

**LES, INC.**

**PROPOSAL**

**CITY OF HOLLYWOOD**

**RFP-306-25-SA**

**HOUSING AND COMMUNITY DEVELOPMENT DIVISION**

**SALE AND DEVELOPMENT OF CITY PROPERTIES FOR  
AFFORDABLE HOUSING**

**SITE A: 2350 Farragut Street (Folio No. 5142 0401 3860)**

**LES, INC.  
PROPOSAL  
CITY OF HOLLYWOOD  
RFP-306-25-SA  
HOUSING AND COMMUNITY DEVELOPMENT DIVISION  
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July 14, 2025

Simone Alci  
Senior Purchasing Agent  
Office of Procurement and Contract Compliance  
City of Hollywood  
P.O. Box 229045  
Hollywood, FL 33022

Re: City of Hollywood  
RFP – 306-25-SA  
Housing and Community Development Division  
Sale and Development of City Properties for Affordable Housing  
Site A: 2350 Farragut Street (Folio No. 5142 0401 3860)

Dear Ms. Alci:

Attached for your review and consideration is a response to the above noted RFP 306-25-SA for the Acquisition and Development of Parcel A, Farragut Street, which will be developed as an affordable single-family home for a City of Hollywood income eligible resident.

LES, Inc. has operated as an affordable housing developer within the City of Hollywood for more than 40 years and has a proven track record of completing and delivering affordable for sale units and rental units to income eligible City residents and Broward County residents in general. LES has successfully developed approximately 200 units of affordable single-family homes and 80 multi-family housing units.

Our collaborative spirit in working with the Broward County Office of Housing Finance and Community Development Division and other local non-profits in Broward County has provided homeownership opportunities for thousands of income eligible residents to become first-time homebuyers.

As Executive Director, I have personally supervised contractors and their subs on active construction sites and have performed actual construction work to ensure that projects are completed timely and that the scope of work is accurate.

The acquisition and development of Site A of this Project is in line with our daily work routine and based on our experience, we are confident that we can deliver a quality finished project on budget and in a timely manner.

Also, please note that I, Henry L. Graham, as Executive Director of LES, Inc., will be the primary contact for this acquisition and affordable housing development project and I am authorized to represent the agency and make legally binding commitments.

Thank you for this opportunity to continue to serve the residents of the City of Hollywood. Feel free to contact me if there are questions or if additional information is required.

Sincerely,

Henry L. Graham

Executive Director

Digitally signed by Henry L. Graham

Date: 07/14/2025

## **The Board of Directors**

***Henry L. Graham, Executive Director***

***Jeannette Smith, President - Cara Daniel, Vice-President - Andrew Houghton, Recording Secretary***

***Natasha F. Jones, Corresponding Secretary - Janice Petrman, Treasurer - Marilyn E. Franks, Activity Director***

***Julian Garvin, Member - Eric W. Bryant, Member - Penda Byrd, Member – Jean M. Casseus, Member***

***3220 North 24<sup>th</sup> Avenue | Post Office Box 222738 | Hollywood, Florida 33020 website: [www.leshelps.com](http://www.leshelps.com)***

## **B. Qualifications & Experience**

LES, Inc. is a Community Development Corporation (CDC) and a Community Based Development Organization (CBDO) established in 1981 as a 501(C)(3) non-profit organization with the mission to develop and implement a full service strategy to increase available affordable housing, increase employment opportunities, assist in the revitalization of and promotion of the business commercial corridors of the City and improve the general characteristics of the community. Since its inception, LES has worked to create these economic and community development activities, services and strategies to fully support the community.

As the Executive Director of LES and using his affordable housing construction development experience, Mr. Graham personally manages the construction and or rehab of these units. He has more than 40 years' experience providing affordable housing support in the City of Hollywood.

The LES Development Team consists of:

- **Henry L. Graham, LES Executive Director & Construction Project Manager:** More than 40 years' experience in the development of affordable for sale and rental multi-family housing in the City of Hollywood. Mr. Graham is responsible for the construction management of more than 200 single family and 80 multi-family rental units. Mr. Graham also provides input for the design of these housing units, secures project financing and coordinates the development team.
- **Don Arpin, Architect & Engineer, Arpin Associates, LLC:** Mr. Arpin has been in the construction industry since 1953. Arpin Associates, LLC, offers full-service architecture and engineering services as well as construction management. Mr. Arpin has been a Construction partner with LES for more than 20 years providing architectural and engineering services for the affordable units that LES has developed. Mr. Arpin is a licensed architect and engineer.
- **Harold Davidson, HBR Construction, LLC, Licensed General Contractor:** Mr. Davidson has 30 years' construction experience and has worked with LES as the general contractor for their affordable housing development projects for more than 20 years. As the general contractor, Mr. Davidson collaborates with LES to offer a comprehensive range of construction and pre-construction services. HBR works skillfully to navigate City and County regulations, streamline the permitting process, provide project updates and establish a robust schedule to keep all LES projects on course. HRB coordinates subcontractors and acts as the liaison between LES, the Architect/Engineer and the City of Hollywood on project requirements.
- **Jackie Washington, LES Administrative Assistant:** Jackie has worked as the Administrative Assistant to Mr. Graham for more than 30 years and is well versed in all agency operations. Ms. Washington oversees all administrative functions related to homeownership development, processes all financial transactions and tracks the progress of all development projects.

LES has partnered with other non-profit affordable housing developers to provide affordable for sale units; built and managed 64 units of affordable housing at Liberty Heights for 10 years; and managed Washington Park Villas in collaboration with the Broward County Housing Authority.

LES has extensive experience working with affordable housing development projects involving public land acquisition, development agreements, construction and construction management through his work with the Broward County Office of Housing Finance and Community Development and with the City of Hollywood for their scattered site affordable housing development.

Though LES has a small staff, they have proven their commitment to meeting the affordable housing needs of city residents as evidenced by the number of units that they have successfully developed in the City of Hollywood. Further, LES has also provided economic opportunities to more than 5,000 low-income City residents through job training programs for the unemployed, unskilled and underemployed. The LES Construction Trades Job Training Program has graduated 45 students, with 10 of these students having received licenses and certifications to become forklift operators. The remaining 35 were employed in the plumbing, electrical, Air-Conditioning trades and are employed in these areas earning more than a living wage. As with past development projects, LES will encourage their contractor to hire a number of these graduates as well as recruit laborers from local labor pools to complete the development of Site A.

LES has received letters of support from their community partners and businesses that have supported his continued development of vacant parcels within the City. Those letters of support are attached to this application.

### **C. Relevant Development History**

LES is currently developing a new affordable single-family residence at 4431 SW 23<sup>rd</sup> Street, West Park, that will be sold to an income eligible City resident. Also, the City of Hollywood's Housing and Community Development Division has also specifically named LES as an existing CHDO partner with experience as a developer of affordable housing in its HUD required Consolidated Plan.

Over the past twenty (20 years, LES has developed more than 200 affordable single family for sale infill homes and 80 affordable multi-family rental housing units within the underserved neighborhoods of Washington Park, Liberia the Broward County Municipal Services District (BMSD) and other surrounding neighborhoods. LES has also worked as a partner with H.O.M.E.S., Inc., and the Broward County Office of Housing and Community Development for the Neighborhood Stabilization Program (NSP). This Program purchased and rehabbed more than 200 abandoned and foreclosed single family homes and sold them to income eligible Broward County residents. LES continues to develop single family lots within the City.

All projects developed by LES were compatible with the current land uses and over time, pricing and cost to build has increased due to Broward County being a high-cost county as designated by HUD. LES recognizes that land and construction costs are exorbitant but works to be competitive in its pricing for income eligible residents.

Listed below is a partial list of the affordable housing projects that LES has successfully developed over the last nine (9) years:

<b>Project Name</b>	<b>LES Role</b>	<b>Project Description</b>	<b>Financial Structure</b>	<b>Start/ Completed</b>	<b># of Units/Income Level</b>
Scattered Sites	Developer/Construction Manager	SFR	\$7,150,000/City HOME Funds	1982-2001	65/ 80%AMI
Oakwood Hills	Developer/Construction Manager	SFR	\$9,240,000/City CDBG/HOME & Private Funds	1988-1990	56/ 80% AMI
Liberty Heights Dania, FL	Developer/Construction Manager	Multi-Family Rental	\$2,900,000/City & HOME Broward County HOME Funds & Private Funds	1990-1991	64/ 80% AMI
Cody Street	Developer/Construction Manager	SFR	\$2,660,000/City CDBG and Private Funds	2004-2005	19/ 80% AMI
Washington Park Villas	Developer/Construction Manager	Multi-Family Rentals Currently managed by LES	\$5,100,000/City of Hollywood & Broward County HOME	2008-2010	28 Townhomes & 5 Duplexes/ 80% AMI
5608 Wiley	Developer/Construction Manager	SFR	\$300,000/Private Financing	2009/2009	1/ 80% AMI
Crispus Commons	Developer/Construction Manager	SFR	\$1,120,000/City CDBG & HOME Funds & Private Financing	2009-2010	7/ 80% AMI
2314 Simms St	Developer/Construction Manager	SFR	House sold for \$175,000/Bank Financing	2018-2019	1/ 80% AMI
Scattered Sites Broward County BMSD	Developer/Construction Manager <b>(Reference #1)</b>	SFR	Homes sold for \$98,000/Broward County	2019-2020	4/ 80% AMI
2351 Raleigh St	Developer/Construction Manager <b>(Reference #2-4)</b>	SFR	Sold for \$565,000/SFRPC	2023/2024	1/ 80-120% AMI
2361 Raleigh St	Developer/Construction Manager <b>(Reference #2-4)</b>	SFR	Sold for \$600,000/SFRPC	2023/2024	1/ 80-120% AMI
4431 SW 23 St West Park, FL	Developer/Construction Manager <b>(Reference #2-4)</b>	SFR	SFRPC	In Progress	80 -120% AMI

**LES Project References:**

1. Reference #1: H.O.M.E.S., Inc.: Linda Taylor, H.O.M.E.S., Inc. (954) 563-5454
2. Reference #2: Don Bailey Flooring, Vince McLemore (786) 234-5507
3. Reference #3: Don Arpin Engineering, Francis Stewart, (954) 861-8684
4. Reference #4: Leroy Wilkerson Plumbing, Leroy Wilkerson, (954) 548-5815

Letters of Reference and Letters of Support are attached.

**D. Approach and Methodology to Developing Affordable Housing**

LES' approach and method to developing affordable housing is to 1) acquire vacant lots as they become available via purchase or City/County donations, 2) secure the construction financing, 3) manage construction and 4) once the homes are developed, market them to income eligible residents

This single-family affordable housing development will consist of three (3) bedrooms, two (2) bathrooms with approximately 1800 square feet of living space. The house will feature an oversized one (1) car garage and is designed to blend with the existing homes in the neighborhood. This proposed house will be sold, after construction, to an income eligible homebuyer (80% to 120% of AMI) with 1<sup>st</sup> Time homebuyers being encouraged to seek Down Payment Assistance from the City.

LES adopted the City's goals for affordable housing development years ago and as was noted earlier, LES has been named in the City's HUD required Consolidated Plan, the City's major strategic housing plan document, as an affordable housing developer. LES has maintained this designation will continue to coordinate with the City's Housing and Community Development Division to obtain a list of income eligible applicants as well as advertise via local churches and community group affiliations the availability of this home.

**LES Community Outreach Plan**

**I. Plan Narrative**

As a resident of the City of Hollywood and the Liberia neighborhood, Mr. Graham has directed his staffs' work at LES to support achievement of the American Dream of homeownership through acquisition and development of affordable for sale units. LES' efforts to assist City of Hollywood residents to accomplish this Dream have been focused in and around the Liberia and West Park neighborhoods.

These neighborhoods are composed of a higher percentage of Black and Hispanic residents and contains a mix of single-family homes, duplexes and multi-family units. The neighborhood is adjacent to Oakwood Hills; a development built in 1985 for low to middle income ownership. The neighborhood issues are:

- The preservation of the existing single family housing stock
- Infill housing development of vacant resident lots

- Improvement/maintenance of streetscapes
- Expansion of municipal services
- Development of vacant commercial properties and the redevelopment of existing commercial properties to ensure continued employment opportunities for low to moderate income residents
- Traffic calming to prevent speeding and cut through traffic
- Perceived and real crime.

#### 5. Plan Objectives

- Engage community members and stakeholders in discussion about this Project.
- Incorporate local Construction Trades Training participants as a part of the workforce for this Project.
- Continue to build on long-term partnerships with local government, nonprofits, and City residents.

#### 6. Stakeholder Identification & Analysis

##### Primary Stakeholders

- Local residents (existing neighbors)
- The Neighborhood Association
- Local employers and business owners for their employees in need of housing
- Local Labor Pools that may have day laborers
- Other Nonprofit housing and social service organizations

##### Government Stakeholders

- Hollywood City Commission and Mayor's Office
- Planning & Zoning & Building Departments
- City's Housing & Community Development Division

All of these stakeholders will be invited to meet concerning this development project once the Site is conveyed to LES.

#### 4. Outreach & Engagement Strategy

##### A. Inform

- - Post Project on LES website and print fact sheets
- - Press release to WestSide Gazette
- - Public notices in libraries, community centers, churches

##### B. Consult

- - Community surveys (in-person)

- - Stakeholder focus groups (neighborhood associations & churches)
- - Open houses

C. Involve

- - Neighborhood Associations
- - Host planning workshops
- - Gather feedback on housing types & design for the neighborhood.

D. Collaborate

- - Regular project update meetings with community reps

E. Empower

- - Include local hires in construction and property security
- - Offer training and apprenticeships for local City residents

5. Local Housing & Employment Needs Assessment

- Confirm that this proposed housing project addresses actual local housing needs as outlined in the City’s Consolidated Plan
  - Use recent housing market studies and census data
  - Identify gaps (e.g., lack of units for extremely low-income families)
  - Align unit mix with needs (e.g., 1-bed, family-sized, accessible units)
  - Partner with job placement agencies and unions to connect residents to opportunities in construction, maintenance, and services.

6. Timeline & Milestones

Phase	Activity	Timeline
Project Kickoff	Announce project	Month 1
Stakeholder Meeting	Identify and categorize stakeholders	Month 1
Public Consultations	Host focus groups	Month 2–3
Design Collaboration	HOA’s	Month 3
Plan Finalization	Draft and review final plans	Month 4-5
Commence Construction	Groundbreaking & kickoff	Month 6-7

7. Evaluation & Feedback

- Pre- and post-participation surveys
- Track attendance and demographic representation at all stakeholder meetings
- Monitor commitments ( of local hires, etc.)
- Annual impact reports shared with the community and City

Based on LES’s history and track record in the community, many residents have often reached out to LES for assistance in their desire for homeownership. Also, once these houses are developed, LES also tries to assist in developing streetscapes and other neighborhood improvements to assist the neighborhoods to remain sustainable. This LES approach and methodology to the development of affordable housing has led to stabilization of some of the City’s one time most crime and drug infested neighborhoods.

**E. Schedule of Performance (Projected)**

<b>Month/Day/Year</b>	<b>Activity</b>	<b>Notes</b>
<b>10/01/2025</b>	<b>Bid Award with the COH</b>	
<b>10/17/2025</b>	<b>Execute Contract for Purchase of Site A</b>	
<b>10/17/2025</b>	<b>Confirm Construction Financing &amp; Close Construction Loan</b>	
<b>10//17 – 10/27/2025 -</b>	<b>Environmental Review &amp; Assessment</b>	
<b>10/17 – 11/14/2025</b>	<b>Plan Review &amp; Permitting</b>	<b>Expedited Permitting Process will be requested. An existing LES floor plan and model home from previous affordable project will be used.</b>
<b>11/17/2025</b>	<b>Begin Marketing of Property</b>	<b>On-going until applicant selected/approved. Will encourage application for 1<sup>st</sup> Time Homebuyer assistance</b>
<b>11/21/2025</b>	<b>Building Permits Received</b>	
<b>12/01/2025</b>	<b>Construction Starts</b>	
<b>03/13/2026</b>	<b>Construction Completed/CO</b>	
<b>03/20/2026</b>	<b>Housing Unit Placed into Service</b>	
<b>03/20/2026</b>	<b>Occupancy by Low-Mod Income Household</b>	

## **F. Development Structure and Design Concept**

LES has developed more than 200 affordable single-family housing units and will utilize one of our successfully designed existing plans and models for this single-family home. This Farraquat Street Project will consist of three (3) bedrooms, 2 full baths with approximately 1800 square feet and an oversized single car garage. It is anticipated that this home will be occupied by a family of five (5). Ownership will be through Fee-Simple Title.

The previously developed LES affordable housing units are skillfully designed to blend with the existing architecture and structures in the neighborhood. Past housing units developed by LES have not included any GreenBuild features, but LES will make every effort to incorporate energy efficient appliances and other energy saving standards as a part of this Project.

This location, Site A, is located 2 blocks from public transportation; 5 minutes from I-95, 5 to 10 minutes from I-595; 5 to 10 minutes from Tri-Rail and Brightline commuter services; 10 minutes from the Florida Turnpike and approximately 5 minutes from downtown Hollywood. This makes it an ideal location for people that commute to their jobs daily.

It is anticipated that based on the approval by the City of previous LES development plans, the plan review process and permitting will be expedited.

A Site Plan and an example of the renderings for this Project are attached as a part of this Proposal.

This proposed development will be sustainable through the homebuyers' required attendance at First Time Homebuyer Workshops where they will learn home maintenance, fiscal responsibility for their home and energy saving practices that are important for their home to retain its value.

## **G. Financial Capacity of Respondent**

A copy of the last two (2) years LES's Audited Financial Statements are attached as a part of this Proposal.

Over the past 10 years, LES has established a lending relationship with the Southeast Florida Community Development Fund, Inc., located in Hollywood, which has provided financial support for the construction loan financing of our single-family housing developments. This entity is a subsidiary of the South Florida Regional Planning Council, which will be the construction lender for this affordable housing development on Farraquat Street. They report that they "Southeast Florida Community Development Fund, Inc. support the acquisition and development of up to \$500,000 to finance the construction of an affordable single-family home in the Liberia section of Hollywood, FL; subject to homebuyer eligibility and approval."

They also state "Liberia Economic and Social Development, Inc. has a very good track record with managing and completing affordable residential construction projects and this would be the continuation of their proven performance to assist their organization with constructing new affordable single-family detached homes in Broward County." We believe that this affirmation from SFCDF documents LES' strong credit history and the ability to finance projects.

Over the past 40 years, LES has maintained a strong financial capacity in its operations and provision of services to and for the community. We currently have a long-established Agency banking relationship with Wells Fargo which is located at 1600 Sheridan Street, Hollywood. LES has also obtained grants from the City of Hollywood, Broward County Office of Housing Finance and Community Development for affordable housing development as well as grants from private foundations to support our construction trades and other jobs training programs.

Please note that LES Inc. has no financially responsible partners. The Agency is a non-profit organization wholly operated by LES staff with direction and support from its non-compensated Board of Directors.

## **H. Purchase Offer, Preliminary Financing Plan, and Pro Forma Analysis**

**Purchase Offer :**

LES, Inc. offers \$30,000 for Parcel A

**Preliminary Financing Plan:**

**1. Project Summary:**

**Lot Purchase Pric: \$30,000:**

**Construction Type:** New Single-Family Residence

**Living Space:** 1,800 sq ft

**Garage:** Oversized 1 car

**Bedrooms/Bathrooms:** 3 bedrooms/2 baths

**Target Sales Price:** \$600,000

**Construction Timeline:** 6 to 9 months

**2. Estimated Construction & Soft Costs:**

<b>Item</b>	<b>Estimate</b>	
<b>Lot Purchase</b>	<b>\$30,000</b>	
<b>Hard Construction (\$180 per sq ft X 1800)</b>	<b>\$324,000</b>	
<b>Oversized garage</b>	<b>\$25,000</b>	
<b>Total Hard Costs</b>	<b>\$324,000</b>	
<b>Soft Costs (10% of Hard Costs)</b>	<b>\$34,900</b>	
<b>Permits, Fees, Inspections</b>	<b>\$10,000</b>	
<b>Contingency (5%)</b>	<b>\$17,450</b>	
<b>Insurance &amp; Marketing/Staging</b>	<b>10,000</b>	
<b>Developer Fee/Overhead</b>	<b>\$20,000</b>	
<b>Estimated Cost</b>	<b>\$471,350</b>	

### **3. Financing Plan**

#### **A. Land Purchase Financing:**

- **\$3,000 down**
- **\$27,000 at Bid Award**

#### **B. Construction Loan:**

- **Loan Amount: \$377,080**
- **Type: Interest only construction loan**
- **Rate: 7% - 9%**
- **Term: 12 – 18 months**
- **Draws: Funded in stages (foundation, framing etc.)**

#### **C. Equity: Lot Value**

#### **4. Projected Profit:**

<b><u>Item</u></b>	<b><u>Estimate</u></b>
<b>Sales Price</b>	<b>\$600,000</b>
<b>Selling Costs (6%)</b>	<b>\$36,000</b>
<b>Net Proceeds</b>	<b>\$564,000</b>
<b>Total Project with interest &amp; fees)</b>	<b>-\$507,172.60</b>
<b>Projected Net Profit (60.28% ROE)</b>	<b>\$56,827.40</b>

#### **5. A ProForma is attached.**

### **Current Real Estate Conditions in Broward County**

While speaking at a July 24, 2024, City of Wilton Manors City Commission Meeting, Ralph Stone, Director of the Broward County Office of Housing Finance and Community Development, noted that Broward County's affordable housing crisis has been years in the making, and solving it may take even longer. He briefed the Commission on how dire the situation has become.

Mr. Stone, and Dr. Ned Murray of FIU, laid out the Broward County Affordable Housing Master Plan Update. When the Assessment was first published, last autumn, the median sale price of a home in Broward County was \$565,000 (it has since jumped above \$600,000), making homeownership unaffordable for 92% of county residents.

They noted that the news is no better for renters. Broward is last in Florida for available affordable rental units, with only 25 units for each 100 families. They noted that in a county of about two million people and many municipalities, there's no one-size-fits-all solution.

The Affordable Housing Needs Assessment reached several critical findings:

1. The scope and scale of Broward County's affordable housing needs are substantial and impact a broad spectrum of economic, social, and quality of life issues;
2. Renter households are the most vulnerable due to generally lower household incomes, low wage employment, and excessive cost.
3. The vast majority (94 percent) of Broward County residents are unable to afford the current median sale price (\$590,000) of a single-family home. Broward County's median single-family home price-to-median household income ratio now stands at 9.8:1;4.
4. Broward County's economic competitiveness and resilience are at risk. The economies of Broward County and South Florida depend on the Leisure & Hospitality, Healthcare, and Retail industry sectors, each of which rely on service sector workers. This also applies to Broward County's major institutions – hospitals, public schools, and colleges and universities; and The scope and scale of Broward County's affordable housing needs will demand a much greater public, private, and philanthropic response.

These statistics are just some of the reasons for the need to address and increase the number of affordable housing units at all income levels. LES is honored for the opportunity to play a role in meeting these affordable housing needs for City and County residents.

## **I. Litigation History**

**LES, Inc., employees or Board members do not have, nor have they ever had any history of litigations.**

**LES, INC.**  
**RFP-306-25-SA**  
**SITE A**  
**SECTION G: FINANCIAL CAPACITY OF RESPONDENT**  
**LES, INC. 2023 AUDITED FINANCIAL STATEMENTS**

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.**  
**FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

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**Independent Auditors' Report**

To the Board of Directors  
Liberia Economic and Social Development, Inc.

**Report on the Audit of the Financial Statements**

***Opinion***

We have audited the accompanying financial statements of Liberia Economic and Social Development, Inc., (a nonprofit organization), which comprise the statement of financial position as of September 30, 2023, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Liberia Economic and Social Development, Inc., as of September 30, 2023, and the changes in its net assets and its cashflows for the year ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Liberia Economic and Social Development, Inc. and meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Liberia Economic and Social Development, Inc.'s ability to continue as a going concern for a period not exceeding one year from the issuance of the financials.





**PARTNERS**  
Certified Public Accountants

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Pembroke Pines, FL 33027  
Telephone: 954-362-5195  
Fax: 954-430-8776

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objective are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Audit Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Liberia Economic and Social Development, Inc.'s internal control. Accordingly no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Liberia Economic and Social Development, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



**PARTNERS**  
Certified Public Accountants

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### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 12, 2024, on our consideration of Liberia Economic and Social Development, Inc.'s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Liberia Economic and Social Development, Inc.'s internal control over financial reporting and compliance.

*BAS PARTNERS LLC*

---

Pembroke Pines, Florida  
May 12, 2024

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.  
STATEMENT OF FINANCIAL POSITION  
SEPTEMBER 30, 2023**

**Assets**

Cash and cash equivalents	\$	297,944
Inventory		12,714
Prepaid expenses		5,591
Land held for development		482,352
Construction in progress		120,524
Property, plant and equipment, net		<u>216,070</u>
Total assets	<b>\$</b>	<b><u>1,135,195</u></b>

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**Liabilities and net assets**

Accounts payable	\$	321,195
Note payable		<u>246,277</u>
Total liabilities		<b><u>567,472</u></b>

## Net assets:

Without donor restrictions		<u>567,723</u>
Total net assets		<u>567,723</u>
Total liabilities and net assets	<b>\$</b>	<b><u>1,135,195</u></b>

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The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	<u>Net Assets</u> <u>Without</u> <u>Restrictions</u>	<u>Net Assets</u> <u>With</u> <u>Restrictions</u>	<u>Total</u>
<b>Revenues and other support</b>			
Grants	\$ 59,400	\$ -	\$ 59,400
Contributions	16,094	-	16,094
Fees	176,655	-	176,655
Rental income 371,818 - 371,818 Total	_____	_____	_____
revenues and other support 623,967 - 623,967	_____	_____	_____
Net assets released from restrictions:			
Expiration of time and purpose restrictions	-	-	-
	_____	_____	_____
Total revenues and other support	623,967	-	623,967
<b>Expenses:</b>			
Program services			
Housing and façade	639,279	-	639,279
Skill training	104,109	-	104,109
Food and clothing distribution	51,340	-	51,340
	_____	_____	_____
Total program services	794,728	-	794,728
Fundraising	-	-	-
Management and general	-	-	-
	_____	_____	_____
Total expenses	2,932	-	32,932
<b>Change in net assets</b>	27,660	- -	827,660
	(203,693)		(203,693)
Net assets at beginning of year	_____	_____	_____
	71,416	-	771,416
Net assets at end of year	_____	_____	_____
	<b>67,723</b>	<b>\$</b>	<b>\$ 567,723</b>

LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC

2023

The accompanying notes are an integral part of these financial statements.

**STATEMENT OF CASH FLOW  
FOR THE YEAR ENDED SEPTEMBER 30,**

<b>Operating activities:</b>		
Change in net assets	\$	(203,693)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation		6,524
Changes in operating assets and liabilities:		
Accounts payable		209,224
Net cash used in operating activities		12,059
<b>Investing activities:</b>		
Purchase of fixed assets		-
Net cash used in investing activities		-
<b>Financing activities:</b>		
Proceeds from note payable		-
Net cash provided by financing activities		-
Change in cash and cash equivalents		12,059
Cash and cash equivalents at the beginning of year		285,825
The Cash and cash equivalents at end of year	\$	<u><u>297,884</u></u>

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accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
STATEMENT OF FUNCTIONAL EXPENSES FOR  
THE YEAR ENDED SEPTEMBER 30, 2023**

Expenses	Housing	Skills	Food and Clothing	Management & General	Fundraising	Total Expense
Payroll and related expenses	\$ 24,500	\$ 24,900	\$ 25,740	\$ 7,390	\$ -	\$ 82,530
Professional fees	16,450	9,500	6,050	1,479	-	33,479
Project management	37,547	5,500	4,550	-	-	47,597
Program expense	252,916	44,140	-	-	-	297,056
Automobile expense	16,281	-	-	384	-	16,665
Other operating expense	1,000	219	900	560	-	2,679
Office expense	14,169	9,600	4,600	3,350	-	31,719
Depreciation	6,524	-	-	-	-	6,524
Utilities	8,154	10,250	9,500	2,850	-	30,754
Bank charges	-	-	-	1,485	-	1,485
Insurance	29,846	-	-	7,461	-	37,307
Repairs and maintenance	231,892	-	-	7,973	-	239,865
	<b>\$ 639,279</b>	<b>\$ 104,109</b>	<b>\$ 51,340</b>	<b>\$ 32,932</b>	<b>\$ -</b>	<b>\$ 827,660</b>

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The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**Note 1 - Nature of operations**

Liberia Economic and Social Development, Inc. ("the Organization") is a nonprofit developmental and educational organization, incorporated under the laws of the State of Florida on April 16, 1981. The organization provides low-income housing developments, facade programs, skills-training, and youth and family support services in the Liberia and Washington Park sections of Hollywood and Dania, Florida.

**Note 2 - Summary of significant accounting policies**

**Basis of accounting**

The financial statements of the Organization have been prepared on the accrual basis of accounting.

**Basis of presentation**

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) ASC 958 – Not-for-Profit Entities. Under FASB ASC 958 formally Statement of Financial Accounting Standards (SFAS) No. 117, the Organization is required to report information regarding its financial position and activities according to two classes of net assets:

**Net assets without donor restrictions**

Net Assets without donor restrictions are resources available to support operations. The only limits on the use of these net assets are the broad limits resulting from the nature of the organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

**Net assets with donor restrictions**

Net assets with donor restrictions are resources that are restricted by donor for use for a particular purpose or in a particular future period. Some donor-imposed restrictions are temporary in nature, and the restriction will expire when the resources are used in accordance with the donor's instructions or when the stipulated time has passed. Other donor-imposed restrictions are perpetual in nature; the organization must continue to use the resources in accordance with the donor's instructions.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

All revenues are reported as increases in net assets without restrictions in the statement of activities. All expenses are reported as decreases in net assets without restrictions.

**Note 2 - Summary of Significant Accounting Policies (cont'd)**

**Use of estimates**

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

**Revenue recognition**

Fees and sponsorships received are recorded as net assets without restrictions or net assets with restrictions, depending on the existence and/or nature of any donor restrictions. All donor-restricted contributions are reported as an increase in net assets with restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

**Cash and cash equivalents**

Cash and cash equivalents include all monies in banks and highly liquid investments with maturity dates of less than three months. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments.

**Income taxes**

The Organization is organized as a not-for-profit entity and is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC), though it would be subject to tax on income unrelated to its exempt purposes (unless that income is excluded by the IRC). The tax years ending 2021, 2022 and 2023 are still open to audit. Contributions to the Organization are tax deductible to donors under section 170 of the IRC.

**Construction in process**

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

Construction in process relates to low and moderate income residential units under construction by the Organization at the year end, and is measured at historical cost.

**Inventories**

Inventories consist of undistributed food items at the "Pantry." and are valued at fair values.

**Note 2 - Summary of significant accounting policies (cont'd)**

**Land held for development**

Land held for development represents the historical cost of land that will be used for future developments in the construction of single-family units. Land held for development consists of the following:

Crispus Commons, Parcel A	\$	400,000
Other		<u>82,352</u>
	\$	<b>482,352</b>

**Note payable**

Notes payable are initially recorded at their face values, net of issue costs. Interest is subsequently charged to income based on the effective interest rate on the outstanding principal balance.

**Note 3 - Concentration of cash**

The Organization maintains its cash accounts with a financial institution. The accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. As of September 30, 2023, there were no cash accounts held with a financial institution that was in excess of the Federal Deposit Insurance Corporation amount.

**Note 4 – Functional allocation of expenses**

Directly identifiable expenses are charged and allocated to program services based on specific criteria. Management and general administrative expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support of the Organization.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**Note 5 – Fair Value Measurements**

The Organization reports its fair value measures using a three-level hierarchy that prioritizes the inputs used to measure fair value. This hierarchy, established by GAAP, requires that entities maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The three levels of inputs used to measure fair value are as follows:

- Level 1. Quoted prices for identical assets or liabilities in active markets to which the organization has access at measurement date.
- Level 2. Inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include:
  - I. quoted prices for similar assets or liabilities in active markets;
  - II. quoted prices for identical or similar assets in markets that are not active;
  - III. observable inputs other than quoted prices for asset or liability (for example, interest rates and yield curves); and
  - IV. inputs derived principally from, or corroborated by, observable market data by correlation or by other means.
- Level 3. Unobservable inputs for asset or liability. Unobservable inputs should be used to measure the fair value to the extent that observable inputs are not available.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

When available the Organization measures fair value using level 1 inputs because they generally provide the most reliable evidence of fair value. The primary use of fair value measures in the Organization financial statements is the initial measurement of cash and cash equivalents.

**Note 7 – Property and equipment**

Property and equipment consists as follows:

	<b>Estimated</b>		<b>Asset</b>
			<b>useful lives</b>
			<b>2021</b>
Land		\$ 199,870	
Building	years	60,100	
Equipment	years	<u>27,462</u>	
		287,432	
Less: Accumulated Depreciation		<u>(71,362)</u>	
		<b><u>\$ 216,070</u></b>	

Depreciation charge for year ended September 30, 2023 was \$6,524.

**Note 8 – Note payable**

1) On February 11, 2009, the Organization has a bank loan agreement with a financial institution. The loan is payable at an interest rate of 5% per annum, the loan is paid monthly, \$596.19, which includes principal and interest. The balance at September 30, 2023 was \$53,241.

2) The Organization entered into a loan agreement with the executive director. The amount due at September 30, 2023 was \$127,760.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**Note 9 – Subsequent Events**

The Organization did not have any other subsequent events through May 12, 2024 which is the date the financial statements were available to be issued for events requiring recording or disclosure in the financial statements for the year ended September 30, 2023.



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

To the Board of Directors  
Liberia Economic and Social Development, Inc.

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America, the financial statements of Liberia Economic and Social Development, Inc. (a nonprofit organization) which comprise the statement of financial position as of September 30, 2023, and the related statement of activities and changes in net assets, functional expenses and cash flows for the year ended September 30, 2023, and have issued our report thereon dated May 12, 2024.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Liberia Economic and Social Development, Inc.'s internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



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### **Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*BAS PARTNERS LLC*

Pembroke Pines, Florida  
May 12, 2024

**LES, INC.**  
**RFP-306-25-SA**

**SECTION G: FINANCIAL CAPACITY OF RESPONDENT**  
**2024 AUDITED FINANCIAL STATEMENT**

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.**  
**FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**

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## **Independent Auditors' Report**

To the Board of Directors  
Liberia Economic and Social Development, Inc.

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the accompanying financial statements of Liberia Economic and Social Development, Inc., (a nonprofit organization), which comprise the statement of financial position as of September 30, 2024, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Liberia Economic and Social Development, Inc., as of September 30, 2024, and the changes in its net assets and its cashflows for the year ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Liberia Economic and Social Development, Inc. and meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Liberia Economic and Social Development, Inc.'s ability to continue as a going concern for a period not exceeding one year from the issuance of the financials.



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### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objective are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Audit Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Liberia Economic and Social Development, Inc.'s internal control. Accordingly no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Liberia Economic and Social Development, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



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### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 12, 2024, on our consideration of Liberia Economic and Social Development, Inc.'s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Liberia Economic and Social Development, Inc.'s internal control over financial reporting and compliance.

*BAS PARTNERS LLC*

---

Pembroke Pines, Florida  
July 12, 2025

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**SEPTEMBER 30, 2024**

**Assets**

Cash and cash equivalents	\$ 402,515
Inventory	12,714
Prepaid expenses	598
Land held for development	482,352
Construction in progress	120,524
Property, plant and equipment, net	<u>234,013</u>
<b>Total assets</b>	<b><u><u>\$ 1,252,716</u></u></b>

**Liabilities and net assets**

Accounts payable	\$ 476,522
Note payable	<u>119,107</u>
<b>Total liabilities</b>	<b><u><u>595,629</u></u></b>

Net assets:

Without donor restrictions	<u>657,087</u>
<b>Total net assets</b>	<b><u><u>657,087</u></u></b>
<b>Total liabilities and net assets</b>	<b><u><u>\$ 1,252,716</u></u></b>

The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>Net Assets</u> <u>Without</u> <u>Restrictions</u>	<u>Net Assets</u> <u>With</u> <u>Restrictions</u>	<u>Total</u>
<b>Revenues and other support</b>			
Grants	\$ 19,821	\$ -	\$ 19,821
Contributions	64,330	-	64,330
Fees	85,000	-	85,000
Rental income	<u>862,254</u>	<u>-</u>	<u>862,254</u>
Total revenues and other support	1,031,405	-	1,031,405
Net assets released from restrictions:			
Expiration of time and purpose restrictions	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues and other support	1,031,405	-	1,031,405
<b>Expenses:</b>			
Program services			
Housing and façade	635,307	-	635,307
Skill training	225,346	-	225,346
Food and clothing distribution	<u>151,345</u>	<u>-</u>	<u>151,345</u>
Total program services	1,011,998	-	1,011,998
Fundraising	-	-	-
Management and general	<u>17,417</u>	<u>-</u>	<u>17,417</u>
Total expenses	<u>1,029,415</u>	<u>-</u>	<u>1,029,415</u>
<b>Change in net assets</b>	1,990	-	1,990
Net assets at beginning of year	<u>655,187</u>	<u>-</u>	<u>655,187</u>
Net assets at end of year	<u><b>\$ 657,087</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 657,087</b></u>

The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.**  
**STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2024**

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<b>Operating activities:</b>	
Change in net assets	\$ 1,990
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Depreciation	6,524
Changes in operating assets and liabilities:	
Accounts payable	120,524
Net cash used in operating activities	<u>129,038</u>
<b>Investing activities:</b>	
Purchase of fixed assets	<u>(24,467)</u>
Net cash used in investing activities	(24,467)
<b>Financing activities:</b>	
Proceeds from note payable	<u>-</u>
Net cash provided by financing activities	-
Change in cash and cash equivalents	104,571
Cash and cash equivalents at the beginning of year	<u>297,944</u>
Cash and cash equivalents at end of year	<u><u>\$ 402,515</u></u>

The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Expenses	Housing	Skills	Food and Clothing	Management & General	Fundraising	Total Expense
Payroll and related expenses	\$ 44,500	\$ 44,900	\$ 46,611	\$ 9,900	\$ -	\$ 145,911
Professional fees	6,400	3,500	3,010	65	-	12,975
Project management	115,537	25,500	24,550	-	-	165,587
Program expense	383,283	144,400	72,274	-	-	599,957
Automobile expense	-	-	-	735	-	735
Other operating expense	4,400	4,296	2,900	560	-	12,156
Office expense	1,000	500	500	922	-	2,922
Depreciation	6,524	-	-	-	-	6,524
Utilities	2,795	2,250	1,500	850	-	7,395
Bank charges	36,428	-	-	1,485	-	37,913
Insurance	12,857	-	-	-	-	12,857
Repairs and maintenance	21,583	-	-	2,900	-	24,483
	<u><u>\$ 635,307</u></u>	<u><u>\$ 225,346</u></u>	<u><u>\$ 151,345</u></u>	<u><u>\$ 17,417</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,029,415</u></u>

The accompanying notes are an integral part of these financial statements.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**Note 1 - Nature of operations**

Liberia Economic and Social Development, Inc. ("the Organization") is a nonprofit developmental and educational organization, incorporated under the laws of the State of Florida on April 16, 1981. The organization provides low-income housing developments, facade programs, skills-training, and youth and family support services in the Liberia and Washington Park sections of Hollywood and Dania, Florida.

**Note 2 - Summary of significant accounting policies**

**Basis of accounting**

The financial statements of the Organization have been prepared on the accrual basis of accounting.

**Basis of presentation**

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) ASC 958 – Not-for-Profit Entities. Under FASB ASC 958 formally Statement of Financial Accounting Standards (SFAS) No. 117, the Organization is required to report information regarding its financial position and activities according to two classes of net assets:

**Net assets without donor restrictions**

Net Assets without donor restrictions are resources available to support operations. The only limits on the use of these net assets are the broad limits resulting from the nature of the organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

**Net assets with donor restrictions**

Net assets with donor restrictions are resources that are restricted by donor for use for a particular purpose or in a particular future period. Some donor-imposed restrictions are temporary in nature, and the restriction will expire when the resources are used in accordance with the donor's instructions or when the stipulated time has passed. Other donor-imposed restrictions are perpetual in nature; the organization must continue to use the resources in accordance with the donor's instructions.

All revenues are reported as increases in net assets without restrictions in the statement of activities. All expenses are reported as decreases in net assets without restrictions.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**Note 2 - Summary of Significant Accounting Policies (cont'd)**

**Use of estimates**

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

**Revenue recognition**

Fees and sponsorships received are recorded as net assets without restrictions or net assets with restrictions, depending on the existence and/or nature of any donor restrictions. All donor-restricted contributions are reported as an increase in net assets with restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

**Cash and cash equivalents**

Cash and cash equivalents include all monies in banks and highly liquid investments with maturity dates of less than three months. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments.

**Income taxes**

The Organization is organized as a not-for-profit entity and is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC), though it would be subject to tax on income unrelated to its exempt purposes (unless that income is excluded by the IRC). The tax years ending 2021, 2022 and 2024 are still open to audit. Contributions to the Organization are tax deductible to donors under section 170 of the IRC.

**Construction in process**

Construction in process relates to low and moderate income residential units under construction by the Organization at the year end, and is measured at historical cost.

**Inventories**

Inventories consist of undistributed food items at the "Pantry." and are valued at fair values.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**Note 2 - Summary of significant accounting policies (cont'd)**

**Land held for development**

Land held for development represents the historical cost of land that will be used for future developments in the construction of single-family units. Land held for development consists of the following:

Crispus Commons, Parcel A	\$ 400,000
Other	<u>82,352</u>
	<u><u>\$ 482,352</u></u>

**Note payable**

Notes payable are initially recorded at their face values, net of issue costs. Interest is subsequently charged to income based on the effective interest rate on the outstanding principal balance.

**Note 3 - Concentration of cash**

The Organization maintains its cash accounts with a financial institution. The accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. As of September 30, 2024, there were no cash accounts held with a financial institution that was in excess of the Federal Deposit Insurance Corporation amount.

**Note 4 – Functional allocation of expenses**

Directly identifiable expenses are charged and allocated to program services based on specific criteria. Management and general administrative expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support of the Organization.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**Note 5 – Fair Value Measurements**

The Organization reports its fair value measures using a three-level hierarchy that prioritizes the inputs used to measure fair value. This hierarchy, established by GAAP, requires that entities maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The three levels of inputs used to measure fair value are as follows:

- Level 1. Quoted prices for identical assets or liabilities in active markets to which the organization has access at measurement date.
- Level 2. Inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include:
  - I. quoted prices for similar assets or liabilities in active markets;
  - II. quoted prices for identical or similar assets in markets that are not active;
  - III. observable inputs other than quoted prices for asset or liability (for example, interest rates and yield curves); and
  - IV. inputs derived principally from, or corroborated by, observable market data by correlation or by other means.
- Level 3. Unobservable inputs for asset or liability. Unobservable inputs should be used to measure the fair value to the extent that observable inputs are not available.

When available the Organization measures fair value using level 1 inputs because they generally provide the most reliable evidence of fair value. The primary use of fair value measures in the Organization financial statements is the initial measurement of cash and cash equivalents.

**LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT INC.  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**Note 7 – Property and equipment**

Property and equipment consists as follows:

<b>Asset</b>	<b>Estimated useful lives</b>	<b>2024</b>
Land		\$ 199,870
Building	39 years	60,100
Equipment	3 years	<u>51,929</u>
		311,899
Less: Accumulated Depreciation		<u>(77,886)</u>
		<u><b>\$ 234,013</b></u>

Depreciation charge for year ended September 30, 2024 was \$6,524.

**Note 8 – Note payable**

1) On February 11, 2009, the Organization has a bank loan agreement with a financial institution. The loan is payable at an interest rate of 5% per annum, the loan is paid monthly, \$596.19, which includes principal and interest. The balance at September 30, 2024 was \$53,241.

2) The Organization entered into a loan agreement with the executive director. The amount due at September 30, 2024 was \$65,866.

**Note 9 – Subsequent Events**

The Organization did not have any other subsequent events through July 12, 2025 which is the date the financial statements were available to be issued for events requiring recording or disclosure in the financial statements for the year ended September 30, 2024.



**PARTNERS**  
Certified Public Accountants

15800 Pines Blvd. Suite 3002  
Pembroke Pines, FL 33027  
Telephone: 954-362-5195  
Fax: 954-430-8776

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

To the Board of Directors  
Liberia Economic and Social Development, Inc.

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America, the financial statements of Liberia Economic and Social Development, Inc. (a nonprofit organization) which comprise the statement of financial position as of September 30, 2024, and the related statement of activities and changes in net assets, functional expenses and cash flows for the year ended September 30, 2024, and have issued our report thereon dated July 12, 2025.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Liberia Economic and Social Development, Inc.'s internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Liberia Economic and Social Development, Inc.'s internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



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Certified Public Accountants

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Telephone: 954-362-5195  
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### **Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*BAS Partners LLC*

Pembroke Pines, Florida  
July 12, 2025

**LES, INC.**

**RFP-306-25-SA**

**SITE A**

**SECTION G: FINANCIAL CAPACITY OF RESPONDENT**

**CONSTRUCTION LOAN COMMITMENT LETTER**



Southeast Florida  
Community Development  
Fund, Inc.  
1 Oakwood Boulevard/  
Suite 250, Hollywood,  
Florida 33020  
954-924-3653 Phone,  
954-924-3654 FAX

July 9, 2025

Mr. Henry Graham  
Liberia Economic and Social Development, Inc.  
2900 NW 24<sup>th</sup> Avenue  
Hollywood, FL 33020

RE: Liberia Economic and Social Development — Letter of Support  
Single-Family Affordable Housing Project — Liberia Section of  
Hollywood, FL

To Henry:

Please accept this letter of good standing and bank reference for Liberia Economic and Social Development, Inc.

The Southeast Florida Community Development Fund, Inc. supports the acquisition and development of up to \$500,000 to finance the construction of an affordable single-family home in the Liberia section of Hollywood, FL; subject to homebuyer eligibility and approval.

Liberia Economic and Social Development, Inc. has a very good track record with managing and completing affordable residential construction projects and this would be the continuation of their proven performance to assist their organization with constructing new affordable single-family detached homes in Broward County. If you need any further Information pertaining to this or have any questions please contact me at (917) 496-3635

Sincerely,

7 a.2É

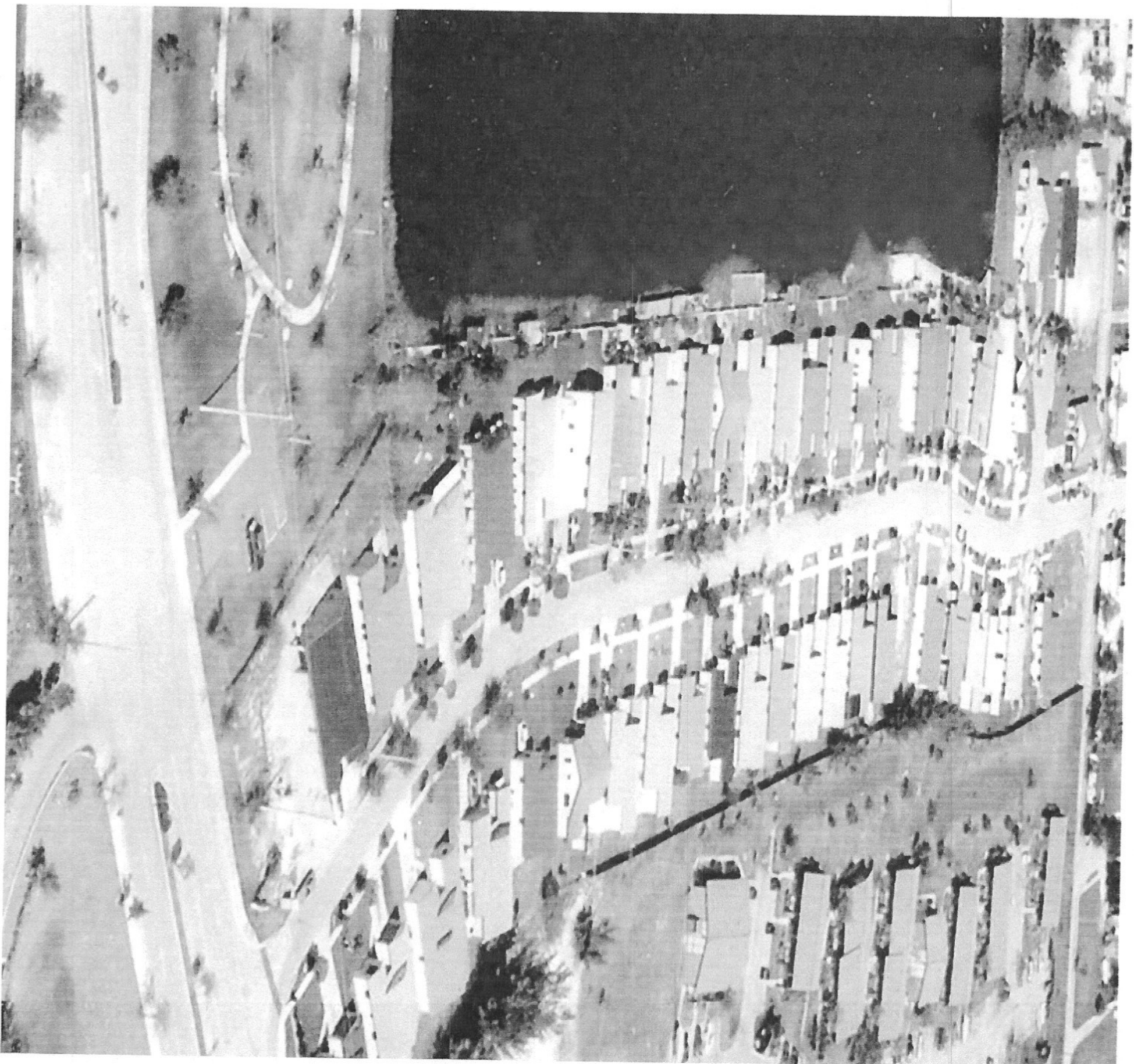
Jeffrey Tart  
Senior Loan Officer  
Revolving Loan Fund Programs

LES, INC.

RFP-306-25-SA

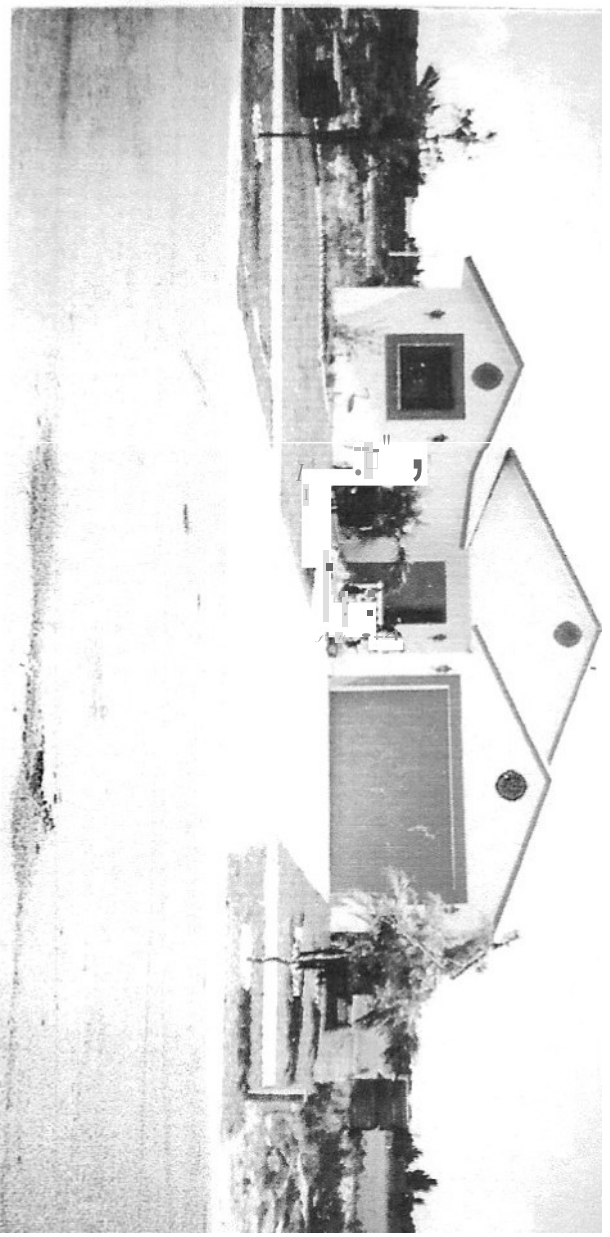
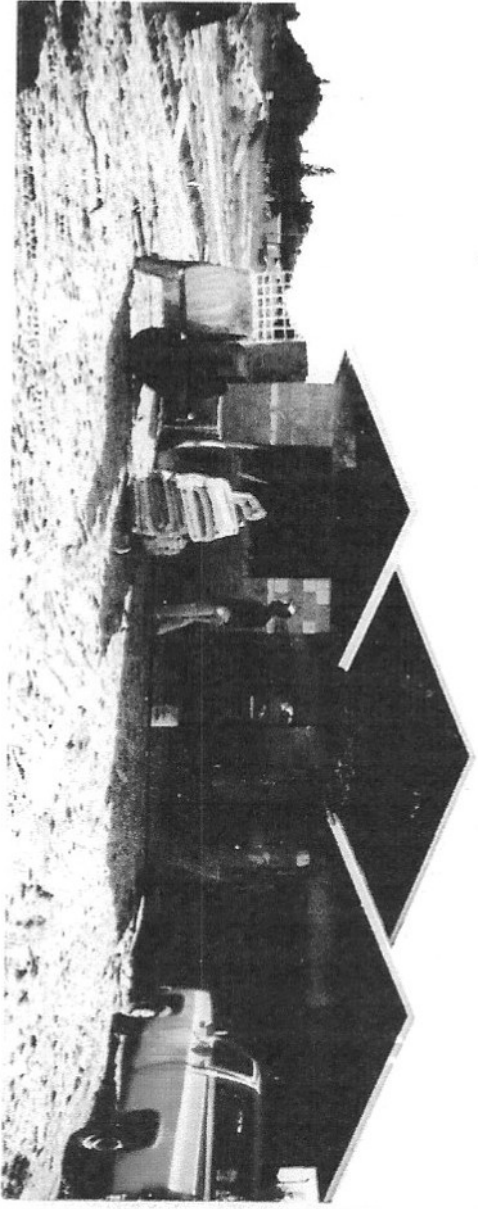
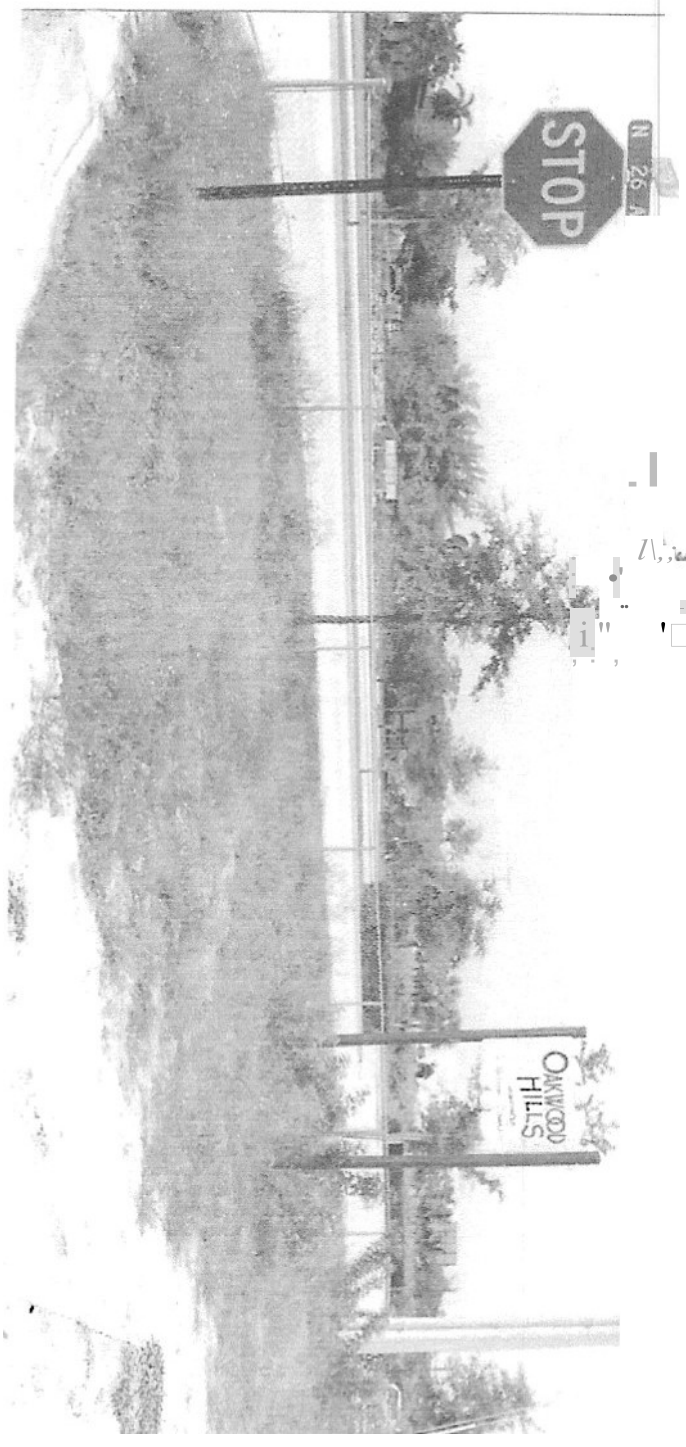
SECTION C: RELEVANT DEVELOPMENT HISTORY

PAST LES, INC. AFFORDABLE HOUSING PROJECTS



**OAK  
WOOD  
HILLS  
56  
HOMES**

✓



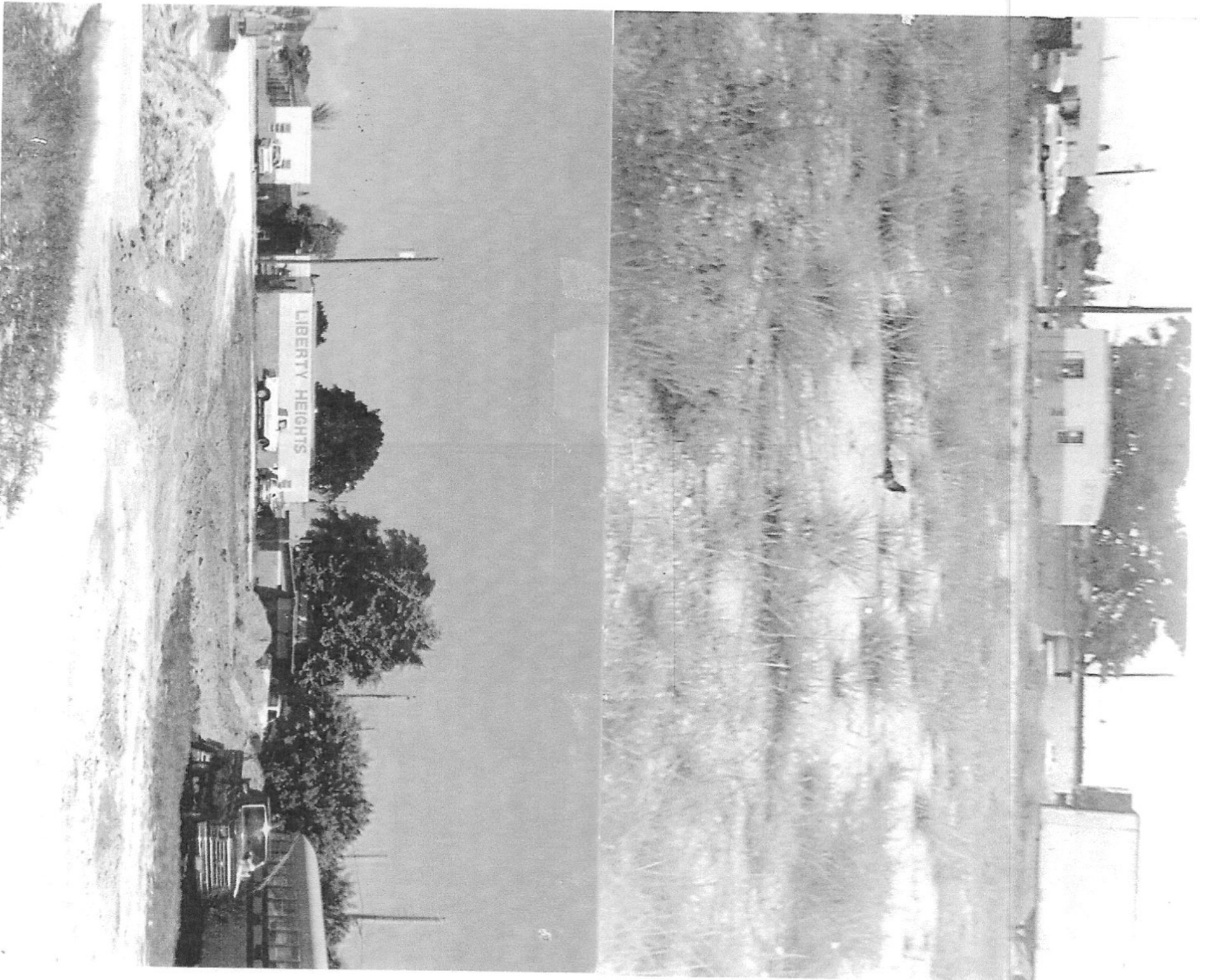
# Cody Street Site Improvement I



# Cody Street 1 : 1 : 3 21



# Liberty Heights Original Site



# Liberty Heights Phase I

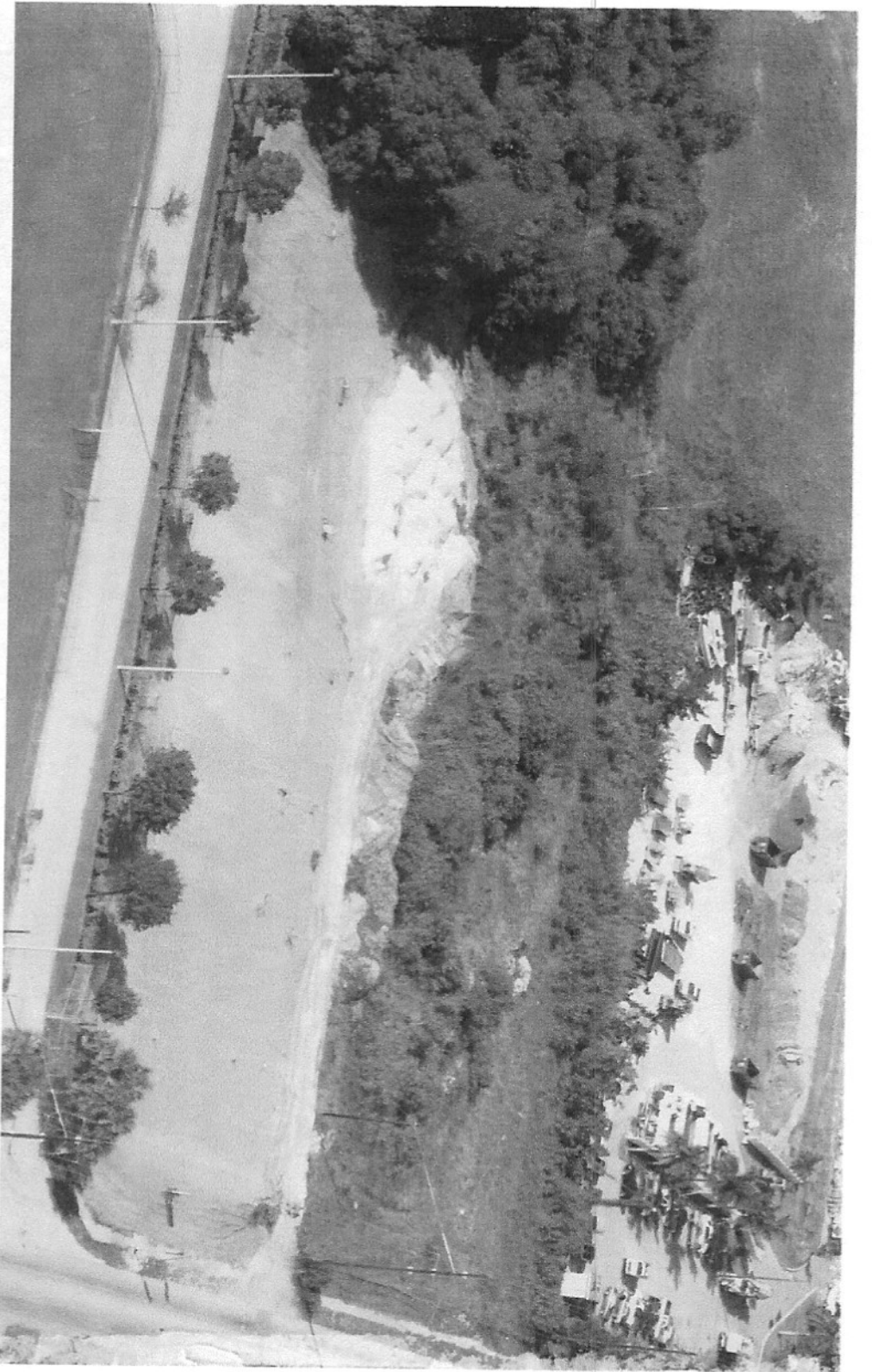


# Liberty Heights Completion



Liberty Heights  
1, 2, 3, 4, RR

After



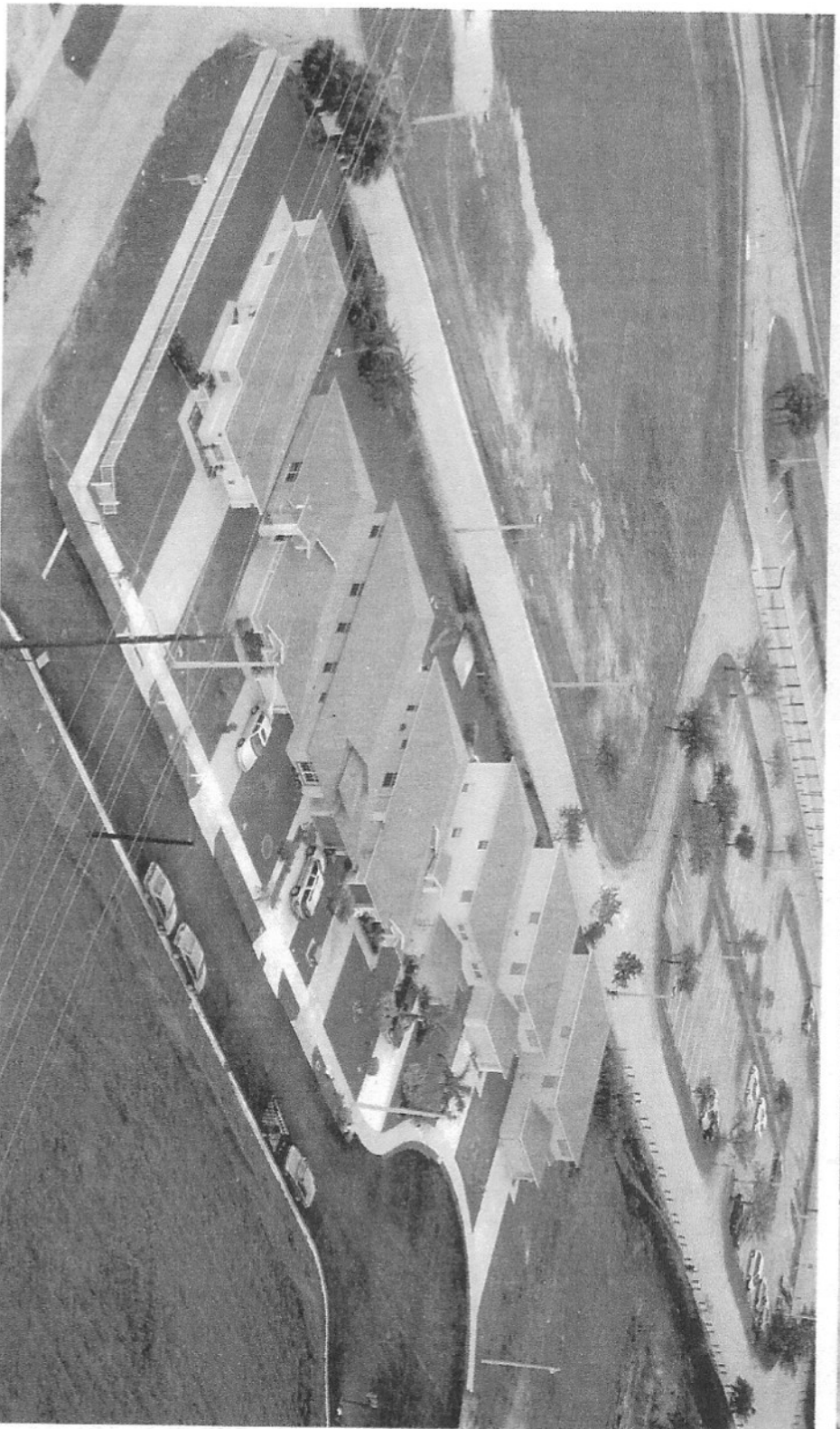
**Before**

# **Crispus Commons**

**Site**

**Improvement**

**After**



# **Wiley Street Redevelopment**

## **5716 Wiley Street - Hollywood**





**LES, INC.**

**RFP-306-25-SA**

**SITE A**

**SECTION F: DEVELOPMENT STRUCTURE & DESIGN CONCEPT**

**SITE AND PROPOSED FLOOR PLAN**



**Parcel Information**

Parcel Id: 514204013860  
Owner: CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV  
Situs Address: FARRAGUT ST HOLLYWOOD FL 33020  
Legal: LIBERIA 1-34 B LOT 18, 19 BLK 18  
Millage Code: 0613  
Use Code: 80  
Land Value: \$ 134,400  
Building Value: 0  
Other Value: 0  
Total Value: \$ 134,400  
SOH Capped Value: \$ 74,390  
Homestead Exempt. Amt: \$ 0  
WVD Exempt. Amt: \$ 0  
Other Exempt. Amt: \$ 74,390  
Taxable Value: \$ 0  
Sale Date 1: 02/23/2006

**Layer List**

- Highways
- Major Roads
- Twin-Ring-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street

Aerials 2025

No Sales

Select Description

Important Disclaimer

**SITE A - FARRAGUT STREET**



<b>Category</b>	<b>Amount (USD)</b>
Lot Acquisition Cost	\$ 30,000.00
Hard Construction Cost (1,800 sq ft @ \$180)	\$ 324,000.00
Garage Construction Cost	\$ 25,000.00
Total Hard Costs	\$ 349,000.00
Soft Costs (10% of Hard Costs)	\$ 34,900.00
Permits, Fees, Inspections	\$ 10,000.00
Contingency (5%)	\$ 17,450.00
Marketing, Sales & Staging	\$ 10,000.00
Developer Fee / Overhead	\$ 20,000.00
Total Development Cost	\$ 471,350.00