



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Shelly Asbury

REGULAR BOARD MEETING

Monday, August 19, 2019

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA
Regular Board Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida

Monday, August 19, 2019 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Board Meeting Minutes for July 15, 2019.**
- 3. Public Forum**
- 4. Old Business**
- 5. New Business**
- 6. Secretary's Report**
 - Housing and Operations
 - Administration
 - Resolutions
- 7. Legal Report**
- 8. Other Business**
 - Travel Policy
- 9. Adjournment**

MINUTES
Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, July 15, 2019
430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman
Richard Richardson, Vice-Chairman
Joseph DiCesare, Commissioner
Lorenzo Robinson, Commissioner
Shelly Asbury, Commissioner
Judy Mas, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:06 p.m. by Chairman Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner DiCesare requested to add to the agenda the distribution of a flyer on Financials for Commissioners that he received at the NAHRO Conference in Boston. The Board agreed to allow Commissioner DiCesare to hand out the flyer and give additional information regarding the flyer under New Business on the meeting agenda.

- Motion to approve and accept the meeting agenda with one new item added to the agenda.

Motion by Richardson, seconded by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye

Richard Richardson – Aye

Shelly Asbury - Aye

Joseph DiCesare – Aye

SWEARING IN THE NEW COMMISSIONER

Judy Mas was sworn in as the new LHA Commissioner by Ricardo Gilmore, Legal Counsel. Ms. Mas filled the vacancy of the resident representative on the LHA Board of Commissioners.

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, June 17, 2019

Motion by Richardson, seconded by DiCesare.

Votes: Commissioners

Michael Pimentel – Aye

Shelly Asbury – Aye

Judy Mas – Present

Richard Richardson – Aye

Joseph DiCesare – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Commissioner DiCesare distributed the information received at the NAHRO Conference. The document provided financial advice for public housing authority commissioners as they review the financial documents of PHAs.

SECRETARY'S REPORT

Twin Lakes Estates Phase I

Mr. Stevenson stated all housing units in the senior building should be 100 per cent occupied by the end of July 2019. The Grand Opening ceremony is planned for August 6, 2019 at the property. Mayor Bill Mutz has confirmed his attendance. Larry Hayes, Director of the HUD-Jacksonville Field Office will also be there.

West Lake Phase II

Mr. Stevenson stated West Lake Phase II is scheduled to close sometime by the second week of September 2019. The Developer had to make changes to the budget due to cost increased proposed by the General Contractor. If the increases stay below 10 per cent, LHA will not have to resubmit the closing documents to HUD for approval. Saxon and Gilmore would prepare a letter for HUD that outlines the changes made to the budget. Currently, the increase is below 10 per cent. The closing documents have to be approved by Florida Housing Finance Corporation.

West Phase III

Mr. Stevenson stated the Developer Partner advised him of a potential opportunity apply for disaster relief funds. This is a new program with the FHFC tax credit program.

Dakota and Renaissance

Mr. Stevenson stated staff is still working on the tax credit closeouts for these properties. The plans are to publish an RFP for a Developer Consultant to assist and advise with this process.

Williamstown

Mr. Stevenson stated the Williamstown community is doing well. The property is also 100 per cent occupied.

Abor Manor

Mr. Stevenson stated he had decided not to proceed with the Developer Partner for this property. Negotiations with the successful responded did not result in acceptable terms for LHA.

Agency Plan

Mr. Stevenson stated a copy of the 2020 LHA Agency Plan is available on the LHA website. Dr. Troy White is the lead representative for the consultant firm, APRICO, that is assisting LHA with the process. Copies of the Plan have also been placed in various public locations such as City Hall, the Larry Jackson Library and each of the LHA properties. The Board will be asked to approve the Agency Plan at the September 2019 Board meeting.

HOUSING & OPERATIONS

Mr. Pizarro stated there are no new updates on the Manor at West Bartow. A new engineering firm will start the review of the moisture issues soon.

Twin Lake Phase II still waiting for HUD to fund the Section 8 vouchers. LHA cannot start the relocation process until the vouchers are funded. The process is being handled by the HUD-Kansas City office.

FINANCE AND ADMINISTRATION

Ms. Turner gave a through overview of the Financial Reports, grants updates and YouthBuild Report.

Ms. Turner stated that LHA received the 2019 NAHRO Award of Merit for the Micro-Cottages at Williamstown development project. She, Mr. Pizarro and Commissioners Asbury, Richardson and DiCesare attended the conference where the award was presented. She brought the award to the meeting. It was passed around for the Board to see.

Mr. Stevenson also gave recognition and appreciation to Mr. Pizarro and Ms. Turner for their leadership and the quality of work on the Williamstown project. He also thanked Commissioner Richardson for giving him a tour of Boston YouthBuild and the Children's Services of Roxbury. Commissioner Richardson and his wife started the CSR non-profit over thirty years.

Commissioner Pimentel gave an overview of the process for guests to speak during the Public Forum portion of the LHA Board meetings. The meeting agenda is approved at the beginning of every meeting. The Public Forum was moved to the beginning of meeting after many debates and discussions of the best place for it on the agenda. The current process has worked very well. Mr. Gilmore stated the current placement of the Public Forum provides an opportunity for the public to speak without having to sit through the entire meeting before being allowed to speak. Mr. Stevenson stated that evictions and other legal matters being review by the court system cannot be brought to the Board for review.

RESOLUTIONS

None.

LEGAL REPORT

Mr. Gilmore welcomed Commissioner Mas to the Board. He announced an upcoming Workshop for Commissioners that will be held soon in Pinellas County. He will provide details later.

OTHER BUSINESS

Commissioner Robinson stated regarding travel polices that he is of the opinion that if commissioners are traveling and attending a training or a meeting, they should have the option to fly or drive. He suggested the Board needs to discuss the matter. Commissioner Asbury asked about receiving a copy of the travel policy. Commissioner DiCesare suggested by the Board should review the various the policies.

The meeting adjourned at 6:56 p.m.

Benjamin Stevenson, Secretary

OLD BUSINESS



BOARD OF COMMISSIONERS

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare,
Commissioner

Lorenzo Robinson
Commissioner

Shelly L. Asbury
Commissioner

Dorothy Sanders
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

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www.LakelandHousing.org

July 3, 2019

Charles E. President, Equal Opportunity Specialist

Charles.E.President@hud.gov

US HUD-Jacksonville Field Office

Charles E. Bennet Federal Building

400 West Bay Street, Suite 1015

Jacksonville, Florida 32202

Re: Voluntary Compliance Agreement (VCA) Final Report

I certify as the VCA Administrator that the required provisions of the VCA have been met. We certify that LHA continues to collect the following information to support that the agency is following the requirements of the before mentioned agreement regarding the LEP rules and regulations and the services we offer in order to meet the need of our customers.

Customers seeking assistance	Spanish Language	Other Language
11725	1243	0

All of the 1243 requests for language assistance were met and completed as required. The staff continue to receive training on the LEP and LAP requirements and goals.

Respectfully, we are requesting to close this one-year Voluntary Compliance Agreement as all the conditions have been met.

Sincerely,

Carlos Pizarro, VCA

cc: Benjamin Stevenson, Executive Director
Valerie Turner, Vice-President

SECRETARY'S REPORT

Secretary's Report

August 2019

Williamstown

The Micro-Cottages at Williamstown project is now complete. All forty-eight (48) housing units in this new public housing community are leased up.

The Williamstown project is now waiting for HUD to assign its public housing subsidy for each of the housing units within the community. HUD should initiate this process within the next 30-60 days since the housing units are 100% occupied.

The Williamstown project has been selected to receive the 2019 Award of Merit by National Association of Housing and Redevelopment Officials. LHA prepared a display board about the project that was showcased at the NAHRO Summer Conference in Boston.

West Lake Phase I

The contractor completed the overall construction for the building. The building received all of the necessary certificates of occupancy (COs) and opened for occupancy in July 2019. The rental units also passed the Section 8 HQS (Housing Quality Standards) inspection which is required before any tenants could be allowed to begin the move in process. The building is 100% occupied.

A ribbon cutting/grand opening ceremony was held at the property on August 6, 2019. Mayor Bill Munz and four City Commission members were in attendance along with Larry Hayes, Director of the HUD-Jacksonville Field Office and several LHA Commissioners.

West Lake Phase II Disposition

The HUD Special Application Center (SAC) has given its approval of the Demolition-Disposition application for the Phase II. A copy of the approval letter is included with the April 2019 Board Packet in the Old Business section.

Relocation Phase II

The SAC approved the Demo-Dispo application. The application included a request for Section 8 relocation vouchers for the families in Phase II. LHA staff has submitted an application to the HUD Field Office to fund the Section 8 relocation vouchers. Staff continues to host Phase II relocation meetings with the residents to answer questions and provide updates.

The HUD-Kansas City office funded the relocation vouchers for Phase II last month. Since the vouchers are funded, the families may now officially start moving to new locations. The goal is to have all families were relocated by the end of September 2019. The residents are being given boxes and packing tape to assist with their preparation to move offsite. The contractor will start demolition activity once the families are relocated off-site.

**Secretary's Report
August 2019**

I was advised by the HUD Field Office that SAC approval letter also provided approval of the Phase II Relocation Plan.

Demolition – Phase II

The second and most recent Demolition/Disposition Application for West Lake requested demolition approval for the entire site and disposition approval for the Phase II which consists of sixty-four (64) housing units within twenty-two (22) residential buildings and one (1) community building. The HUD SAC approved the Demo-Dispo application. Again, demolition will begin after the completion of relocation.

West Lake Phase III

The Developer Partner hired a consultant to try and obtain additional funding commitments from the City of Lakeland and Polk County governments. The consultant was successful in obtaining a local government contribution from the City of Lakeland. The tax credit application was submitted to the Florida Housing Finance Corporation. LHA and the Developer wanted to use LPHC's status as a 501c3 for the applications. The non-profit option provides more points during the application process. The application did not receive a favorable lottery number. So, the Developer Partner requested permission to submit an application for a Revitalization Grant. LHA agreed. The Developer Partner is currently preparing an application for Disaster Relief funding.

Carrington Place a.k.a. Dakota Park

The tax credits at Dakota Park expired on December 31, 2017. There was also a balloon payment of \$345,000 due to SunTrust Bank and \$149,000 in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step is to make a decision regarding how to rehab the property. LHA staff continues to discuss this issue with the Financial Advisor and Legal Counsel. LHA may engage a Development Consultant to assist with obtaining financing for the rehab of the property.

Renaissance at Washington Ridge

The tax credits at the Renaissance HOPE VI site expired on December 31, 2018. There was also a balloon payment of \$536,00 due to SunTrust Bank and a \$1.3 million dollars in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step is to make a decision regarding how to rehab the property. LHA staff continues to discuss this issue with the Financial Advisor and Legal Counsel. LHA may also engage a Development Consultant to assist with this project.

Investment Partner Activities

Secretary's Report

August 2019

The Investment Partner, Global Legacy Development Group, was selected after a public procurement process was conducted by LPHC. LPHC and the Investment Partner executed a Memorandum of Understanding on February 25, 2018. The two entities will work together in cooperation with LHA to identify and pursue development and investment opportunities for the purpose of generating independent non-federal revenue streams. One purpose of the funds will be to provide services for income qualified families in the LHA and LPHC service area. Future funding options include low income housing tax credits, new market tax credits, bond options, affordable housing financing, loan syndication and other partnership ventures.

LHA continues to look at ways to generate startup funding for partnership activities. So, staff explored the possibility of a working capital line of credit and predevelopment financing with local financial institutions. The plan was to use the working capital funds to assist with relocation costs overruns associated with West Lake Phase I, potential staffing/administrative shortfalls associated with disposition of housing units at West Lake, and project development activities for LPHC. Negotiations with PNC were ended by LHA in February of this year. Staff did not like or agree with the terms of the loan commitments requested by PNC. No further negotiations with PNC are expected.

The Investor Partner and LPHC formed a partnership via a Limited Liability Company for purposes of submitting an application for low income housing tax credits for the Arbor Manor property. The partnership documents were written by the LHA Legal Advisor, Saxon Gilmore. The LHA and LPHC Boards passed resolutions in September 2018 authorizing the submittal of the tax credit application.

The application for tax credits and SAIL funds for Arbor Manor Phase I was submitted on December 4, 2018. The project was not selected for funding. Staff decided to write another RFP to solicit a Development Consultant in preparation of submitting another tax credit application in the next round of tax credits. LHA is currently accepting responses to the RFP.

Agency Plan

LHA staff drafted the 2020 Agency Plan which is due to be submitted to HUD on or before October 15, 2019. Staff is expecting to start the process no later than June 1, 2019. The process will include public and strategic meetings with the Board of Commissioners, the City of Lakeland, the residents/participants and the public. Staff issued an RFP for a consultant to assist LHA with writing the new 5 years Agency Plan. Negotiations with the procured consultant have been completed. The consultant held a series of public meetings to discuss the Plan with the general public and residents of LHA communities and a workshop with the LHA Board of Commissioners.

Fair Housing Audit

Secretary's Report

August 2019

Charles President, Director of HUD Jacksonville Fair Housing Office, visited LHA on June 26-28, 2018 to conduct a Civil Rights Compliance Review. LHA was chosen at random for the audit. LHA staff spent several weeks preparing documents for this purpose. Staff due diligence was reward with a positive review and visit by Fair Housing. Mr. President was very impressed with LHA's documentation. The review resulted in no findings, but one recommendation. HUD sent a written response via Voluntary Compliance Agreement (VCA) providing LHA one year to comply with the recommendation. The VCA was executed in August 2018. A copy of the VCA was included in the September 2018 Board Packet.

Previously, LHA was notified the HUD-Jacksonville Field Office had planned a Limited Management Review for some time in August 2108. HUD visited the LHA offices for three (3) days on August 28-30, 2018. LHA staff prepared and submitted documents requested by HUD prior to the visit by HUD staff. A copy of the HUD comment letter regarding the site visit was included in the September 2018 Board packet.

Staff has submitted the second update report for the VCA to HUD-Jacksonville. A copy of the update is included with this month's Board Packet in the Old Business section. A copy of the first update report was included with the February 2019 Board Packet.

Other Activities

A ribbon cutting/grand opening ceremony was held for Twin Lakes Estates Phase I. The event was well attended by the press, elected officials, HUD, community leader and the general public.

I and two members of my Executive Staff visited the Orlando Housing Authority to see their RAD project. The visit was very informative.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

August 2019

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing Communities
 1. West Lake
 2. West Lake Addition
 3. Cecil Gober
 4. John Wright Homes
 5. Carrington Place (Formerly known as Dakota Apartments)
 6. Renaissance/Washington Ridge
 7. Villas at Lake Bonnet
 8. Colton Meadow
 9. The Manor at West Bartow
 10. The Micro-Cottages at Williamstown
 11. Twin Lakes Estates Senior PHASE I
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - ROSS and Family Self-Sufficiency Programs Plus Resident Activities
 - Updates for the month of July 2019:

Twin Lakes Estates Senior Phase I: I am happy to report that we are 100% occupied.

HUD Proposes New Disparate Impact Rule

Aug 8, 2019

Last week, a proposed rule titled “[HUD’s Implementation of the Fair Housing Act’s Disparate Impact Standard](#)” was leaked to certain media outlets and the public. According to HUD, the purpose of this rule is to bring into alignment HUD’s disparate impact rule with the recent Supreme Court ruling in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* The proposed rule should be published in the *Federal Register* at some point in the coming weeks. Comments should be submitted 60 days after the rule’s publication.

In 2015, the Supreme Court held that the disparate impact framework could be used within Fair Housing Act claims. While disparate impact claims are common in the employment context, the Supreme Court had never stated that disparate impact claims were cognizable under the Fair Housing Act until *Inclusive Communities*, though numerous lower courts had held that they were.

A disparate impact claim is one in which a plaintiff alleges that a facially neutral policy or practice has a disparate impact on a protected class of people. Disparate impact claims currently use a three-step framework.

1. The plaintiff must prove that a challenged practice caused, or will cause, a discriminatory effect.
2. The defendant then may prove that the challenged practice is necessary to achieve one or more substantial, legitimate, nondiscriminatory interests of the respondent or defendant.
3. The plaintiff may still prevail, if he, she or they can prove that the substantial, legitimate, nondiscriminatory interests supporting the challenged practice could be served with another practice that has a less discriminatory effect.

The proposed rule would change the current three-step framework into a five-step framework for disparate impact claims brought under the Fair Housing Act.

1. A plaintiff would need to show that a challenged policy or practice is arbitrary, artificial, and unnecessary to achieve a valid interest or legitimate objective such as a practical business, profit, policy consideration, or requirement of law.
2. The plaintiff would have to show that there is a robust causal link between the challenged policy or practice and a disparate impact on members of a protected class which shows the specific practice is the direct cause of the discriminatory effect.
3. The plaintiff would have to show that the disparity has an adverse effect on a protected class.
4. The plaintiff would have to show that the disparity is significant.
5. The plaintiff would have to show that there is a direct link between the disparate impact and the injury.

The proposed rule would allow defendants certain defenses that, if proven, would enable the defendant to prevail. The defendant may show that its discretion is materially limited by a third party such as a federal law; a state law; a local law; or a binding or controlling court, arbitral, regulatory, administrative order, or administrative requirement. In those instances where the plaintiff claims that the discriminatory effect is caused by a model (such as a risk assessment algorithm) the defendant may claim a defense by one of the three following methods:

1. The defendant may show that the inputs into the model do not rely on factors which are substitutes or close proxies for protected classes and that the model is predictive of credit risk or other similar objective.
2. The defendant may show that the challenged model is produced, maintained, or distributed by a recognized third party that determines industry standards, the inputs and methods within the model are not determined by the defendant, and the defendant is using the model as intended.
3. The defendant shows that the model has been subjected to critical review and has been validated by an objective and unbiased neutral third party which has analyzed the challenged model and found that the model was empirically derived and none of the factors used are substitutes or close proxies for protected classes.

The end effect of these changes will mean that it will be harder for plaintiffs to bring spurious suits against property owners and managers.

Jul 8, 2019

The National Association of Housing and Redevelopment Officials (NAHRO) submitted comments opposing HUD's proposed eligible status verification rule. The proposed rule, if implemented, would require all residents of HUD's rental assistance programs to be verified for eligible status and would terminate federal housing assistance for families with mixed-immigration-statuses. Currently, mixed-immigration-status families may apply for assistance by declaring that each member of the family is 1) a U.S. citizen or eligible non-citizen; or 2) decide not to contend eligible immigration status (and not submit verification documentation) for that member. Family members that declare themselves eligible must provide acceptable evidence of immigration status. Assistance is then prorated such that only citizen-members (or eligible non-citizen-members) of families receive funding (excluding those who do not contend their eligible immigration status).

NAHRO believes that the current verification of eligible status system should be left in place. The changes in the proposed rule would unnecessarily hurt families and children, including U.S. citizens, and add additional administrative burden, all without the commensurate benefits suggested in the proposal. The current subsidy proration policy decouples the size of the family from the federal benefit received. This policy has been in place for over two decades and providers of assisted housing, particularly those most impacted by this proposal that serve many mixed-status families, have not vocalized any hardships or desire to change the policy.

NAHRO's comment letter offers the following recommendations:

1. Make no changes to the current eligible status verification regulations;
2. If unwilling to follow the first recommendation, then restrict application of the new rule to new applicants of covered programs; and
3. If unwilling to follow either of the first two recommendations, then take the steps and adopt the recommended language in NAHRO's comment letter before implementing the proposed rule.

New Voucher Funding From HUD

Mainstream Vouchers

HUD recently published a new Notice of Funding Availability (NOFA) for new Mainstream vouchers. This NOFA makes available an additional \$150 million for additional vouchers. HUD expects to make 300 awards from this amount with a minimum amount of \$20,000 per project period to a maximum amount of \$3 million per project period. These vouchers are to assist non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, currently experiencing homelessness, previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project, or those at risk of experiencing homelessness. **The application deadline is Sept. 9, 2019.**

HUD-VASH Vouchers

HUD recently published a new notice for new HUD-VASH Vouchers. The notice, titled "Registration of Interest for HUD-VASH vouchers," announces the availability of \$40 million for approximately 5,000 vouchers. These vouchers enable homeless veterans and their families to access affordable housing and supportive services.

Public Housing PIC Reporting Percentage

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Public Housing Program are submitted on a monthly basis to PIC. HUD requires a monthly reporting rate of 95%. Below is our current reporting rate for the Public Housing program:

Effective Date	Public Housing	Date Collected
07/31/2019	99.69%	08/12/2019

Housing Choice Voucher Program

Number of Vouchers leased: 1236

Number of Port outs: 26

Number of Port Ins: 5

Effective Date	Section 8 HCV	Date Collected
07/31/2019	95.64%	08/12/2019

RECEPTION MONTHLY REPORT 2019			
	VISITOR'S COUNT	RFTA	INTERIM CHANGE
January	830	38	45
February	876	31	41
March	907	24	37
April	1,113	25	30
May	1,135	22	28
June	1,023	23	20
July	1625	29	35



Reports from the Communities

1. West Lake
2. West Lake Addition
3. Cecil Gober
4. John Wright Homes
5. Carrington Place (Formerly known as Dakota Apartments)
6. Renaissance/Washington Ridge
7. Villas at Lake Bonnet
8. Colton Meadow
9. The Manor at West Bartow
10. **Twin Lakes Estates Senior Phase I**
11. The Micro-Cottages at Williamstown

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates	Williamstown
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	91%	100%	100%
Down units due to modernization/Insurance											
Vacant units	0	0	0	0	0	0	0	0	9	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	N/A	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Catherine Diaz	Gladys Delgado	Lisa Peardon	Jeannette Albino	Vanessa C. Johnson

Old business: The Manor at West Bartow continues to have water intrusion issues, we are working with Saxon-Gilmore Insurance Specialist in order to contest the denial response we received from the insurance company and more importantly to uncover the true cause of the moisture issues we are having at this site.

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, Vice-President of Affordable Housing



NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING
Lakeland Housing Authority
5-Year Agency Plan

The Lakeland Housing Authority (LHA) has scheduled a second public meeting on its FY 2020-2024 Agency Plan with the Resident Advisory Board and the general public at 9:00 a.m. on September 16, 2019 at the LHA Administrative Offices, 430 Hartsell Avenue, Lakeland, FL 33815.

The Public Hearing is scheduled for September 16, 2019 at 9:00 a.m.

LHA has developed its 5-Year Agency Plan in accordance with the Quality Housing and Work Responsibility Act of 1998 including, but not limited to, additional updates received from the U.S. Department of Housing and Urban Development.

The **5-Year Agency Plan, Capital Fund (s), other policies** and its attachments are available for review at the Lakeland Housing Authority between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on July 8, 2019 and ending on August 22, 2019. The 5-Year Plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Valerie Brown, Vice-president of Administration, at vbrown@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

Copies of the Agency Plan will be also available for review at the following locations:

- City of Lakeland Community Redevelopment Agency--228 South Massachusetts Avenue, Lakeland, FL 33801
- Larry R. Jackson Branch Library, 1700 N Florida Avenue Lakeland, FL 33805
- All the properties and locations within the Lakeland Housing Authority portfolio.

The Housing Authority of the City of Lakeland dated July 8, 2019.

L2019 08/01; 2019-Public and Legal Notice



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: August 13, 2019

RE: July 2019 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending July 25, 2019 for the following entities:

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Dakota Park Limited Partnership, LLLP (AMP 2)
5. Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, Ltd., LLLP
9. Hampton Hills (AMP 4)
10. YouthBuild
11. Williamstown, LLLP (AMP 5)

These statements are unaudited and compiled from LHA Finance.

Valerie A. Turner

Valerie A. Turner, PMP
Vice President of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and seven months (Year to Date) ended July 25, 2019

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income NOI of -\$10,397 for the period and -\$47,224 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV Administration has a NOI of \$34,395 for Program Administration and -\$52,635 for Housing Assistance Payment (HAP).
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):
(NOI) is \$134,770 for year-to-date before depreciation.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2):
Carrington Place's NOI is \$8,042 for year-to-date before depreciation.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3):
(NOI) is \$9,506 for year-to-date before depreciation.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is \$48,538 for year-to-date before depreciation.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet's has a (NOI) of \$11,192 before depreciation for year-to-date.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of -\$9,078 for the period and -\$52,459 for year-to-date, before depreciation.
9. Hampton Hills (AMP 4):
This property has a (NOI) of -\$29,567 before depreciation for year-to-date.
10. YouthBuild:
YouthBuild has a (NOI) of -\$59,848. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.





11. Williamstown, LLLP (AMP 5):
The property has a NOI of \$20,867 before depreciation.

The table below summarizes LHA’s current financial position for its 11 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	-\$47,224
2	80	Housing Choice Voucher (HCV) Administration	\$34,395
		HCV Housing Assistance Payment (HAP)	-\$52,635
3	10	Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes	\$134,770
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$8,042
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$9,506
6	56	Colton Meadow, LLLP	\$48,538
7	57	Bonnet Shores, LLLP	\$11,192
8	62	West Bartow Partnership, Ltd., LLLP	-\$52,459
9	12	Hampton Hills (AMP 4)	-\$29,567
10	49	YouthBuild-Lakeland	-\$59,848
11	99	Williamstown, LLLP (AMP 5)	\$20,867

Conclusion: Seven (7) of the eleven (11) properties have positive NOI. The four (4) properties that continue to struggle financially are COCC, the Manor at West Bartow, Hampton Hills, and YouthBuild. The following narrative provides a summary of the current financial position for each property or program.

COCC: Timing of receipt of administration fees from HUD continues to impact the cash flow for this cost center. As previously outlined, LHA anticipated that the Micro-Cottages at Williamstown would commence receiving operating subsidy by June 2019. As of this report, HUD has not provided operating subsidy or administrative fees for this property. However, COCC still must provide IT support, accounting, property management and adult life care services for this senior community. On July 8, 2019, staff received notification from HUD that the subsidy request for the Micro-Cottages at Williamstown was still in progress. The delay was that the subsidy requests from other Housing Authorities were ahead of the Micro-Cottages at Williamstown in queue. Accordingly, those requests were being processed first. In late July, LHA received notification that HUD had populated LHA’s subsidy template to include Williamstown. Staff submitted the revised template to HUD on August 9, 2019.





Note that this property continues to generate cash flow as evidenced by a NOI of \$20,867 for the year. The Balance Sheet continues to have positive changes in cash.

HCV – HAP: HUD continues to hold reserves for HCV HAP and has provided LHA access to these reserves to address shortfalls within HAP.

West Bartow Partnership, Ltd., LLLP: This property continues to have a negative NOI due to costs associated with the January 2, 2019 insurance claim related to moisture and water infiltration. On May 7, 2019 the insurance carrier rejected the claim; thus, staff has been submitting requests to the investor to access funds from the property's replacement reserve. On August 9, 2019, the forensic engineer mobilized to determine the source of moisture and water infiltration into the building. They found three (3) separate sources of the infiltration and are now preparing a long-term mitigation plan for property.

Hampton Hills: The budget for this property was based upon rental income for five (5) homes. Staff sold one of the homes on May 31, 2019. Accordingly, this property is no longer expected to have a positive NOI due to transfer of the asset from the Authority to the homebuyer.

YouthBuild: The YouthBuild program is expected to continue to have negative NOI as this is a reimbursable grant. However, a notable improvement in the program's financial statements will become evident now that the Authority can submit for reimbursable expenses for this grant. Specifically, the Department of Labor funded the first draw for YouthBuild-Lakeland's 2018 grant on June 25, 2019.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and Seven Months Ended July 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	796.50	(796.50)	-100.00%	1	4,500	5,576	(1,076)	-19.29%	9,558
Public Housing, Sec 8 and Other Mgmt. Income	35,544	37,743	(2,198)	-5.82%	2	253,248	264,198	(10,950)	-4.14%	452,910
Other Income	21,185	26,197	(5,012)	-19.13%	3	149,269	183,376	(34,107)	-0.19	314,359
Grants Salary Cont.(YB-Director)	2,053	1,211	842	69.57%		10,160	8,476	1,685	19.88%	14,530
Total Revenue	58,782	65,946	(7,164)	-10.86%		417,177	461,625	(44,448)	-9.63%	791,357
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	66,439	61,179	5,259	8.60%	4	452,811	428,256	24,554	5.73%	734,154
Utility Expense	-	144	(144)	-100.00%	5	143	1,009	(865)	-85.79%	1,729
Maintenance Expense	1,930	1,546	383	24.80%	5	5,775	10,825	(5,050)	-46.65%	18,557
General Expenses	810	812	(2)	-0.22%	5	5,672	5,684	(12)	-0.22%	9,745
Financing Expenses	-	-	-			-	-	-		-
Total Expense before depreciation	69,179	63,682	5,497	8.63%		464,401	445,774	18,627	4.18%	764,184
Operating Income (Loss) before Depreciation	(10,397)	2,264	(12,661)	-559.14%		(47,224)	15,851	(63,075)	-397.93%	27,173
Depreciation	-	402	(402)	-100.00%		905	2,814	(1,909)	-67.85%	4,824
Total Expense	69,179	64,084	5,095	7.95%		465,306	448,588	16,718	3.73%	- 769,008
Net Operating Income (Loss)	(10,397)	1,862	(12,259)	-658.24%		(48,129)	13,037	(61,165)	-469.17%	- 22,349

Comments

- 1 Variance is a result of a decrease in the demand for vending machine products.
- 2 Variance is due to timing of income.
- 3 Variance is due to timing of the administrative fees.
- 4 Variance reflects expenses due to Financial Advisory costs -year end tasks, Incentives paid and Maintenance Supervisor/Construction manager contracted.
- 5 Variance reflects expenses being less than the budget.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of July 25, 2019**

ASSETS

Unrestricted Cash	
Cash Operating 1	13,996.96
Cash-Payroll	60,070.38
Total Unrestricted Cash	<u>74,067.34</u>
TOTAL CASH	<u>74,067.34</u>
Cash - Vending	3,084.50
Cleared Interfund Account	-267,971.82
Due from Public Housing General	-854.19
A/R - ROSS/HUD	833.33
Due from West Lake Management, LLC	5,157.36
A/R - Youthbuild DOL	7,347.71
A/R - Capital Fund Grants/HUD	1,421.27
TOTAL: DUE FROM	<u>16,989.98</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-250,981.84</u>
OTHER CURRENT ASSETS	
Prepaid Insurance	4,285.39
Prepaid Software Licenses	2,118.22
TOTAL OTHER CURRENT ASSETS	<u>6,403.61</u>
TOTAL CURRENT ASSETS	<u>-170,510.89</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-33,768.44
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>0.00</u>
TOTAL ASSETS	<u>-170,510.89</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	2,405.30
Workers Compensation	6,983.82
401 Plan Payable	0.01
Employee Donations Payable	168.67
Other Current Liabilities	65,458.31
Accrued Audit Fees	8,376.50
Accrued Compensated Absences-Current	18,290.47
TOTAL CURRENT LIABILITIES	<u>101,683.08</u>
TOTAL CURRENT LIABILITIES	<u>101,683.08</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	33,968.02
TOTAL NONCURRENT LIABILITIES	<u>33,968.02</u>
TOTAL LIABILITIES	<u>135,651.10</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-306,161.99
TOTAL RETAINED EARNINGS:	<u>-306,161.99</u>
TOTAL EQUITY	<u>-306,161.99</u>
TOTAL LIABILITIES AND EQUITY	<u>-170,510.89</u>

**Lakeland Housing Authority
Central Office Cost Center
Changes in Cash**

For the Current Month and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	26,991.61	13,996.96	-12,994.65
Cash-Payroll	55,355.72	60,070.38	4,714.66
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,084.50	3,084.50	0.00
Total Cash	85,431.83	77,151.84	-8,279.99
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,130.85	13,996.96	-39,133.89
Cash-Payroll	90,079.91	60,070.38	-30,009.53
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,084.50	3,084.50	0.00
Total Cash	146,295.26	77,151.84	-69,143.42

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue/Port Revenue	75,953	85,477	(9,524)	-11.14%		436,874	598,339	(161,465)	-26.99%	1,025,724
Other Income	5	829	(824)	-99.42%		4,359	5,805	(1,445)	-24.90%	9,951
Total Revenue	75,958	86,306	(10,348)	-11.99%	1	441,233	604,144	(162,910)	-26.97%	1,035,675
Administrative Expenses	56,002	56,756	(754)	-1.33%		399,651	397,292	2,359	0.59%	681,072
Tenant Services	-	-	-			-	-	-		-
Utilities	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance Expense	637	970	(333)	-34.35%	2	3,601	6,792	(3,191)	-46.98%	11,643
General Expenses (Insurance, etc.)	164	149	15	9.80%	3	1,380	1,045	336	32.13%	1,791
HAP & URP Expenses - Port in Payments	-	28,000	(28,000)	0.00%	4	2,205	196,000	(193,795)	0.00%	336,000
Total Expense before Depreciation	56,803	85,876	(1,072)	-1.25%		406,838	601,129	(194,291)	-32.32%	1,030,506
Operating Income (Loss) before Depreciation	19,155	431	(9,276)			34,395	3,015	31,381	1040.83%	5,168
Depreciation	265	265	-			1,855	1,855	-		3,180
Total Expense	57,068	86,141	(1,072)	-1.24%		408,693	602,984	(194,291)	-32.22%	1,033,686
Net Operating Income (Loss)	18,890	166	18,724	11299.44%		32,540	1,160	31,381	2705.34%	1,988

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	737,691	714,540	23,151	3.24%		5,287,376	5,001,777	285,599	5.71%	8,574,475
Other income	237	750	(745)	0.00%		5,903	5,250	653	0.00%	9,000
Total Revenue	737,928	715,290	22,406	3.13%		5,293,279	5,007,027	286,252	5.72%	8,583,475
Housing Assistance Payments	742,326	668,902	73,424	10.98%	5	5,042,585	4,682,314	360,271	7.69%	8,026,824
Tenant Utility Reimbursement	15,015	21,832	(6,817)	-31.22%	2	107,696	152,824	(45,128)	-29.53%	261,984
Port Out HAP Payments	20,710	19,250	1,460	7.58%	7	165,090	134,750	30,340	22.52%	231,000
FSS Escrow Payments	5,188	2,330	2,858	122.66%	6	30,567	16,310	14,257	87.41%	27,960
FSS Forfeitures & Adjustments	-	-	-	#DIV/0!		(24)	-	(24)	#DIV/0!	-
Program Expenses Before Depreciation	783,239	712,314	70,925	9.96%		5,345,914	4,986,198	359,716	7.21%	8,547,768
Program Income (Loss) before Depreciation	(45,311)	2,976	(48,519)	(0)		(52,635)	20,829	(73,464)	(0)	35,707
Transfer Out	-	-	-			-	-	-		-
Total Expense	783,239	712,314	70,925	9.96%		5,345,914	4,986,198	359,716	7.21%	8,547,768
Net Operating Income (Loss)	(45,311)	2,976	(48,519)	-1630.56%		(52,635)	20,829	(73,464)	(0)	35,707

Comments

- 1 Variance reflects HAP earned and administrative fee being less than budgeted. Budget anticipated that Port-in cases would be administered by the authority. However, no cases have been administered as of this July 2019 financial report.
- 2 Variance is due to expenses being less than budgeted.
- 3 Variance is due to inclusion of new car in insurance policy.
- 4 HAP & URP payments in Portprop: there were no expenses from administered cases as of this July 2019 report. See Item #1 above for details.
- 5 Variance is due to HAP payments being higher than budgeted.
- 6 Variance is due to increased FSS escrows.
- 7 Variance is due to increased costs and cases porting out to other jurisdictions.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of July 25, 2019

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	3,973.09		
Cash-Payroll	-80.14		
Cash Operating 2B	<u>225,066.87</u>	A/P Vendors and Contractors	-41,840.27
Total Unrestricted Cash	228,959.82	Accrued Audit Fees	9,105.00
Restricted Cash		Due to Section 8	19,652.04
Cash Restricted - FSS Escrow	<u>83,529.32</u>	Tenant Prepaid Rents	7,199.53
Total Restricted Cash	83,529.32	State of FL Unclaimed Funds	33,224.76
Clearing	15,393.11	Accrued Compensated Absences-Current	<u>3,651.07</u>
			30,992.13
TOTAL CASH	327,882.25		
ACCOUNTS AND NOTES RECEIVABLE		TOTAL CURRENT LIABILITIES	30,992.13
A/R-Tenants/Vendors	271,309.67		
AR Port in HAP-Suspense	-31,824.08	NONCURRENT LIABILITIES	
Allowance for Doubtful Accounts-Tenants/Vendors	-250,673.13		
AR-TPA/Fraud Recovery	12,461.70		
A/R WF Dec ACH	<u>3,400.10</u>		
TOTAL: AR	4,674.26	Accrued Compensated Absences-LT	6,780.54
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-6,624.05	FSS Due to Tenant Long Term	<u>83,455.63</u>
Cleared Interfund Account	-182,061.29	TOTAL NONCURRENT LIABILITIES	90,236.17
Due from Section 8 Mainstream	19,652.04		
A/R-Other Government	2,206.48		
AR Port in Fee Suspense	<u>-1,925.48</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-164,078.04		
OTHER CURRENT ASSETS		TOTAL LIABILITIES	121,228.30
Prepaid Insurance	151.70		
Prepaid Software Licenses	<u>19,303.82</u>	EQUITY	
TOTAL OTHER CURRENT ASSETS	19,455.52		
TOTAL CURRENT ASSETS	183,259.73	RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Assets	<u>74,571.91</u>
NONCURRENT ASSETS		TOTAL RETAINED EARNINGS:	74,571.91
FIXED ASSETS			
Automobiles	15,900.00	TOTAL EQUITY	74,571.91
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-32,226.60	TOTAL LIABILITIES AND EQUITY	195,800.21
Intangible Assets	<u> </u>		
TOTAL FIXED ASSETS (NET)	10,134.48		
Non-Dwelling Equipment	<u>2,406.00</u>		
TOTAL NONCURRENT ASSETS	12,540.48		
TOTAL ASSETS	195,800.21		

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Changes in Cash

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,633.71	3,973.09	-13,660.62
Cash-Payroll	-1,481.99	-80.14	1,401.85
Cash Operating 2B	240,263.42	225,066.87	-15,196.55
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	78,201.20	83,529.32	5,328.12
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	334,616.34	312,489.14	-22,127.20

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,069.67	3,973.09	-1,096.58
Cash-Payroll	2,903.24	-80.14	-2,983.38
Cash Operating 2B	161,854.97	225,066.87	63,211.90
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	65,686.62	83,529.32	17,842.70
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	235,514.50	312,489.14	76,974.64

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Seven Months Ended July 25, 2019**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	29,211	26,009	3,202	12.31%	1	200,241	182,064	18,177	9.98%	312,110
Other Tenant Income	-	1,177	(1,177)	-100.00%	2	2,225	8,236	(6,011)	-72.98%	14,119
Government Subsidy Income	123,905	66,135	57,770	87.35%	3	462,433	462,948	(515)	-0.11%	793,625
Interest Income Restricted	9,138	9,130	8	0.09%		64,744	63,908	836	1.31%	109,557
Other Income	4,655	-	4,655	#DIV/0!		14,455	-	14,455	#DIV/0!	-
Total Revenue	166,909	102,451	64,458	62.92%		744,098	717,156	26,942	3.76%	1,229,411
Administrative Expenses	38,738	49,247	(10,509)	-21.34%	4	303,732	344,727	(40,995)	-11.89%	590,961
Tenant Services Expenses	73	4,157	(4,083)	-98.24%	4	127	29,097	(28,969)	-99.56%	49,880
Utility Expense	14,422	7,249	7,173	98.95%	5	86,106	50,744	35,362	69.69%	86,989
Maintenance and Development Expense	20,888	32,742	(11,854)	-36.20%	4	143,346	229,196	(85,850)	-37.46%	392,907
General Expenses	12,168	5,214	6,954	133.37%	6	51,179	36,497	14,682	40.23%	62,567
Housing Assistance Payments	3,727	3,791	(64)	-1.69%	4	24,838	26,537	(1,699)	-6.40%	45,492
Operating expense before Depreciation	90,017	102,400	(12,383)	-12.09%		609,328	716,798	(107,470)	-14.99%	1,228,796
Net Operating Income (Loss)	76,892	51	76,841	149987.00%		134,770	359	134,412	37480.10%	615
Depreciation	10,854	34,426	(23,572)	-68.47%		75,639	240,984	(165,345)	-68.61%	413,115
Capital Replacement Items	(3,402)	-	(3,402)	#DIV/0!		-	-	-	#DIV/0!	-
Intra-Funds Transfer In/Out	-	-	-	#DIV/0!		331	-	331	#DIV/0!	-
Total Expenses	97,469	136,826	(39,357)	-28.76%		685,298	957,782	(272,484)	-28.45%	1,641,911
Net Income (Loss)	69,440	(34,375)	103,815	1		58,800	(240,625)	299,425	0	(412,501)

Comments

- 1 Property consists of 155 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is higher than the budget. A total of 64 units associated with the footprint of Twin Lakes Estates-Phase II are scheduled to be demolished later in the year.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance is due to an increase operating subsidy from HUD. Also, July and August subsidy was received in July 2019.
- 4 Variance is a result of expenses being less than the budget.
- 5 Utility Expense variance is due to increased costs in water, electricity, garbage and sewer.
- 6 Variance is a result of an increase in insurance premiums and to reduction in rental income.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of July 25, 2019

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	62,580.00
Cash-Payroll	1,666.24
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>65,046.24</u>
Restricted Cash	
Cash Restricted-Security Deposits	45,113.00
Cash Restricted - FSS Escrow	36,184.97
Total Restricted Cash	<u>81,297.97</u>

TOTAL CASH 146,344.21

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	22,508.46
Allowance for Doubtful Accounts-Tenants/Vendors	-11,604.10
AR-TPA/Fraud Recovery	3,966.77
TOTAL: AR	<u>14,871.13</u>
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-3,094.92
Waste Deposit	547.00
Cleared Interfund Account	323,041.35
A/R-Other	4,928.65
A/R - ROSS/HUD	38,962.76
Due from LPHC	750,132.63
A/R - Capital Fund Grants/HUD	-26,160.03
Due from HOPE VI	0.13
Due From Public Housing Reserve	49,748.96
Due From FSS	25,346.03
TOTAL DUE FROM	<u>88,444.85</u>
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	499,192.63
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>3,441,238.32</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	26,734.84
Prepaid Software Licenses	6,396.83
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>74,131.67</u>

TOTAL CURRENT ASSETS 3,661,714.20

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	3,402.00
Automobiles	6,687.73
Site Improvement-Infrastructure	174,343.20
Accum Depreciation-Buildings	582,079.00
Accum Depreciation- Misc FF&E	-9,866,655.85
Accum Depreciation-Infrastructure	-519,278.71
Intangible Assets	-582,079.00
TOTAL FIXED ASSETS (NET)	<u>-8,346,408.63</u>

Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,945,759.65
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65

TOTAL NONCURRENT ASSETS 2,269,790.31

TOTAL ASSETS 5,931,504.51

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	10,278.18
Tenant Security Deposits	43,313.00
Security Deposit-Pet	1,800.00
Accrued Audit Fees	54,698.64
Due to Non-Federal	27,500.00
Due to Central Office Cost Center	-854.19
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	7,309.72
Accrued Compensated Absences-Current	5,937.35

TOTAL CURRENT LIABILITIES 149,468.69

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	11,026.51
FSS Due to Tenant Long Term	36,184.97
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>350,211.48</u>

TOTAL LIABILITIES 499,680.17

EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	-236,228.66
TOTAL RETAINED EARNINGS:	<u>5,431,824.34</u>

TOTAL EQUITY 5,431,824.34

TOTAL LIABILITIES AND EQUITY 5,931,504.51

**Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash**

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	11,741.44	62,580.00	50,838.56
Cash-Payroll	60.74	1,666.24	1,605.50
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	45,113.00	45,113.00	0.00
Cash Restricted - FSS Escrow	33,809.63	36,184.97	2,375.34
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	90,724.81	145,544.21	54,819.40

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	69,957.37	62,580.00	-7,377.37
Cash-Payroll	-403.82	1,666.24	2,070.06
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	48,613.00	45,113.00	-3,500.00
Cash Restricted - FSS Escrow	25,209.00	36,184.97	10,975.97
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	143,375.55	145,544.21	2,168.66

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	13,100	11,545	1,555	13.46%	1	91,984	80,818	11,166	13.82%	138,545
Other Tenant Income	550	1,420	(870)	-61.25%	2	3,034	9,937	(6,902)	-69.46%	17,034
Government Subsidy	12,125	8,000	4,125	51.56%	3	55,342	56,000	(658)	-1.18%	96,000
Other Income	19	2	17	873.50%		294	14	280	1998.64%	24
Total Revenue	25,794	20,967	4,828	23.02%		150,654	146,769	3,885	2.65%	251,603
Administrative Expenses	6,794	7,192	(398)	-5.54%	4	43,284	50,345	(7,060)	-14.02%	86,305
Tenant Services Expense	54	40	14	34.05%	4	54	280	(226)	-80.85%	480
Utility Expense	3,278	1,564	1,714	109.56%	4	8,983	10,950	(1,966)	-17.96%	18,771
Maintenance Expense	4,010	4,528	(518)	-11.43%	4	31,002	31,697	(694)	-2.19%	54,337
General Expenses	5,032	2,898	2,134	73.64%	4	20,132	20,286	(154)	-0.76%	34,776
Housing Assistance Payments	504	400	104	26.00%	5	4,301	2,800	1,501	53.61%	4,800
Financing Expenses	3,831	4,340	(508)	-11.71%	5	34,855	30,378	4,476	14.74%	52,077
Operating Expenses before Depreciation	23,503	20,962	2,541	12.12%		142,612	146,736	(4,124)	-2.81%	251,547
Net Operating Income (Loss)	2,291	5	2,286	48382.03%		8,042	33	8,009	24210.66%	57
Depreciation & Amortization	2,386	2,341	45	1.94%		15,850	16,387	(538)	-3.28%	28,092
Capital Replacement Items	(8,550)	1,000	(9,550)	-955.00%		1,598	7,000	(5,402)	-77.18%	12,000
Reimburse Replacement Reserves	-	(1,000)	1,000	-100.00%		-	(7,000)	7,000	-100.00%	(12,000)
Total Expense	17,340	23,303	(5,964)	-25.59%		160,059	163,123	(3,064)	-1.88%	279,639
Net Income (Loss)	8,455	(2,336)	10,791	-461.89%		(9,405)	(16,354)	6,949	-42.49%	(28,036)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is higher than the budget.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance is due to a decrease in the amount of operating subsidy received from HUD.
- 4 Variance reflects expenses that are less than the budget.
- 5 Variance in HAP expenses is due to an increase in utility reimbursement payments. Variance in Financing Expenses is due an increase in the note payables.

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of July 25, 2019**

ASSETS

Unrestricted Cash	
Cash Operating 1	27,953.56
Cash-Payroll	<u>868.00</u>
Total Unrestricted Cash	28,821.56
Restricted Cash	
Cash Restricted-Security Deposits	12,329.00
Cash Restricted-Reserve for Replacement	<u>27,176.11</u>
Total Restricted Cash	39,505.11
TOTAL CASH	<u>68,326.67</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	17,918.17
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-13,118.17</u>
TOTAL: AR	4,800.00
A/R-Other	656.00
Due from LPHC	<u>75,251.87</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	80,707.87
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,063.42
Prepaid Insurance	7,758.34
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	16,381.76
TOTAL CURRENT ASSETS	<u>165,416.30</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-170,719.76
Accum Depreciation- Misc FF&E	-3,213.45
Intangible Assets	
Loan Costs	1,640.00
Compliance Fees	41,744.00
Monitoring Fees	-1,640.00
AA Compliance Fees	<u>-36,413.21</u>
TOTAL FIXED ASSETS (NET)	<u>779,562.58</u>
TOTAL NONCURRENT ASSETS	779,562.58
TOTAL ASSETS	<u>944,978.88</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,726.74
Tenant Security Deposits	11,999.00
Security Deposit-Pet	300.00
Accrued Property Taxes	8,336.67
Accrued Interest - HOPE VI	621,116.91
Accrued Audit Fees	2,350.00
Due to (17) Renaissance Family Non-ACC	36,226.34
Tenant Prepaid Rents	11.65
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	813.62
Note Payable PCHD	<u>331,119.97</u>
TOTAL CURRENT LIABILITIES	1,034,975.27
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	1,511.01
FSS Due to Tenant Long Term	149,859.50
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	1,092,295.15
TOTAL LIABILITIES	<u>2,127,270.42</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-203,677.67</u>
TOTAL RETAINED EARNINGS:	-203,677.67
TOTAL EQUITY	<u>-1,182,291.54</u>
TOTAL LIABILITIES AND EQUITY	<u>944,978.88</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Seven Months Ended July 25, 2019**

Cash Operating 1	17,381.91	27,953.56	10,571.65
Cash-Payroll	-138.35	868.00	1,006.35
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,769.65	12,329.00	559.35
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	26,491.41	27,176.11	684.70
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	55,504.62	68,326.67	12,822.05

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	14,883.68	27,953.56	13,069.88
Cash-Payroll	5,003.35	868.00	-4,135.35
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,919.65	12,329.00	409.35
Cash Restricted - FSS Escrow	2,752.00	0.00	-2,752.00
Cash Restricted-Reserve for Replacement	33,349.59	27,176.11	-6,173.48
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	67,908.27	68,326.67	418.40

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	68,369	59,625	8,744	14.67%	1	444,114	417,372	26,742	6.41%	715,496
Other Tenant Income	852	2,510	(1,659)	-66.07%	2	9,948	17,572	(7,624)	-43.39%	30,123
Government Subsidy	64,733	27,366	37,367	136.54%	3	217,445	191,562	25,882	13.51%	328,393
Other Income	674	300	374	124.67%		18,682	2,100	16,582	789.62%	3,600
Total Revenue	134,627	89,801	44,826	49.92%		690,189	628,607	61,582	9.80%	1,077,611
Administrative Expenses	36,013	29,876	6,137	20.54%	4	259,575	209,130	50,445	24.12%	358,509
Tenant Services	-	250	(250)	-100.00%	5	3,176	1,750	1,426	81.51%	3,000
Utility Expense	3,779	6,562	(2,783)	-42.41%	9	51,416	45,936	5,480	11.93%	78,747
Maintenance Expense	24,885	32,489	(7,604)	-23.40%	6	207,745	227,420	(19,675)	-8.65%	389,863
General Expenses	5,596	6,946	(1,350)	-19.43%	6	48,557	48,625	(68)	-0.14%	83,357
Housing Assistance Payments	1,801	1,275	526	41.25%	7	12,177	8,925	3,252	36.44%	15,300
Financing Expenses	13,405	11,324	2,081	18.38%	8	98,035	79,265	18,770	23.68%	135,883
Operating Expense before Depreciation	85,479	88,722	(3,243)	-3.65%		680,682	621,051	59,631	9.60%	1,064,659
Net Operating Income (Loss)	49,148	1,079	48,069	4453.51%		9,506	7,555	1,951	25.82%	12,952
Depreciation & Amortization	56,137	56,896	(759)	-1.33%		390,735	398,271	(7,536)	-1.89%	682,750
Capital Replacement Items	(16,748)	10,745	(27,493)	-255.87%		1,443	75,215	(73,772)	-98.08%	128,940
Reimburse Replacement Reserves	-	(10,745)	10,745	-100.00%		-	(75,215)	75,215	-100.00%	(128,940)
Total Expense	124,868	145,617	(20,749)	-14.25%		1,072,861	1,019,322	53,539	5.25%	1,747,409
Net Income (Loss)	9,759	(55,816)	65,576	-117.48%		(382,672)	(390,715)	8,043	-2.06%	(669,798)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income is higher than the budget.
- 2 Variance reflects timely payment of rents and less damage to the units.
- 3 Variance is due to an increase in the amount in operating subsidy received from HUD. Also, July and August subsidy posted in July 2019.
- 4 Administrative expenses increased for the year due to legal costs associated with redemption of the property from the Investor. The increase for the period is due to cost associated with additional administrative staff that was assigned to the property.
- 5 Tenant Services variance is due to costs associated with the Gig on the Grass Event.
- 6 Variance reflects expenses that are less than the budget.
- 7 Variance in HAP payment is due to an increase in FSS payments.
- 8 Variance in Financing expenses is due to an increase in note payable.
- 9 Variance in Utility Expense is due to costs associated with water, sewer, garbage removal, and electricity.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet
as of July 25, 2019

ASSETS		LIABILITIES & EQUITY
Unrestricted Cash		CURRENT LIABILITIES
Cash Operating 1	214,322.43	
Cash-Payroll	548.45	
Petty Cash	300.00	
Total Unrestricted Cash	215,170.88	A/P Vendors and Contractors
Restricted Cash		8,752.59
Cash Restricted-Security Deposits	57,100.39	Tenant Security Deposits
Cash Restricted - FSS Escrow	13,665.86	53,200.39
Cash Restricted-Reserve for Replacement	111,495.91	Security Deposit-Pet
Restricted Cash - Partnership Devmt	1,179.16	4,400.00
Restricted Cash - OA Reserve	76,751.46	Accrued Interest - HOPE VI
Restricted Cash - AA Reserve	47,273.62	877,826.14
Total Restricted Cash	307,466.40	Accrued Audit Fees
TOTAL CASH	522,637.28	6,749.16
		Tenant Prepaid Rents
		202.54
		Contract Retentions
		38,732.51
		Accrued Compensated Absences-Current
		4,640.77
		TOTAL CURRENT LIABILITIES
		994,504.10
		TOTAL CURRENT LIABILITIES
		994,504.10
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants/Vendors	27,605.50	
Allowance for Doubtful Accounts-Tenants/Vendors	-20,023.12	
TOTAL: AR	7,582.38	
Due from Dakota Park Non-ACC	36,226.34	
Due from Development-General	168,712.46	
Due from Central Office Cost Center	65,458.31	
TOTAL: DUE FROM	270,397.11	
TOTAL ACCOUNTS AND NOTES RECEIVABLE	277,979.49	
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES
Eviction Deposit Acct.	1,000.00	Accrued Compensated Absences-LT
Prepaid Insurance	31,067.14	8,618.58
Prepaid Software Licenses	12,260.04	FSS Due to Tenant Long Term
Utility Deposit - Electric	20,500.00	13,665.85
TOTAL OTHER CURRENT ASSETS	64,827.18	Notes Payable-LT
		381,200.32
		Permanent Loan - HOPE VI
		2,200,000.00
		TOTAL NONCURRENT LIABILITIES
		2,603,484.75
TOTAL CURRENT ASSETS	865,443.95	TOTAL LIABILITIES
		3,597,988.85
NONCURRENT ASSETS		
FIXED ASSETS		EQUITY
Buildings	21,088,272.28	
Building Improvements	224,246.45	
Machinery & Equipment	150,483.39	
Automobiles	9,800.00	
Furniture & Fixtures	596,259.09	
Site Improvement-Infrastructure	2,382,356.15	
Accum Depreciation-Buildings	-8,108,872.53	
Accum Depreciation- Misc FF&E	-745,746.14	
Accum Depreciation-Infrastructure	-1,885,483.88	
Intangible Assets		CONTRIBUTED CAPITAL
Loan Costs	137,065.70	Capital - LP
Amortization Loan Cost	-5,829.00	6,924,129.41
Compliance Fees	100.00	Capital - GP2
Monitoring Fees	131,658.00	7,123,264.00
AA Compliance Fees	-58.68	GP Equity
AA Monitoring Fees	-131,658.00	1,308,453.00
AA Loan Costs	-131,236.70	Donations
TOTAL FIXED ASSETS (NET)	13,711,356.13	25.00
TOTAL NONCURRENT ASSETS	13,711,356.13	TOTAL CONTRIBUTED CAPITAL
		15,355,871.41
		RETAINED EARNINGS
		Retained Earnings-Unrestricted Net Assets
		-4,377,360.18
		TOTAL RETAINED EARNINGS:
		-4,377,360.18
		TOTAL EQUITY
		10,978,511.23
TOTAL ASSETS	14,576,800.08	TOTAL LIABILITIES AND EQUITY
		14,576,500.08

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Changes in Cash
For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	185,586.74	214,322.43	28,735.69
Cash-Payroll	522.95	548.45	25.50
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	55,156.39	57,100.39	1,944.00
Cash Restricted - FSS Escrow	13,130.17	13,665.86	535.69
Cash Restricted-Reserve for Replacement	108,165.11	111,495.91	3,330.80
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,682.61	76,751.46	68.85
Restricted Cash - AA Reserve	47,234.20	47,273.62	39.42
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	487,657.33	522,337.28	34,679.95

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	98,249.35	214,322.43	116,073.08
Cash-Payroll	-1,150.63	548.45	1,699.08
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	53,583.39	57,100.39	3,517.00
Cash Restricted - FSS Escrow	20,297.00	13,665.86	-6,631.14
Cash Restricted-Reserve for Replacement	222,487.71	111,495.91	-110,991.80
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,751.46	535.89
Restricted Cash - AA Reserve	46,966.45	47,273.62	307.17
Investment 1	261,674.48	0.00	-261,674.48
Investment 2	259,018.67	0.00	-259,018.67
Total Cash	1,038,521.15	522,337.28	-516,183.87

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	50,998	45,388	5,610	12.36%	1	338,937	317,719	21,218	6.68%	544,660
Other Tenant Income	660	1,359	(699)	-51.44%	2	3,355	9,515	(6,160)	-64.74%	16,311
Other Income	80	357	(276)	-77.51%		596	2,496	(1,901)	-76.14%	4,279
Total Revenue	51,738	47,104	4,634	9.84%		342,888	329,729	13,158	3.99%	565,250
Administrative Expense	10,950	13,742	(2,791)	-20.31%	3	81,210	96,192	(14,982)	-15.58%	164,901
Tenant Services	-	150	(150)	-100.00%	3	300	1,050	(750)	-71.46%	1,800
Utility Expense	7,600	6,692	908	13.56%	4	51,831	46,847	4,984	10.64%	80,309
Maintenance Expense	8,780	10,572	(1,792)	-16.95%	5	80,420	74,006	6,414	8.67%	126,867
General Expense	7,248	9,808	(2,560)	-26.10%	3	51,326	68,656	(17,330)	-25.24%	117,696
Financing Expense	4,659	4,212	446	10.60%	3	29,263	29,485	(223)	-0.75%	50,546
Operating Expense before Depreciation	39,238	45,177	(5,939)	-13.15%		294,349	316,236	(21,887)	-6.92%	542,119
Net Operating Income (Loss)	12,501	1,928	10,573	548.50%		48,538	13,493	35,045	259.72%	23,131
Depreciation & Amortization Expense	39,765	39,095	670	1.71%		275,692	273,664	2,028	0.74%	469,138
Capital Replacement Items	(21,215)	2,600	(23,815)	-915.98%		-	18,200	(18,200)	-100.00%	31,200
Reimburse Replacement Reserves	-	(2,600)	2,600	-100.00%		-	(18,200.00)	18,200	-100.00%	(31,200)
Total Expense	57,787	84,271	(26,484)	-31.43%		570,041	589,900	(19,859)	-3.37%	1,011,257
Net Operating Income (Loss)	(6,049)	(37,167)	31,118	-83.72%		(227,154)	(260,171)	33,017	-12.69%	(446,007)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rent collections are higher than the budget.
- 2** Variance reflects timely payment of rents and less damage to the units.
- 3** Variance reflects expenses that are less than the budget.
- 4** Utility Expense increased due to costs associated with water, sewer and garbage.
- 5** Maintenance Expense increased due to exterior painting of units, pressure washing and unit maintenance related costs.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of July 25, 2019

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	102,168.22
Cash-Payroll	121.01
Petty Cash	225.00
Total Unrestricted Cash	<u>102,514.23</u>
Restricted Cash	
Cash Restricted-Security Deposits	27,775.00
Cash Restricted-Operating Reserve	441,313.45
Cash Restricted-Reserve for Replacement	139,828.29
Cash-Tax & Insurance Escrow	37,022.08
Total Restricted Cash	<u>645,938.82</u>
TOTAL CASH	<u>748,453.05</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	28,297.76
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-22,096.66</u>
TOTAL: AR	6,201.10
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>107,352.71</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	1,372.70
Prepaid Insurance	30,747.30
Prepaid Software Licenses	3,535.40
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>41,655.40</u>
TOTAL CURRENT ASSETS	<u>897,461.16</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,859,944.96
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-3,901,530.82
Intangible Assets	
Amortization Tax Credit Fees	-118,245.98
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>8,298,517.00</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>8,403,162.77</u>
TOTAL ASSETS	<u>9,300,623.93</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	10,095.47
Tenant Security Deposits	26,175.00
Security Deposit-Pet	1,600.00
Accrued Property Taxes	23,664.78
Accrued Interest Payable	20,945.22
Accrued Audit Fees	2,350.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	798.91
Accrued Compensated Absences-Current	1,950.86
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	5,044,007.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>7,292,657.41</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,623.02
Developer Fee Payable - PCHD	<u>92,184.00</u>
TOTAL NONCURRENT LIABILITIES	<u>95,807.02</u>
TOTAL LIABILITIES	<u>7,388,464.43</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	706,827.38
TOTAL RETAINED EARNINGS:	<u>706,827.38</u>
TOTAL EQUITY	<u>1,912,159.50</u>
TOTAL LIABILITIES AND EQUITY	<u>9,300,623.93</u>

**Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash**

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	96,145.90	102,168.22	6,022.32
Cash-Payroll	-158.35	121.01	279.36
Cash Restricted-Security Deposits	28,175.00	27,775.00	-400.00
Cash Restricted-Operating Reserve	441,305.95	441,313.45	7.50
Cash Restricted-Reserve for Replacement	137,913.91	139,828.29	1,914.38
Cash-Tax & Insurance Escrow	30,208.86	37,022.08	6,813.22
Total Cash	733,591.27	748,228.05	14,636.78
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	65,229.31	102,168.22	36,938.91
Cash-Payroll	23,898.67	121.01	-23,777.66
Cash Restricted-Security Deposits	27,075.00	27,775.00	700.00
Cash Restricted-Operating Reserve	441,262.18	441,313.45	51.27
Cash Restricted-Reserve for Replacement	133,945.46	139,828.29	5,882.83
Cash-Tax & Insurance Escrow	30,008.71	37,022.08	7,013.37
Total Cash	721,419.33	748,228.05	26,808.72

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	54,298	49,380	4,918	9.96%	1	357,823	345,657	12,166	3.52%	592,555
Other Tenant Income	795	812	(17)	-2.11%	2	3,190	5,685	(2,495)	-43.89%	9,745
Other Income	1,509	46	1,463	3160.08%		2,711	324	2,387	736.63%	555
Total Revenue	56,602	50,238	6,364	12.67%		363,724	351,666	12,058	3.43%	602,856
Administrative Expense	15,551	14,365	1,186	8.25%	3	107,157	100,558	6,599	6.56%	172,385
Tenant Services	-	208	(208)	-100.00%	4	211	1,458	(1,247)	-85.50%	2,500
Utility Expense	8,197	5,942	2,255	37.95%	6	42,882	41,594	1,288	3.10%	71,304
Maintenance Expense	23,516	8,141	15,376	188.87%	5	81,873	56,985	24,888	43.67%	97,688
General Expense	6,988	12,563	(5,575)	-44.37%	4	48,926	87,942	(39,016)	-44.37%	150,758
Financing Expense	11,596	10,304	1,292	12.54%	4	71,483	72,130	(647)	-0.90%	123,652
Operating Expense before Depreciation	65,849	51,524	14,325	27.80%		352,533	360,668	(8,135)	-2.26%	618,287
Net Operating Income (Loss)	(9,247)	(1,286)	(7,961)	619.09%		11,192	(9,002)	20,193	-224.33%	(15,431)
Depreciation & Amortization Expense	40,816	40,004	811.65	2.03%		283,977	280,031	3,946.11	1.41%	480,052
Capital Replacement Items	(11,203)	1,258	(12,460.84)	-990.27%		9,346	8,808	538.18	6.11%	15,100
Reimburse Replacement Reserve	-	(1,258)	1,258.33	-100.00%		-	(8,808)	8,808.31	-100.00%	(15,100)
Total Expense	95,463	91,528	3,934	4.30%		645,856	640,698	5,158	0.80%	1,098,340
Net Income (Loss)	(38,861)	(41,290)	2,430	-5.88%		(282,132)	(289,032)	6,901	-2.39%	(495,484)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is consistent with the budget.
- 2 Variance is due to residents timely payment of rents as well as causing less damage to their units.
- 3 Administrative expenses are greater than budgeted for the period due to payment of asset management fee to Florida Housing Finance Corporation. There was also a slight increase in IT fees.
- 4 Variance reflects expenses being less than the budget.
- 5 Variance reflects increased maintenance expenses due to an erosion control and plumbing incident at the property.
- 6 Variance reflects increased utility costs.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of July 25, 2019

ASSETS

Unrestricted Cash	
Cash Operating 1	134,162.05
Cash-Payroll	-7,670.70
Petty Cash	300.00
Total Unrestricted Cash	<u>126,791.35</u>
Restricted Cash	
Cash Restricted-Security Deposits	29,165.00
Cash Restricted-Operating Reserve	460,701.00
Cash Restricted-Reserve for Replacement	141,064.81
Cash-Tax & Insurance Escrow	39,828.23
Total Restricted Cash	<u>670,759.04</u>
 TOTAL CASH	 <u>797,550.39</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	5,062.40
Allowance for Doubtful Accounts-Tenants/Vendors	-4,218.18
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>844.22</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,478.31
Prepaid Insurance	32,736.56
Prepaid Software Licenses	3,613.15
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>43,328.02</u>
TOTAL CURRENT ASSETS	<u>841,722.63</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,521.61
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-3,577,294.31
Accum Depreciation- Misc FF&E	-447,630.11
Accum Depreciation-Infrastructure	-388,751.06
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	-17,795.98
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-141,105.18
TOTAL FIXED ASSETS (NET)	<u>8,650,693.68</u>
TOTAL NONCURRENT ASSETS	<u>8,650,693.68</u>
 TOTAL ASSETS	 <u>9,492,416.31</u>

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	16,492.05
Tenant Security Deposits	27,675.00
Security Deposit-Pet	2,200.00
Accrued Property Taxes	30,272.31
Accrued Interest Payable	23,915.48
Accrued Interest - 2nd Mortgage	499,192.63
Accrued Audit Fees	2,350.00
Tenant Prepaid Rents	448.98
Accrued Compensated Absences-Current	2,638.15
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,565,344.60</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,899.42
TOTAL NONCURRENT LIABILITIES	<u>4,899.42</u>
 TOTAL LIABILITIES	 <u>5,570,244.02</u>

EQUITY

CONTRIBUTED CAPITAL

Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-2,788,185.45
TOTAL RETAINED EARNINGS:	<u>-2,788,185.45</u>

TOTAL EQUITY

TOTAL LIABILITIES AND EQUITY

3,922,172.29

9,492,416.31

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	184,344.78	134,162.05	-50,182.73
Cash-Payroll	4,508.33	-7,670.70	-12,179.03
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	23,739.02	29,165.00	5,425.98
Cash Restricted-Operating Reserve	460,693.17	460,701.00	7.83
Cash Restricted-Reserve for Replacement	139,070.74	141,064.81	1,994.07
Cash-Tax & Insurance Escrow	33,377.87	39,828.23	6,450.36
Investment 2	0.00	0.00	0.00
Total Cash	845,733.91	797,250.39	-48,483.52
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	124,837.48	134,162.05	9,324.57
Cash-Payroll	160.26	-7,670.70	-7,830.96
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,469.00	29,165.00	696.00
Cash Restricted-Operating Reserve	460,647.49	460,701.00	53.51
Cash Restricted-Reserve for Replacement	137,461.50	141,064.81	3,603.31
Cash-Tax & Insurance Escrow	31,696.91	39,828.23	8,131.32
Investment 2	0.00	0.00	0.00
Total Cash	783,272.64	797,250.39	13,977.75

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	68,910	70,759.68	(1,850)	-2.61%	1	483,681	495,317.76	(11,637)	-2.35%	849,116
Other Tenant Income	(665)	(390.21)	(275)	70.42%		(5,049)	(2,731.47)	(2,317)	84.83%	(4,683)
Other Income	427	173.94	253	145.42%		3,231	1,217.58	2,013	165.35%	2,087
Total Revenue	68,672	70,543	(1,872)	-2.65%		481,863	493,804	(11,941)	-2.42%	846,521
Administrative Expenses	14,732	18,146.43	(3,415)	-18.82%	2	102,299	127,025.03	(24,726)	-19.47%	217,757
Tenants Service Expenses	-	300.00	(300)	-100.00%	2	91	2,100.00	(2,009)	-95.69%	3,600
Utility Expense	8,617	9,439.71	(822)	-8.71%	2	57,838	66,077.97	(8,240)	-12.47%	113,277
Maintenance Expense	11,944	10,151.38	1,793	17.66%	4	72,680	71,059.66	1,621	2.28%	121,817
General Expenses	19,857	5,147.33	14,710	285.78%	3	143,778	36,031.31	107,746	299.04%	61,768
Financing Expenses	22,599	24,730.10	(2,131)	-8.62%	2	157,636	173,110.67	(15,475)	-8.94%	296,761
Operating expense before depreciation	77,750	67,915	9,835	14.48%		534,321	475,405	58,917	12.39%	814,979
Net Operating Income (Loss)	(9,078)	2,628	(11,707)	-445.39%		(52,459)	18,399	(70,858)	-385.11%	31,542
Depreciation & Amortization	43,306	41,566	1,740	4.19%		302,208	290,960	11,248	3.87%	498,788
Capital Replacement Items	(9,351)	3,875	(13,226)	-341.32%		-	27,125	(27,125)	-100.00%	46,500
Reimburse Replacement Reserves										(46,500)
Total Expense	111,705	113,356	(1,651)	-1.46%		836,530	793,490	43,040	5.42%	1,313,768
Net Operating Income (Loss)	(43,033)	(42,812)	(221)	0.52%		(354,667)	(299,686)	(54,981)	18.35%	(467,247)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant collection is slightly less than the budget.
- 2 Variance is due to expenses being less than budgeted.
- 3 Variance in General Expenses is due to unforeseen costs associated with the ongoing insurance claim.
- 4 Variance in Maintenance Expenses is due to painting of units, security equipment and other maintenance items.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
as of July 25, 2019

ASSETS

Unrestricted Cash	
Cash Operating 1	9,702.93
Cash-Payroll	-4,897.30
Petty Cash	300.00
Total Unrestricted Cash	<u>5,105.63</u>
Restricted Cash	
Cash Restricted-Security Deposits	8,778.00
Cash Restricted-Operating Reserve	19.08
Cash Restricted-Reserve for Replacement	182,504.84
Cash-Tax & Insurance Escrow	27,301.77
Investment 1	236,429.83
Total Restricted Cash	<u>455,033.52</u>
 TOTAL CASH	 <u>460,139.15</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	3,474.09
Allowance for Doubtful Accounts-Tenants/Vendors	-2,003.57
TOTAL: AR	<u>1,470.52</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,470.52
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	3,630.96
Prepaid Software Licenses	42,763.29
Utility Deposit - Electric	4,280.25
TOTAL OTHER CURRENT ASSETS	<u>51,174.50</u>
TOTAL CURRENT ASSETS	<u>512,784.17</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	51,039.58
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-3,234,148.14
Accum Depreciation- Misc FF&E	-1,173,537.89
Accum Depreciation-Infrastructure	-358,763.69
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	-187,714.19
Compliance Fees	200,558.00
Amortization Tax Credit Fees	-134,812.51
TOTAL FIXED ASSETS (NET)	<u>9,939,933.52</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>10,651,530.52</u>
 TOTAL ASSETS	 <u>11,164,314.69</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	59,992.80
Tenant Security Deposits	7,900.00
Security Deposit Clearing Account	200.00
Security Deposit-Pet	1,050.00
Accrued Property Taxes	2,277.00
Accrued Interest NLP Loan	1,296.65
Accrued Audit Fees	2,350.00
Tenant Prepaid Rents	2,457.11
Accrued Compensated Absences-Current	1,326.43
Mortgage Note Payable	2,942,263.93
Second Mortgage Payable	850,000.00
Third Mortgage Payable	324,668.05
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,367,455.69
TOTAL CURRENT LIABILITIES	<u>6,527,858.66</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	2,463.37
TOTAL NONCURRENT LIABILITIES	<u>2,463.37</u>
 TOTAL LIABILITIES	 <u>6,530,322.03</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	49,593.89
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>5,456,902.89</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-822,910.23
TOTAL RETAINED EARNINGS:	<u>-822,910.23</u>
 TOTAL EQUITY	 <u>4,633,992.66</u>
 TOTAL LIABILITIES AND EQUITY	 <u>11,164,314.69</u>

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Changes in Cash
For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	9,706.97	9,702.93	-4.04
Cash-Payroll	-1,553.76	-4,897.30	-3,343.54
Cash Restricted-Security Deposits	8,978.00	8,778.00	-200.00
Cash Restricted-Operating Reserve	19.08	19.08	0.00
Cash Restricted-Reserve for Replacement	183,817.87	182,504.84	-1,313.03
Cash-Tax & Insurance Escrow	21,718.77	27,301.77	5,583.00
Investment 1	236,039.88	236,429.83	389.95
Total Cash	458,726.81	459,839.15	1,112.34
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	66,264.11	9,702.93	-56,561.18
Cash-Payroll	-403.30	-4,897.30	-4,494.00
Cash Restricted-Security Deposits	10,370.00	8,778.00	-1,592.00
Cash Restricted-Operating Reserve	25,119.58	19.08	-25,100.50
Cash Restricted-Reserve for Replacement	181,594.10	182,504.84	910.74
Cash-Tax & Insurance Escrow	46,010.60	27,301.77	-18,708.83
Investment 1	233,687.95	236,429.83	2,741.88
Total Cash	562,643.04	459,839.15	-102,803.89

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	2,467	2,815	(348)	-12.36%	1	20,280	19,705	575	2.92%	33,780
Other Tenant Income	-	205	(205)	-100.00%	2	100	1,435	(1,335)	-93.03%	2,460
Grant Income	828	2,079	(1,251)	-60.17%	3	4,756	14,553	(9,797)	-67.32%	24,948
Other Income	-	1,485	(1,485)		4	(19,401)	10,396	(29,797)		17,822
Total Revenue	3,295	6,584	(3,289)	-49.96%		5,735	46,089	(40,354)	-87.56%	79,010
Administrative Expenses	4,023	4,580	(557)	-12.17%	5	22,928	32,063	(9,135)	-28.49%	54,965
Tenant Services Expenses	-	21	(21)	-100.00%	5	-	146	(146)	-100.00%	250
Utility Expense	-	208	(208)	-100.00%	5	235	1,457	(1,221)	-83.85%	2,497
Maintenance and Development Expense	3,706	1,301	2,405	184.84%	5	8,800	9,107	(306)	-3.36%	15,611
General Expenses	164	410	(246)	-59.94%	6	3,338	2,873	465	16.19%	4,925
Housing Assistance Payments	-	63	(63)	-100.00%	5	-	441	(441)	-100.00%	756
Operating expense before Depreciation	7,893	6,584	1,309	19.89%		35,301	46,086	(10,785)	-23.40%	79,005
Net Operating Income (Loss)	(4,598)	0	(4,598)			(29,567)	3	(29,570)		5
Depreciation	27	-	27			187	-	187		321
Total Expenses	7,920	6,584	1,336	20.29%		35,489	46,086	(10,597)	-22.99%	79,326
Net Income (Loss)	(4,625)	0	(4,625)			(29,754)	3	(29,757)		(316)

Comments

- 1 Property is comprised of 4, Section 32 Public Housing lease-to-purchase units. Although rental income was higher than budgeted, it will soon change as the budget is based upon rental income for 5 homes and one house was sold in May 2019.
- 2 Variance is due to timely payments of rent and residents causing less damage to their units.
- 3 Variance is due to a decrease in operating subsidy received from HUD.
- 4 Variance is due to sale of one (1) property.
- 5 Variance reflects expenses that are less than the budget.
- 6 Variance is due to a reduction in rental income.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of July 25, 2019

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	2,307.04
Cash-Payroll	11.23
Cash Operating 3	58,683.36
Total Unrestricted Cash	<u>61,001.63</u>
Restricted Cash	
Cash Restricted-Security Deposits	1,500.00
Cash Restricted - FSS Escrow	84.00
Total Restricted Cash	<u>1,584.00</u>
TOTAL CASH	<u>62,585.63</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	1,050.00
Allowance for Doubtful Accounts-Tenants/Vendors	-451.00
AR-TPA/Fraud Recovery	180.00
TOTAL: AR	<u>779.00</u>
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-89.00
Cleared Interfund Account	-2,200.20
Due from LPHC	283,520.66
Lakeridge Homes 2nd Mortgage	362,911.05
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>644,921.51</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	1,946.68
TOTAL OTHER CURRENT ASSETS	<u>2,446.68</u>
TOTAL CURRENT ASSETS	<u>709,953.82</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	538,431.12
Furniture & Fixtures	2,248.94
Accum Depreciation- Misc FF&E	-2,117.20
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>538,562.86</u>
TOTAL NONCURRENT ASSETS	<u>538,562.86</u>
TOTAL ASSETS	<u>1,248,516.68</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,090.43
Tenant Security Deposits	1,500.00
Lease Purchase Escrow	84.00
Tenant Prepaid Rents	10.00
Accrued Compensated Absences-Current	331.37
TOTAL CURRENT LIABILITIES	<u>5,015.80</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	615.40
TOTAL NONCURRENT LIABILITIES	<u>615.40</u>
TOTAL LIABILITIES	<u>5,631.20</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	1,242,885.48
TOTAL RETAINED EARNINGS:	<u>1,242,885.48</u>
TOTAL EQUITY	<u>1,242,885.48</u>
TOTAL LIABILITIES AND EQUITY	<u>1,248,516.68</u>

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash**

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,223.67	2,307.04	83.37
Cash-Payroll	656.44	11.23	-645.21
Cash Operating 3	61,701.06	58,683.36	-3,017.70
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	1,500.00	1,500.00	0.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	66,165.17	62,585.63	-3,579.54

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	799.66	2,307.04	1,507.38
Cash-Payroll	-276.63	11.23	287.86
Cash Operating 3	8,310.10	58,683.36	50,373.26
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	1,500.00	1,500.00	0.00
Cash Restricted - FSS Escrow	169.00	84.00	-85.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	10,502.13	62,585.63	52,083.50

Lakeland Housing Authority
YouthBuild-DOL 2016 and 2018 (49)
Statement of Operations

For the Current and Seven Months Ended July 25, 2019

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance		
Government Subsidy Income	39,037	38,284	752	1.97%	1	178,049	267,990	(89,941)	-33.56%	459,411
Other Income	12	-	12	#DIV/0!		58	-	58	#DIV/0!	-
Total Revenue	39,049	38,284	765	2.00%		178,107	267,990	(89,883)	-33.54%	459,411
Administrative Expenses	27,887	25,978	1,909	7.35%	2	202,373	181,845	20,527	11.29%	311,735
Tenant Services Expenses (Trainees)	12,365	11,089	1,277	11.51%	3	33,133	77,621	(44,488)	-57.31%	133,064
Utility Expense	-	354	(354)	-100.00%	3	-	2,479	(2,479)	-100.00%	4,250
Maintenance and Development Expense	128	310	(182)	-58.63%	3	348	2,169	(1,821)	-83.97%	3,718
General Expenses	309	553	(244)	-44.11%	3	2,101	3,873	(1,772)	-45.75%	6,640
Operating expense before Depreciation	40,689	38,284	2,405	6.28%		237,955	267,988	(30,033)	-11.21%	459,407
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Net Operating Income (Loss)	(1,641)	0	(1,641)			(59,848)	2	(59,850)		4
Depreciation	-	-	-			-	-	-		-
Total Expenses	40,689	38,284	2,405	6.28%		237,955	267,988	(30,033)	-11.21%	459,407
Net Income (Loss)	(1,641)	0	(1,641)			(59,848)	2	(59,850)		4

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL.
- 2 Variance in administrative expenses is due to a new DOL requirement to include a position solely for case management to the grant.
- 3 Variance reflects expenses that are less than the budget.

Lakeland Housing Authority
YouthBuild-DOL 2016 and 2018 (49)
Balance Sheet
as of July 25, 2019

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	563.56	A/P Vendors and Contractors	398.54
Cash-Payroll	-23,495.03	Due to West Lake Mgmt.	10,955.69
Petty Cash	1,000.00	Due to Central Office Cost Center	7,347.71
Total Unrestricted Cash	-21,931.47	Accrued Compensated Absences-Current	4,238.87
		TOTAL CURRENT LIABILITIES	22,940.81
TOTAL CASH	-21,931.47		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Prepaid Insurance	2,324.08	Accrued Compensated Absences-LT	7,872.19
TOTAL OTHER CURRENT ASSETS	2,324.08	TOTAL NONCURRENT LIABILITIES	7,872.19
TOTAL CURRENT ASSETS	-19,607.39		
NONCURRENT ASSETS		TOTAL LIABILITIES	30,813.00
FIXED ASSETS		 	
Automobiles	21,299.00	EQUITY	
Accum Depreciation- Misc FF&E	-21,299.00	RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Assets	-63,692.39
TOTAL FIXED ASSETS (NET)	0.00	Retained Earnings - Restricted Net Assets	13,272.00
TOTAL NONCURRENT ASSETS	0.00	TOTAL RETAINED EARNINGS:	-50,420.39
		TOTAL EQUITY	-50,420.39
TOTAL ASSETS	-19,607.39	TOTAL LIABILITIES AND EQUITY	-19,607.39

**Lakeland Housing Authority
YouthBuild-DOL 2016 and 2018 (49)
Changes in Cash**

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	15,634.04	563.56	-15,070.48
Cash-Payroll	-31,245.28	-23,495.03	7,750.25
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-15,611.24	-22,931.47	-7,320.23
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	8,890.81	563.56	-8,327.25
Cash-Payroll	-5,902.06	-23,495.03	-17,592.97
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	2,988.75	-22,931.47	-25,920.22

Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Seven Months Ended July 25, 2019

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,106	8,000	4,106	51.33%	1	84,212	56,000	28,212	50.38%	96,000
Other Tenant Income	-	-	-	#DIV/0!		136	-	136	#DIV/0!	-
Government Subsidy	-	14,400	(14,400)	-100.00%	2	-	100,800	(100,800)	-100.00%	172,800
Other Income	-	-	-	#DIV/0!		10,500	-	10,500	#DIV/0!	-
Total Revenue	12,106	22,400	(10,294)	-45.96%		94,848	156,800	(72,452)	-46.21%	268,800
Administrative Expense	4,147	7,814	(3,666)	-46.92%	3	38,693	54,696	(16,003)	-29.26%	93,764
Tenant Services	-	350	(350)	-100.00%	3	83	2,450	(2,367)	-96.59%	4,200
Utility Expense	4,472	6,600	(2,128)	-32.24%	3	17,422	46,200	(28,778)	-62.29%	79,200
Maintenance Expense	3,031	6,086	(3,055)	-50.20%	3	16,745	42,604	(25,859)	-60.70%	73,036
General Expense	(8)	1,550	(1,558)	-100.52%	3	1,037	10,850	(9,813)	-90.44%	18,600
Operating Expense before Depreciation	11,643	22,400	(10,757)	-48.02%		73,981	156,800	(82,819)	-52.82%	268,800
Net Operating Income (Loss)	463	-	463	#DIV/0!		20,867	-	10,367	#DIV/0!	-
Depreciation & Amortization Expense	7,957	-	7,957	#DIV/0!		55,698	-	55,698	#DIV/0!	-
Capital Replacement Items	-	-	-	#DIV/0!		(672)	-	(672)	#DIV/0!	-
Reimburse Replacement Reserves	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expense	19,600	22,400	(2,800)	-12.50%		129,007	156,800	(27,793)	-17.73%	268,800
Net Operating Income (Loss)	(7,494)	-	(7,494)	#DIV/0!		(34,158)	-	(34,158)	#DIV/0!	-

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rent collections are higher than the budget due to the income of seniors living at the property.
- 2 In July staff received notification that the subsidy request was still pending. In August HUD populated the subsidy template to include Williamstown and required a new submission; which was sent on August 9, 2019.
- 3 Variance reflects expenses that are less than the budget.

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of July 25, 2019

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	18,330.74
Cash-Payroll	206.87
Total Unrestricted Cash	<u>18,537.61</u>
Restricted Cash	
Cash Restricted-Security Deposits	15,951.00
Total Restricted Cash	<u>15,951.00</u>

TOTAL CASH 34,488.61

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	2,862.00
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-1,037.00</u>

TOTAL: AR 1,825.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE 1,825.00

TOTAL CURRENT ASSETS 36,313.61

NONCURRENT ASSETS

FIXED ASSETS

Buildings	3,751,341.13
Building Improvements	8,494.29
Accum Depreciation-Buildings	<u>-149,481.62</u>
TOTAL FIXED ASSETS (NET)	<u>3,610,353.80</u>

TOTAL NONCURRENT ASSETS 3,610,353.80

TOTAL ASSETS 3,646,667.41

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	2,369.80
Tenant Security Deposits	14,400.00
Security Deposit-Pet	1,800.00
Tenant Prepaid Rents	288.00
TOTAL CURRENT LIABILITIES	<u>18,857.80</u>

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	<u>3,627,809.61</u>
TOTAL RETAINED EARNINGS:	<u>3,627,809.61</u>

TOTAL EQUITY 3,627,809.61

TOTAL LIABILITIES AND EQUITY 3,646,667.41

**Lakeland Housing Authority
Williamstown, LLLP
Changes in Cash**

For the Current and Seven Months Ended July 25, 2019

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	17,693.95	18,330.74	636.79
Cash-Payroll	-532.44	206.87	739.31
Cash Restricted-Security Deposits	15,968.00	15,951.00	-17.00
Total Cash	33,129.51	34,488.61	1,359.10
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	7,232.01	18,330.74	11,098.73
Cash-Payroll	0.00	206.87	206.87
Cash Restricted-Security Deposits	14,220.00	15,951.00	1,731.00
Total Cash	21,452.01	34,488.61	13,036.60

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of August 13, 2019

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	251,538.00	251,538.00	0.00
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	341,004.00	341,004.00	0.00
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	345,575.00	345,575.00	0.00
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	336,513.32	231,939.01	126,453.99
CFP - 2017		08-16-17	08-15-19	08-15-21	608,069.00	547,262.10	583,721.87	0.00	608,069.00
CFP - 2018		05-29-18	05-28-20	05-28-22	934,727.00	841,254.30	0.00	0.00	934,727.00
CFP - 2019		04-16-19	04-15-21	04-15-23	965,861.00	869,274.90	0.00	0.00	965,861.00
				CFP Total:	4,695,561.00	4,226,004.90	2,748,746.19	2,060,450.01	2,635,110.99
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-29-17	282,108.00	253,897.20	282,108.00	282,108.00	0.00
RHF - 2009(b)		04-02-10	10-29-16	07-29-17	149,804.00	134,823.60	149,804.00	149,804.00	0.00
RHF - 2010		07-15-10	10-29-16	07-29-18	441,385.00	397,246.50	441,385.00	441,385.00	0.00
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	380,321.00	0.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	70,661.00	0.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208,904.00	188,013.60	208,904.00	208,904.00	0.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	62,529.00	0.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	185,710.00	0.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	187,612.00	0.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	193,574.00	0.00
				RHF Total:	2,162,608.00	1,946,347.20	2,162,608.00	2,162,608.00	0.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	21,842,801.00	21,842,801.00	0.00
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Total:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS-Family Self Sufficiency 2018		02-19-19	02-18-20		72,000.00	64,800.00	7,827.24	7,827.24	64,172.76
ROSS-Family Self Sufficiency 2017		01-01-18	12-31-18		110,072.00	99,064.80	110,072.00	110,072.00	0.00
ROSS - Service Coordinator 2016		02-01-17	01-31-20		219,185.00	197,266.50	126,747.44	126,747.44	92,437.56
				ROSS Total:	401,257.00	361,131.30	244,646.68	244,646.68	156,610.32
YouthBuild 2018 Grant (new)	(DOL)	01-01-2019		04-30-2022	1,075,472.00	967,924.80	44,965.96	44,965.96	1,030,506.04
YouthBuild 2016 Grant (existing)	(DOL)	10-17-16		02-16-20	990,024.00	891,021.60	944,126.91	944,126.91	45,897.09
				YouthBuild Total:	2,065,496.00	1,858,946.40	989,092.87	989,092.87	1,076,403.13

August 2019 Board Report



Program Manager's Report

During the month of July 2019, the Program Manager continued to oversee and strengthen partnerships that are providing certification opportunities and supportive services to participants of YouthBuild-Lakeland Cycle 17:

- TechHire (Polk State College) Training Program commenced at our YouthBuild-Lakeland Center on May 28, 2019. The final training session was held on July 9, 2019. During this session, participants completed the final exam. The results of this exam will be available in four to six weeks. After the exam, participants received their certificates of completion of the TechHire training and OSHA-10 card. The staff of YouthBuild-Lakeland are very appreciative of Mark Thomas, Director of TechHire and his staff.
- On July 9, 2019, YouthBuild-Lakeland participants assisted the staff of West Lake Management and Feeding Tampa Bay by serving the Senior Residents at The Renaissance Manor. Some YBL participants carried the boxes for residents who were not strong enough, then delivered the boxes to the residents' individual apartments.
- YouthBuild-Lakeland participants continued to train and assist with minor repairs and painting at The West Bartow Manor. The participants have learned skills and built a great service relationship with the WBM staff and residents. The training received has prepared the participants for the construction site of Twin Lakes Phase II.
- On July 19, 2019, the YouthBuild-Lakeland participants experienced Intervention Day. This monthly session offers opportunity for staff and participants to interact in a motivational, team building activity in a non-classroom setting. One of the highlights of Intervention Day is the recognition and celebration of participants' birthdays.
- On July 26, 2019, YouthBuild-Lakeland participants and staff joined forces to distribute hurricane preparation information to all Lakeland Housing Authority and West Lake Management properties.

- On July 23, 2019, participants celebrated the 5th anniversary of #Beating The Odds Summit with former First Lady Michelle Obama. The topic of this year's summit was 'Reach Higher'. For students to beat the odds, they must have targeted support throughout the summer to successfully enter college on the first day. For this reason, the Beating the Odds Summit began in 2014 has become an inspiration force that has continued every year. The LIVE broadcast (featured on NowThis's YouTube channel) included Mrs. Michelle Obama; Malcolm Jenkins of the Philadelphia Eagles; Wes Moore, CEO of Robin Hood; and first-generation college students, Ariel Ventura and Rachel Scott. This year, Beating the Odds Summit celebrated and hosted over 90 students who are overcoming obstacles and conquering challenges to get to college for a day of workshops and panels. YouthBuild-Lakeland participants were inspired by the live broadcast.
- On July 24, 2019, YouthBuild-Lakeland's Cycle 17 participants visited the Larry R. Jackson Library. A tour was conducted by a member of the library staff. Some of the participants obtained their individual library cards.

Academics

During the month of July, participants continued to prepare for the GED exam and/or worked on completing various assignments to obtain their diplomas.

Recruiting

During the month of July, YBL staff continued to aggressively recruit for the upcoming Cycle 18. Applicants who previously applied for the program were contacted and offered the opportunity to visit the YBL Center to submit a new application.

Job Development and Placement

During the month of July, the Job Placement Specialist (JPS):

- The Job Placement Coordinator continued to seek and develop placement partnerships with local employers and staffing agencies.
- Continued to communicate with Shela Stewart-Lucas, TechHire Training Coordinator as a follow-up on the TechHire training. We also are exploring the possibility of another training session that

would include Cycle 17 participants who did not participate in the one that concluded on July 9, 2019.

- Continued to provide employment placement, post-secondary education, employment retention, and supportive services information to the graduates of Cycles 16.
- Facilitated job readiness workshops on the 10 Things Employers Expect Their Employees to Know. During the month of July, we completed Anger and Violence Are Not Problem-solving Techniques.

Construction

- During the month of July, the YouthBuild participants continued to assist with the rehabilitation ten units at The West Bartow Manor. The participants gained training and experience in the areas of:
 - Removing furniture from abandoned/vacant apartment.
 - Removal of aged carpet.
 - Repaired holes in walls.
 - Interior painting.
 - How to clean an apartment.

The participants are beginning to become more skilled in their training and ability to take initiative when performing tasks. They are understanding the theory of 'practice makes perfect'. The more that they perform certain tasks, their knowledge and confidence increases, thus, resulting in a job well-done. YouthBuild-Lakeland Cycle 17 will be trained and eager to learn more when the construction of Twin Lakes Phase II begins later this year.

Case Management

During the month of July, the Case Manager attended the YouthBuild USA Department of Labor MIS Training in Washington, D.C. on July 15th- July 16, 2019. The training was required for new 2018 Grantees and it focused on MIS data entry, WIOA performance indicators, and MIS report submission process. The training was beneficial for the Case Manager as she was introduced to the best practices for correctly completing data entry and management, and processing reports. The Case Manager looks forward to sharing this information with the YouthBuild-Lakeland staff to successfully complete tasks and assignments in MIS.

Scenes from Feeding Tampa Bay Event



YouthBuild-Lakeland participant, Samuel Lattimore was all smiles as he assisted resident, Ms. Ruby Mitchell.



YouthBuild-Lakeland participant, Jose' Rivera patiently assisted resident, Ms. Irma Rivera in selecting her groceries.



Hailey Lackey, YBL participant (*left*) and Kaysha Watts, YBL Case Manager (*right*) assisted with keeping the groceries organized as the residents filled their bags and boxes.



YouthBuild-Lakeland Graduate Gives Back to Program

On July 25, 2019, LeAnthony Jenkins, a graduate of YouthBuild-Lakeland's Cycle 11, served as a guest speaker of an OPERATION EMPOWERMENT: Change Your Thinking, Change Your Life workshop sharing a portion of his life story. Raised by a single Mother, LeAnthony shared how as a child, youth, and young adult, he was rebellious with a 'have it my way and no other way' attitude which resulted in him facing many challenges, that include not completing high school, being



arrested, serving jail time, probation, and more. On the day of his visit to YouthBuild-Lakeland, he wore an ankle monitor and carried the small box that comes with it; all courtesy of Polk County's judicial system. With probation time still remaining, LeAnthony encouraged the YouthBuild-Lakeland participants to make wise choices, work hard during the six months that they are in the program, listen to, receive and apply to their lives what the YouthBuild-Lakeland staff strives to teach them, stay out



of trouble by obeying the laws, and work hard to be a provider for your family. LeAnthony, a divorced Father of a handsome son, Aiden (9) and three beautiful daughters, Imani (13), Mariah (6), and Kiyah (3), freely shared the challenges of marriage, relationships, having to pay child support, being a business owner and how his anger and bad choices resulted in him losing his business and his freedom, and being without transportation. Through it all,

today, LeAnthony is currently gainfully employed with a renewed mindset about life, an assigned service truck (*pictured above left*) that he drives during work hours and his own personal pickup truck (*pictured above right*) for when he's not working. Though still an independent thinker, LeAnthony has changed his thinking which has resulted in the beginning of a changed life for him. And the best is yet to come!

Earl W. Haynes
Senior Program Manager

Cynthia E. Zorn-Shaw
Job Placement Coordinator

Terry Love
Construction Training Supervisor

Kaysha Watts
Case Manager