830	\$ 10,614	\$ 148,825	\$ 10,614	\$ 10,614	\$ 27,284	\$ 9,749	\$ 10,614	\$ 187,225	\$ 85,750	\$ 1,259,119	\$ (80,000)	\$ 1,179,119

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

ROWLETT HOUSING FINANCE CORPORATION
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
ELEVEN MONTHS ENDED NOVEMBER 30, 2023

	Rowlett HFC	Savannah GP	Savannah Holdings	Savannah Development	Savannah Contractor	IHFC Texas	Enclave GP	Enclave Development	Enclave Holdings	Rowlett Foundation	Subtotal	Elimination	Total
Operating revenue:													
Annual issuer fees - Savannah	\$ 34,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,375	\$ -	\$ 34,375
Agency fees	-	-	-	-	-	13,695	-	-	-	-	13,695	-	13,695
Land lease income	-	-	21,413	-	-	-	-	-	38,847	-	60,260	-	60,260
Other income	14	-	-	-	-	-	-	-	-	795	809	(795)	14
Total operating revenue	34,389	-	21,413	-	-	13,695	-	-	38,847	795	109,139	(795)	108,344
Operating expenses:													
Directors' fees, meeting, conference and travel	300	-	-	-	-	-	-	-	-	-	300	-	300
Salary and related benefits	147,380	-	-	-	-	-	-	-	-	-	147,380	-	147,380
Professional services (accounting & legal)	52,405	-	-	-	-	-	865	-	-	-	53,270	-	53,270
Office expense	18,972	-	-	-	-	-	-	-	-	795	19,767	(795)	18,972
Property and liability insurance	2,326	-	-	-	-	-	-	-	-	-	2,326	-	2,326
Conference and travel expense	13,657	-	-	-	-	-	-	-	-	-	13,657	-	13,657
Total operating expenses	235,040	-	-	-	-	-	865	-	-	795	236,700	(795)	235,905
Net operating income (loss)	(200,651)	-	21,413	-	-	13,695	(865)	-	38,847	-	(127,561)	-	(127,561)
Non-operating income (expense):													
Interest income	34,517	461	461	461	461	461	461	461	461	-	38,205	-	38,205
Community outreach	(1,795)	-	-	-	-	-	-	-	-	-	(1,795)	-	(1,795)
Total non-operating expense	32,722	461	461	461	461	461	461	461	461	-	36,410	-	36,410
Change in net position	(167,929)	461	21,874	461	461	14,156	(404)	461	39,308	-	(91,151)	-	(91,151)
Net position:													
Beginning of year	913,734	10,153	126,951	10,153	10,153	25,153	10,153	10,153	147,917	85,750	1,350,270	(80,000)	1,270,270
Contributions (Distributions) with Member	12,025	-	-	-	-	(12,025)	-	-	-	-	-	-	-
End of year	\$ 757,830	\$ 10,614	\$ 148,825	\$ 10,614	\$ 10,614	\$ 27,284	\$ 9,749	\$ 10,614	\$ 187,225	\$ 85,750	\$ 1,259,119	\$ (80,000)	\$ 1,179,119

Selected information - Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included. Transactions related to the houses acquired by IHFC Texas, LLC under Trio Program are excluded on the monthly financial statements.

2024 Rowlett HFC Budget

6100-Professional Services

6110-Accounting Services	\$53,500.00
61001-Annual Compilaton Service	\$18,500.00
Total Professional Services	\$72,000.00

6200-Adminstrative & Operating Expenses

62100-Membership & Dues	\$6,700.00
62101-Office Rent	\$6,600.00
62110-Postage Mail Service	\$100.00
6210-Printing & Copy	\$750.00
62130-Office Supplies	\$750.00
62150-Advertising	\$1,500.00
62160-Internet/emial/lt support	\$7,200.00
New Laptop	\$2,000.00
Firewall	\$1,000.00
62170-Bank Fees	\$200.00
62190-Property Tax	\$150.00
Total Administrative & Operating Expenses	\$26,950.00

6300-Libility Insurance

Now with TML

6400-Director Related Expenses

64110-Directors Meeting	\$500.00
Total Directors Meeting Expenses	\$500.00

6500-Travel and Meetings

65100-Conference, Convention & Meetings	\$10,000
6105-Employee Training	\$2,000.00
65110-Travel(Hotel, Air, Car)	\$16,500.00
65115-Meals/Entertainment	\$3,000.00
Total Travel and Meetings	\$31,500.00

6600-Community Support

	\$5,000.00
Total Community Support	\$5,000.00

Total for 2024

\$135,950.00

13.4% increase over 2023=\$135,950.00

\$15,975 increase

(\$9,500.00 of that increase is IT support and service

- 24x7x365 Support Response
- Bespoke Support Application
- Microsoft & 3rd Party App Updates
- Managed Endpoint Detection & Response
- Managed Next-Gen Antivirus/Malware Protection
- 24x7x365 Infrastructure Monitoring
- Managed Premium Firewall
- Unlimited Remote Support2
- Password Management System
- 24/7 Security Operations Center
- 24/7 SIEM Monitoring
- 24/7 Vulnerability Scanning
- Secure Access Service Edge (Always on VPN)
- Dark Web Monitoring
- Simulated Phishing Attack
- Vulnerability Scan / Penetration Test
- IT Documentation
- Monthly Executive Report
- Asset & Inventory Management Report
- IT Budget Preparation
- Security Awareness Training
- Office365 Email + Apps
- Office365 Backup License
- VOIP Phone Service

Caution: Forms printed from within Adobe Acrobat may not meet IRS or state taxing agency specifications.
When using Acrobat, select the "Actual Size" in the Adobe "Print" dialog.

2022 Tax Return(s)

Prepared for SAVANNAH AT LAKEVIEW GP, LLC
CLIENT CODE: AU88562:V1

Account Number 142173
Release Number 2022.04030

Prepared by BROWN, GRAHAM & COMPANY, PC
PO BOX 20210
AMARILLO, TX
79114-2210
806-355-8241

Processing Date: 10/10/2023
Time: 13:18:12

**Special
Instructions**

Messages

Input Overrides

NAME: SAVANNAH AT LAKEVIEW GP, LLC

ID Number: 82-3743653

Unit	Form	Entity	Box	Description	Amount/Percentage
TX	GEN-1	1	74	TELEPHONE NUMBER - TEXAS	
TX	GEN-1	1	93	SIGNOR OR CONTACT TITLE - TEXAS	
TX	TX2		30	COMBINED - GROSS RECEIPTS OR SALES	0.
TX	TX2		31	COMBINED - DIVIDENDS	0.
TX	TX2		32	COMBINED - INTEREST	0.
TX	TX2		33	COMBINED - RENTS	0.
TX	TX2		34	COMBINED - ROYALTIES	0.
TX	TX2		35	COMBINED - GAINS/LOSSESS	0.
TX	TX2		36	COMBINED - OTHER INCOME	0.
TX	TX2		37	COMBINED - EXCLUSIONS FROM GROSS REVENUE	0.
TX	TX2		38	COMBINED - COST OF GOOD SOLD	0.
TX	TX2		39	COMBINED - INDIRECT OR ADMINISTRATION OVERHEAD COSTS	0.
TX	TX2		40	OTHER COST OF GOODS SOLD	0.
TX	TX2		41	WAGES AND CASH COMPENSATION	0.
TX	TX2		42	EMPLOYEE BENEFITS	0.
TX	TX2		43	COMBINED - OTHER COMPENSATION	0.
TX	TX2		44	COMBINED - GROSS RECEIPTS IN TEXAS	0.
TX	TX2		44	COMBINED - GROSS RECEIPTS EVERYWHERE	0.
TX	TX4		30	CORPORATION PRINCIPAL OFFICE ADDRESS	
TX	TX4		31	CORPORATION PRINCIPAL OFFICE CITY	
TX	TX4		32	CORPORATION PRINCIPAL OFFICE STATE	
TX	TX4		33	CORPORATION PRINCIPAL OFFICE ZIP CODE	
TX	TX4		35	PRINCIPAL PLACE OF BUSINESS ADDRESS	
TX	TX4		36	PRINCIPAL PLACE OF BUSINESS CITY	
TX	TX4		37	PRINCIPAL PLACE OF BUSINESS STATE	
TX	TX4		38	PRINCIPAL PLACE OF BUSINESS ZIP CODE	

Extension Information Report

NAME: SAVANNAH AT LAKEVIEW GP, LLC ID Number: 82-3743653

Unit	Extension form name	Balance due shown on extension	Tax deposited with extension on the return	Due Date	Unlocked
FED	FORM 7004		0.	04/18/23	
TX	FORM 05-164		0.	05/15/23	

Tax Balance Summary

Name	Identification number
SAVANNAH AT LAKEVIEW GP, LLC	82-3743653

An amount other than 0 in the difference column may indicate the return is out of balance. N/A indicates non-applicable item.

	Total	Difference
Balance Sheet		
Beginning Assets	10,001.	
Beginning Liabilities & Equity	10,001.	0.
Ending Assets	9,973.	
Ending Liabilities & Equity	9,973.	0.
Unappropriated Retained Earnings		
Schedule L	-27.	
Schedule M-2	-27.	0.
Income (Loss) per Books		
Schedule M-1	-28.	
Schedule M-2	-28.	0.
Schedule M-3, Part I, Line 11		
Schedule M-3, Part II, reconciliation totals, column A		N/A
Schedule M-3, Part I, Line 11		
Schedule M-2		N/A
Taxable Income (Loss)		
Before NOL and Special Deductions	-28.	
Schedule M-1	-28.	0.
Before NOL and Special Deductions		
Schedule M-3, Part II, reconciliation totals, column D		N/A
Cost of Goods Sold		
On Return		
Schedule M-3, Part II per return		N/A
Schedule M-3, Part II per books		
Form 8916-A per books		N/A
Schedule M-3, Part II per return		
Form 8916-A per return		N/A
Interest Income		
Schedule M-3, Part II per books		
Form 8916-A, Part II per books		N/A
Schedule M-3, Part II per return		
Form 8916-A, Part II per return		N/A
Interest Expense		
Schedule M-3, Part III per books		
Form 8916-A, Part III per books		N/A
Schedule M-3, Part III per return		
Form 8916-A, Part III per return		N/A

2022 Return Summary

SAVANNAH AT LAKEVIEW GP, LLC

82-3743653

	FEDERAL	TEXAS
TAXABLE INCOME	-28.	0.
TOTAL TAX	0.	0.
ADDITIONAL INFORMATION:		
NET INCOME (LOSS) PER BOOKS	-28.	
UNAPPROPRIATED RETAINED EARNINGS	-27.	

2022 Return Summary

SAVANNAH AT LAKEVIEW GP, LLC

82-3743653

	FEDERAL	TEXAS
FORM NAME	1120	05-163 AND 05-102
NUMBER OF SHAREHOLDERS	1	1
E-FILE REQUESTED	YES	YES
DUE DATE	04/18/23	05/15/23
EXTENDED DUE DATE	10/16/23	11/15/23
DIRECT DEPOSIT	N/A	N/A
ELECTRONIC WITHDRAWAL	N/A	N/A
DATE CALCULATED	10/07/23	10/07/23
TIME CALCULATED	06:29:13	06:29:13
RELEASE VERSION	2022.04030	2022.04030
DATE EXPORTED	10/10/23	10/10/23
TIME EXPORTED	13:17:54	13:17:54
EXPORT VERSION	2022.04030	2022.04030

ELECTRONIC FILING STATUS REPORT

TAXING AUTHORITY	RETURN STATUS	ELECTRONIC FILING STATUS	DATE EXPORTED
FEDERAL FEDERAL 7004 TEXAS TEXAS EXTENSION	QUALIFIED PREV EXPORTED QUALIFIED QUALIFIED	READY TO RELEASE BY CUSTOMER ACCEPTED READY TO RELEASE BY CUSTOMER ACCEPTED	10/10/2023 04/08/2023 10/10/2023 04/08/2023

Electronic Filing History and Return Results

Taxing Authority FEDERAL		
Form	Prior Export	Current Export
Date	10/07/2023	10/10/2023
Time	06:29:31	13:17:54
Release Number	2022.04030	2022.04030
Taxable Income	-28.	-28.
Tax	0.	0.
Refund / Balance Due	0.	0.

Taxing Authority TEXAS		
Form	Prior Export	Current Export
05-163 AND 05-102		
Date	10/07/2023	10/10/2023
Time	06:29:31	13:17:54
Release Number	2022.04030	2022.04030
Taxable Income	0.	0.
Tax	0.	0.
Refund / Balance Due	0.	0.

Taxing Authority		
Form	Prior Export	Current Export
Date		
Time		
Release Number		
Taxable Income		
Tax		
Refund / Balance Due		

Taxing Authority		
Form	Prior Export	Current Export
Date		
Time		
Release Number		
Taxable Income		
Tax		
Refund / Balance Due		

Taxing Authority		
Form	Prior Export	Current Export
Date		
Time		
Release Number		
Taxable Income		
Tax		
Refund / Balance Due		



Amarillo | Austin | Pampa
Prosper | Spearman

October 7, 2023

Savannah At Lakeview Gp, LLC
4113 Main Street, Ste 105
Rowlett, TX 75088

Dear Peter:

We have prepared and enclosed your 2022 Corporation income tax returns for the year ended December 31, 2022.

This return has qualified for electronic filing. After you have reviewed the return for completeness and accuracy, please sign, date and return Form 8879-CORP to our office. We will transmit your return electronically to the IRS, and no further action is required.

No payment is required with this return when filed.

The Texas Form 05-163 and 05-102 return has qualified for electronic filing. Please review your return for completeness and accuracy. We will then transmit your return electronically to the Texas Comptroller. Do not mail the paper copy of the return to the Texas Comptroller.

No payment is required with this return when filed.

We sincerely appreciate the opportunity to serve you. Please contact us if you have any questions concerning the tax returns.

Copies of the returns are enclosed for your files. We suggest that you retain these copies indefinitely.

Sincerely,

Hillary R Badrow, CPA

CARRYOVER DATA TO 2023

Name SAVANNAH AT LAKEVIEW GP, LLC	Employer Identification Number 82-3743653
--------------------------------------	--

Based on the information provided with this return, the following are possible carryover amounts to next year.

FEDERAL NET OPERATING LOSS	28.
FEDERAL AMT NET OPERATING LOSS (STATE USE)	28.

RECAP OF PASSTHROUGHS

Entity Name:	Name:	Name:	Name:	Name:	Name:	Name:
SAVANNAH AT LAKEVIEW GP, LLC	TX LAKEVIEW SENIORS, LP	SAVANNAH AT LAKEVIEW, LP	PASSTHROUGH TOTAL			
Schedule K-1/Item Description						
NET RENTAL REAL ESTATE INCOME (LOSS)		-200.	-200.			
INTEREST INCOME		20.	20.			

E-file Authorization for Corporations

(December 2022)

For calendar year 2022, or tax year beginning _____, 2022, ending _____, 20__

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service

Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879CORP for the latest information.

Name of corporation SAVANNAH AT LAKEVIEW GP, LLC	Employer identification number 82-3743653
--	---

Part I	Information (Whole dollars only)	1	2
1	Total income (Form 1120, line 11)	1	172.
2	Total income (Form 1120-F, Section II, line 11)	2	
3	Total income (loss) (Form 1120-S, line 6)	3	

Part II Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

- I authorize BROWN, GRAHAM & COMPANY, PC to enter my PIN 43653 as my signature on the corporation's electronically filed income tax return.
ERO firm name do not enter all zeros
- As an officer of the corporation, I will enter my PIN as my signature on the corporation's electronically filed income tax return.

Officer's signature _____ Date _____ Title EXECUTIVE DIRECTOR

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 75284871375
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature _____ Date 10/07/23

ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

**Application for Automatic Extension of Time To File Certain
 Business Income Tax, Information, and Other Returns**
 ▶ **File a separate application for each return.**
 ▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

Print or Type	Name SAVANNAH AT LAKEVIEW GP, LLC	Identifying number 82-3743653
	Number, street, and room or suite no. (If P.O. box, see instructions.) 4113 MAIN STREET, STE 105	
	City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) ROWLETT, TX 75088	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for 12

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here

3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here

5a The application is for calendar year 2022, or tax year beginning _____, and ending _____

b **Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (See instructions - attach explanation.)

6 Tentative total tax	6	0.
7 Total payments and credits. See instructions	7	0.
8 Balance due. Subtract line 7 from line 6. See instructions	8	0.

LHA For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

DEPARTMENT OF THE TREASURY
 INTERNAL REVENUE SERVICE CENTER
 OGDEN, UT 84201-0045

Department of the Treasury
Internal Revenue Service

2022

Go to www.irs.gov/Form1120 for instructions and the latest information.

A Check if: 1a Consolidated return (attach Form 851) <input type="checkbox"/> b Life/nonlife consolidated return <input type="checkbox"/> 2 Personal holding co. (attach Sch. PH) <input type="checkbox"/> 3 Personal service corp. (see instructions) <input type="checkbox"/> 4 Schedule M-3 attached <input type="checkbox"/>	TYPE OR PRINT	Name SAVANNAH AT LAKEVIEW GP, LLC Number, street, and room or suite no. If a P.O. box, see instructions. 4113 MAIN STREET, STE 105 City or town, state or province, country, and ZIP or foreign postal code ROWLETT, TX 75088	B Employer identification number 82-3743653 C Date incorporated 12/01/2017 D Total assets (see instructions) \$ 9,973.
E Check if: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change			

Income	1a Gross receipts or sales	1a	
	b Returns and allowances	1b	
	c Balance. Subtract line 1b from line 1a	1c	
	2 Cost of goods sold (attach Form 1125-A)	2	
	3 Gross profit. Subtract line 2 from line 1c	3	
	4 Dividends and inclusions (Schedule C, line 23)	4	
	5 Interest	5	172.
	6 Gross rents	6	
	7 Gross royalties	7	
	8 Capital gain net income (attach Schedule D (Form 1120))	8	
	9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	9	
10 Other income (attach statement)	10		
11 Total income. Add lines 3 through 10	11	172.	

Deductions (See instructions for limitations on deductions.)	12 Compensation of officers (attach Form 1125-E)	12	
	13 Salaries and wages (less employment credits)	13	
	14 Repairs and maintenance	14	
	15 Bad debts	15	
	16 Rents	16	
	17 Taxes and licenses	17	
	18 Interest (see instructions)	18	
	19 Charitable contributions	19	
	20 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)	20	
	21 Depletion	21	
	22 Advertising	22	
	23 Pension, profit-sharing, etc., plans	23	
	24 Employee benefit programs	24	
	25 Reserved for future use	25	
	26 Other deductions (attach statement)	26	200.
	27 Total deductions. Add lines 12 through 26	27	200.
	28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11	28	-28.
	29a Net operating loss deduction (see instructions)	29a	
b Special deductions (Schedule C, line 24)	29b		
c Add lines 29a and 29b	29c		

Tax, Refundable Credits, and Payments	30 Taxable income. Subtract line 29c from line 28. See instructions	30	-28.
	31 Total tax (Schedule J, Part I, line 11)	31	0.
	32 Reserved for future use	32	
	33 Total payments and credits (Schedule J, Part III, line 23)	33	
	34 Estimated tax penalty. See instructions. Check if Form 2220 is attached <input type="checkbox"/>	34	
	35 Amount owed. If line 33 is smaller than the total of lines 31 and 34, enter amount owed	35	0.
	36 Overpayment. If line 33 is larger than the total of lines 31 and 34, enter amount overpaid	36	
37 Enter amount from line 36 you want: Credited to 2023 estimated tax Refunded	37		

Sign Here	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 taxpayer) is based on all information of which preparer has any knowledge.			May the IRS discuss this return with the preparer shown below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Signature of officer _____ Date _____	EXECUTIVE DIRECTOR Title		
Paid Preparer Use Only	Print/Type preparer's name HILLARY R. BADROW, CPA	Preparer's signature HILLARY R. BADROW	Date 10/07/23	Check if self-employed <input type="checkbox"/> PTIN P01239941
	Firm's name BROWN, GRAHAM & COMPANY, PC			Firm's EIN 75-1386677
	Firm's address PO BOX 20210 AMARILLO, TX 79114-2210			Phone no. 806-355-8241

Schedule C Dividends, Inclusions, and Special Deductions (see instructions)	(a) Dividends and inclusions	(b) %	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)		50	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)		65	
3 Dividends on certain debt-financed stock of domestic and foreign corporations		See Instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities		23.3	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities		26.7	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs		50	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs		65	
8 Dividends from wholly owned foreign subsidiaries		100	
9 Subtotal. Add lines 1 through 8		See Instructions	
10 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958		100	
11 Dividends from affiliated group members		100	
12 Dividends from certain FSCs		100	
13 Foreign-source portion of dividends received from a specified 10%-owned foreign corporation (excluding hybrid dividends) (see instructions)		100	
14 Dividends from foreign corporations not included on line 3, 6, 7, 8, 11, 12, or 13 (including any hybrid dividends)			
15 Reserved for future use			
16a Subpart F inclusions derived from the sale by a controlled foreign corporation (CFC) of the stock of a lower-tier foreign corporation treated as a dividend (attach Form(s) 5471) (see instructions)		100	
b Subpart F inclusions derived from hybrid dividends of tiered corporations (attach Form(s) 5471) (see instructions)			
c Other inclusions from CFCs under subpart F not included on line 16a, 16b, or 17 (attach Form(s) 5471) (see instructions)			
17 Global Intangible Low-Taxed Income (GILTI) (attach Form(s) 5471 and Form 8992)			
18 Gross-up for foreign taxes deemed paid			
19 IC -DISC and former DISC dividends not included on line 1, 2, or 3			
20 Other dividends			
21 Deduction for dividends paid on certain preferred stock of public utilities			
22 Section 250 deduction (attach Form 8993)			
23 Total dividends and inclusions. Add column (a), lines 9 through 20. Enter here and on page 1, line 4			
24 Total special deductions. Add column (c), lines 9 through 22. Enter here and on page 1, line 29b			

Schedule J Tax Computation and Payment (see instructions)

Part I - Tax Computation

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120))		
2	Income tax. See instructions	2	0.
3	Base erosion minimum tax amount (attach Form 8991)	3	
4	Add lines 2 and 3	4	0.
5a	Foreign tax credit (attach Form 1118)	5a	
b	Credit from Form 8834 (see instructions)	5b	
c	General business credit (attach Form 3800)	5c	
d	Credit for prior year minimum tax (attach Form 8827)	5d	
e	Bond credits from Form 8912	5e	
6	Total credits. Add lines 5a through 5e	6	
7	Subtract line 6 from line 4	7	0.
8	Personal holding company tax (attach Schedule PH (Form 1120))	8	
9a	Recapture of investment credit (attach Form 4255)	9a	
b	Recapture of low-income housing credit (attach Form 8611)	9b	
c	Interest due under the look-back method-completed long-term contracts (attach Form 8697)	9c	
d	Interest due under the look-back method-income forecast method (attach Form 8866)	9d	
e	Alternative tax on qualifying shipping activities (attach Form 8902)	9e	
f	Interest/tax due under Section 453A(c) and/or Section 453(l)	9f	
g	Other (see instructions - attach statement)	9g	
10	Total. Add lines 9a through 9g	10	
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31	11	0.

Part II - Reserved For Future Use

12	Reserved for future use	12	
----	-------------------------	----	--

Part III - Payments and Refundable Credits

13	2021 overpayment credited to 2022	13	
14	2022 estimated tax payments	14	
15	2022 refund applied for on Form 4466	15	()
16	Combine lines 13, 14, and 15	16	
17	Tax deposited with Form 7004	17	
18	Withholding (see instructions)	18	
19	Total payments. Add lines 16, 17, and 18	19	
20	Refundable credits from:		
a	Form 2439	20a	
b	Form 4136	20b	
c	Reserved for future use	20c	
d	Other (attach statement - see instructions)	20d	
21	Total credits. Add lines 20a through 20d	21	
22	Reserved for future use	22	
23	Total payments and credits. Add lines 19 and 21. Enter here and on page 1, line 33	23	

Schedule K Other Information (see instructions)

<p>1 Check accounting method: a <input type="checkbox"/> Cash b <input checked="" type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) _____</p> <p>2 See the instructions and enter the:</p> <p>a Business activity code no. <u>531110</u></p> <p>b Business activity <u>RESIDENTIAL RENTAL</u></p> <p>c Product or service <u>MULTI-FAMILY HOUSING</u></p> <p>3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? X If "Yes," enter name and EIN of the parent corporation _____</p> <p>4 At the end of the tax year:</p> <p>a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) X</p> <p>b Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) X</p> <p>5 At the end of the tax year, did the corporation:</p> <p>a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions X If "Yes," complete (i) through (iv) below.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:45%;">(i) Name of Corporation</th> <th style="width:15%;">(ii) Employer Identification Number (if any)</th> <th style="width:20%;">(iii) Country of Incorporation</th> <th style="width:20%;">(iv) Percentage Owned in Voting Stock</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions X If "Yes," complete (i) through (iv) below.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:45%;">(i) Name of Entity</th> <th style="width:15%;">(ii) Employer Identification Number (if any)</th> <th style="width:20%;">(iii) Country of Organization</th> <th style="width:20%;">(iv) Maximum Percentage Owned in Profit, Loss, or Capital</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock													(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Country of Organization	(iv) Maximum Percentage Owned in Profit, Loss, or Capital													Yes	No
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock																															
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Country of Organization	(iv) Maximum Percentage Owned in Profit, Loss, or Capital																															
<p>6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? See sections 301 and 316 X If "Yes," file Form 5452, Corporate Report of Nondividend Distributions. See the instructions for Form 5452. If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.</p> <p>7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of the total voting power of all classes of the corporation's stock entitled to vote or at least 25% of the total value of all classes of the corporation's stock? X For rules of attribution, see section 318. If "Yes," enter: (a) Percentage owned _____ and (b) Owner's country _____ (c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached _____</p> <p>8 Check this box if the corporation issued publicly offered debt instruments with original issue discount <input type="checkbox"/> If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.</p> <p>9 Enter the amount of tax-exempt interest received or accrued during the tax year \$ _____</p> <p>10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) <u>1</u></p> <p>11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here <input checked="" type="checkbox"/> If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.</p> <p>12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction reported on page 1, line 29a.) \$ _____</p>																																		

Schedule K | **Other Information** (continued from page 4)

	Yes	No
13 Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year and its total assets at the end of the tax year less than \$250,000? If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year \$ <u>0.</u>	X	
14 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement? See instructions If "Yes," complete and attach Schedule UTP.		X
15a Did the corporation make any payments in 2022 that would require it to file Form(s) 1099? b If "Yes," did or will the corporation file required Form(s) 1099?		X
16 During this tax year, did the corporation have an 80%-or-more change in ownership, including a change due to redemption of its own stock?		X
17 During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction?		X
18 Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million?		X
19 During the corporation's tax year, did the corporation make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474) of the Code?		X
20 Is the corporation operating on a cooperative basis?		X
21 During the tax year, did the corporation pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions If "Yes," enter the total amount of the disallowed deductions \$ _____		X
22 Does the corporation have gross receipts of at least \$500 million in any of the 3 preceding tax years? (See sections 59A(e)(2) and (3)) If "Yes," complete and attach Form 8991.		X
23 Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the corporation satisfy one or more of the following? See instructions a The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense. b The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$27 million and the corporation has business interest expense. c The corporation is a tax shelter and the corporation has business interest expense. If "Yes," complete and attach Form 8990.		X
25 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter amount from Form 8996, line 15 \$ _____		X
26 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties held directly or indirectly by the corporation, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the shareholders held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions		X
Percentage: By Vote		
By Value		

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		10,001.		10,153.
2a	Trade notes and accounts receivable				
	b Less allowance for bad debts	()		()	
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (att. stmt.)				
7	Loans to shareholders				
8	Mortgage and real estate loans				
9	Other investments (att. stmt.) STMT 4				-180.
10a	Buildings and other depreciable assets				
	b Less accumulated depreciation	()		()	
11a	Depletable assets				
	b Less accumulated depletion	()		()	
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)				
	b Less accumulated amortization	()		()	
14	Other assets (att. stmt.)				
15	Total assets		10,001.		9,973.
Liabilities and Shareholders' Equity					
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (att. stmt.)				
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (att. stmt.)				
22	Capital stock: a Preferred stock				
	b Common stock				
23	Additional paid-in capital				
24	Retained earnings - Appropriated (attach statement)				
25	Retained earnings - Unappropriated		1.		-27.
26	Adjustments to shareholders' equity (attach statement) STMT 5		10,000.		10,000.
27	Less cost of treasury stock	()		()	
28	Total liabilities and shareholders' equity		10,001.		9,973.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return
 Note: The corporation may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	-28.	7	Income recorded on books this year not included on this return (itemize):	
2	Federal income tax per books			Tax-exempt interest \$	
3	Excess of capital losses over capital gains				
4	Income subject to tax not recorded on books this year (itemize):				
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
	a Depreciation \$			a Depreciation \$	
	b Charitable contributions \$			b Charitable contributions \$	
	c Travel and entertainment \$				
6	Add lines 1 through 5	-28.	9	Add lines 7 and 8	
			10	Income (page 1, line 28) - line 6 less line 9	-28.

Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Schedule L, Line 25)

1	Balance at beginning of year	1.	5	Distributions: a Cash	
2	Net income (loss) per books	-28.		b Stock	
3	Other increases (itemize):			c Property	
			6	Other decreases (itemize):	
4	Add lines 1, 2, and 3	-27.	7	Add lines 5 and 6	
			8	Balance at end of year (line 4 less line 7)	-27.

**SCHEDULE G
(Form 1120)**

(Rev. December 2011)
Department of the Treasury
Internal Revenue Service

**Information on Certain Persons Owning the
Corporation's Voting Stock**

OMB No. 1545-0123

▶ Attach to Form 1120.

Name	Employer identification number (EIN)
SAVANNAH AT LAKEVIEW GP, LLC	82-3743653

Part I **Certain Entities Owning the Corporation's Voting Stock.** (Form 1120, Schedule K, Question 4a). Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization that owns directly 20% or more, or owns, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Percentage Owned in Voting Stock
ROWLETT HOUSING FINANCE CORPORATION	82-2670986	TAX-EXEMPT	UNITED STATES	100.00%

Part II **Certain Individuals and Estates Owning the Corporation's Voting Stock.** (Form 1120, Schedule K, Question 4b). Complete columns (i) through (iv) below for any individual or estate that owns directly 20% or more, or owns, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Percentage Owned in Voting Stock

2022 Income from Passthroughs

TX LAKEVIEW SENIORS, LP
4000 MAIN STREET
ROWLETT, TX 75088
I.D. NUMBER: 82-3543165
TYPE: PARTNERSHIP

100% DISPOSITION

PASSTHROUGH INCOME (LOSS)

0

2022 Income from Passthroughs

SAVANNAH AT LAKEVIEW, LP
16812 DALLAS PARKWAY
DALLAS, TX 75248
I.D. NUMBER: 82-3543165
TYPE: PARTNERSHIP

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	-200
	<hr/>
PASSTHROUGH INCOME (LOSS)	-200
INTEREST	20

SECTION 199A INFORMATION:

ACTIVITY NUMBER: 0	
SECTION 199A - RENTAL INCOME	-200
SECTION 199A - UNADJUSTED BASIS	736

2022 Income from Passthroughs

SUMMARY OF K-1 INFORMATION FOR ALL PASSTHROUGHS

INCOME:

INTEREST	20
PASSTHROUGH INCOME (LOSS)	-200

Election to Waive the Net Operating Loss Carryback Period

Savannah At Lakeview Gp, LLC
4113 Main Street, Ste 105
Rowlett, TX 75088

Employer Identification Number: 82-3743653

For the Year Ending December 31, 2022

Savannah At Lakeview Gp, LLC hereby Elects, pursuant to Sec. 172(b)(3) of the Internal Revenue Code, to relinquish the entire carryback period with respect to the net operating loss incurred for the tax year ended December 31, 2022, and will have such loss available for carryforward only.

FORM 1120	INTEREST INCOME	STATEMENT	1
DESCRIPTION	US	OTHER	
BB&T			152.
SAVANNAH AT LAKEVIEW, LP			20.
TOTAL TO FORM 1120, LINE 5			172.

FORM 1120	OTHER DEDUCTIONS	STATEMENT	2
DESCRIPTION		AMOUNT	
LOSSES AND DEDUCTIONS FROM PASSTHROUGH ENTITIES			200.
TOTAL TO FORM 1120, LINE 26			200.

LOSSES AND DEDUCTIONS FROM PASSTHROUGH ENTITIES STATEMENT 3

NAME AND ADDRESS	EMPLOYER ID	AMOUNT
SAVANNAH AT LAKEVIEW, LP 16812 DALLAS PARKWAY DALLAS, TX 75248	82-3543165	200.
TOTAL		200.

SCHEDULE L	OTHER INVESTMENTS	STATEMENT	4
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR	
INVESTMENT IN SAVANNAH AT LAKEVIEW, LP	0.	-180.	
TOTAL TO SCHEDULE L, LINE 9	0.	-180.	

SCHEDULE L ADJUSTMENTS TO SHAREHOLDERS' EQUITY STATEMENT 5

DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
MEMBER EQUITY	10,000.	10,000.
TOTAL TO SCHEDULE L, LINE 26	10,000.	10,000.

142173C 280761

TX2023 05-164

Ver. 14.0 (Rev.5-22/10)

Texas Franchise Tax Extension Request

■ Tcode 13258 ANNUAL

■ Taxpayer number

■ Report year

Due date

32064819512

2023

05/15/2023

Taxpayer name SAVANNAH AT LAKEVIEW GP, LLC				Secretary of State file number or Comptroller file number	
Mailing address 4113 MAIN STREET, STE 105				0802813262	
City ROWLETT	State TX	Country USA	ZIP code plus 4 75088	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>					

If an online extension payment is made, the taxable entity should NOT submit a paper Extension Request (Form 05-164).

If this extension is for a combined group, you must also complete and submit Form 05-165.


Note to mandatory Electronic Fund Transfer (EFT) payers:

When requesting a second extension do not submit an Affiliate List Form 05-165.

1. Extension payment (Dollars and cents)

1. ■

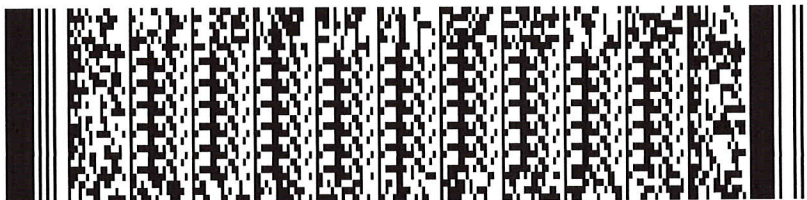
0.00

Print or type name RICK SHEFFIELD		Area code and phone number (214) 773 -1061	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348	
sign here 	Date		

Instructions for each report year are online at www.comptroller.texas.gov/taxes/franchise/forms/. If you have any questions, call 1-800-252-1381.

Taxpayers who paid \$10,000 or more during the preceding fiscal year (Sept. 1 thru Aug. 31) are required to electronically pay their franchise tax. For more information visit www.comptroller.texas.gov/taxes/franchise/filing-requirements.php.

Texas Comptroller Official Use Only



VE/DE				
PM Date				



1019

142173C 280701

TX2023 05-102

Ver. 14.0 (Rev.9-15/33)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

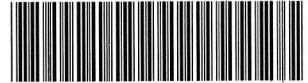
32064819512

2023

Taxpayer name SAVANNAH AT LAKEVIEW GP, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 4113 MAIN STREET, STE 105		Secretary of State (SOS) file number or Comptroller file number	
City ROWLETT	State TX	ZIP code plus 4 75088	0802813262

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 4113 MAIN STREET, STE 105, ROWLETT, TX 75088
Principal place of business 4113 MAIN STREET, STE 105, ROWLETT, TX 75088



3206481951223

You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below!

This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name BARBARA HOLST	Title MEMBER	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088
Name RIKI HARPER	Title MEMBER	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088
Name DEBBY BOBBITT	Title MEMBER	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

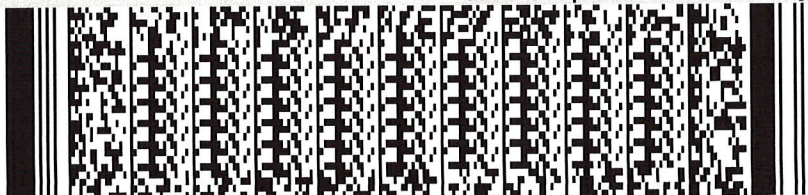
Name of owned (parent) corporation, LLC, LP, PA or financial institution ROWLETT HOUSING FINANCE CORP	State of formation TX	Texas SOS file number, if any 0802791094	Percentage of ownership 100.00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: ROWLETT HOUSING FINANCE CORP		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 4113 MAIN STREET SUITE 105	City ROWLETT	State TX	ZIP Code 75088

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title EXECUTIVE DI	Date	Area code and phone number (214) 773-1061
------------------	------------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
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TX 05-102 (Section A Continuation)

SAVANNAH AT LAKEVIEW GP, LLC

32064819512

Name DAN PENCE	Title VICE PRESIDENT	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088

Name KARL CROWLEY	Title PRESIDENT	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088

Name ROWLETT HOUSING FINANCE COR	Title MEMBER	Director <input type="checkbox"/> YES	Term expiration
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088

Name PETER URRUTIA	Title EXECUTIVE DIR	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 4113 MAIN STREET, STE 105	City ROWLETT	State TX	ZIP Code 75088

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

142173C 280751

TX2023 05-163

Ver. 14.0 (Rev.8-21/10)

Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL

Taxpayer number

Report year

Due date

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

32064819512

2023

05/15/2023

Form with fields: Taxpayer name (SAVANNAH AT LAKEVIEW GP, LLC), Mailing address (4113 MAIN STREET, STE 105), City (ROWLETT), State (TX), Country (USA), ZIP code plus 4 (75088), Secretary of State file number (0802813262), NAICS code (531110), and checkboxes for various reporting options.

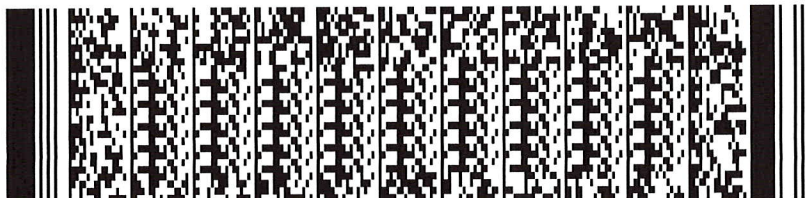
If any of the statements below are true, you qualify to file this No Tax Due Report (Check all boxes that apply.):

- 1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.)
2. This entity's annualized total revenue is below the no tax due threshold. (See instructions.)
3. This entity has zero Texas Gross Receipts.
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4).
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (Must be pre-qualified, see instructions)
6a. Accounting year begin date 0 1 0 1 2 2
6b. Accounting year end date 1 2 3 1 2 2
7. TOTAL REVENUE (Whole dollars only) 0 . 00

Form with fields: Print or type name (PETER URRUTIA), Area code and phone number ((214) 773-1061), Declaration statement, sign here, and Date.

Instructions for each report year are online at www.comptroller.texas.gov/taxes/franchise/forms/. If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



Form with fields: VE/DE and PM Date.



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