



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

Gary Smith

REGULAR BOARD MEETING

Monday, July 20, 2015

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners Meeting
The Housing Authority of the City of Lakeland, Florida
Monday, July 20, 2015 at 6:00 P.M.
LHA Board Room
430 Hartsell Avenue
Lakeland, Florida

Pledge of Allegiance

Moment of Silence

Establish a Quorum

1. Approval of the Meeting Agenda

2. Approval of the Minutes of the Regular Board Meeting held Monday, June 15, 2015

3. Public Forum

4. Old Business

- LHA Recovery Plan Update
- Corrective Action Plan

5. New Business

6. Secretary's Report

- Operations
- Administration
- Resolutions

Resolution #15-1411 – Authorizing the Executive Director to execute the Master Development Agreement MDA with HTC for redevelopment of the WestLake Community.

Resolution #15-1412 – Authorizing the Executive Director to increase the total dollar value of the task order contract with IFH Solutions up to \$280,000

7. Legal Report

8. Other Business

9. Adjournment

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
June 15, 2015

The Board of Commissioners of the Housing Authority of the City of Lakeland met at the Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida.

LHA Board Members Present: Michael Pimentel, Chairman
Richard Richardson, Vice Chairman
Joseph DiCesare, Commissioner
Eddie Hall, Commissioner (via Tele-conference)
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioner
Gary Smith, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore, Esquire

The meeting was called to order at 6:00 p.m. by Chairman Michael Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the Board to review the agenda and if there were any requests for items to be added to the agenda. There were no new items added to the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

- **Motion to approve and accept the minutes of the Regular Board Meeting held May 18, 2015**

Motion by Richardson, Second by Robinson.

Votes: Commissioners

Michael Pimentel – Aye	Joseph DiCesare – Aye	Gary Smith – Present
Richard Richardson – Aye	Lorenzo Robinson – Present	
Edward Hall – Aye	Dorothy Sanders – Aye	

PUBLIC FORUM

None

OLD BUSINESS

• Recovery Plan Review Committee Meeting Updates:

Commissioner Smith presented the Recovery Plan Update to the Board. Commissioner Smith indicated that Recovery Plan Committee met the week before the regular Board meeting. Commissioner Richardson was not in attendance at the meeting. The grants and funds are on schedule. The Recovery Plan is still on schedule and making progress.

Mr. Stevenson indicated that he and the staff had a preliminary conference call with the HUD-Jacksonville Office which was more of an introductory call. LHA staff exchanged contact information with the HUD staff. HUD will contact staff should they have any further questions.

• Corrective Action Plan

Mr. Stevenson indicated that there is one remaining item with the Correction Action Plan (CAP). The banking services contract should be awarded in this month.

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NEW BUSINESS

None.

• SECRETARY'S REPORT -

Report submitted as written.

Mr. Stevenson indicated that he and staff will meet with the Lake Ridge Homeowners Association this week. Staff will also have a follow-up meeting with the City of Lakeland regarding the Williamstown property.

Mr. Stevenson gave a brief update on the meeting with Resident Advisory Board (RAB). He indicated the purpose of the meeting was to update the RAB regarding the upcoming election, training opportunities and any other items the RAB wanted to discuss. They agreed to have the election in July 2015. The RAB will be sent a 30 day written notice regarding the election. The existing RAB was advised that if they would like to be re-elected they would be eligible to run for their office. There are currently two vacancies on the RAB as a result of death or member moving away. Mr. Stevenson indicated the RAB consists of an elected member from each of the seven communities. There is also an alternate person from each community.

• Operations

Report submitted as written

• Administration

Report submitted as written

Ms. Valerie Brown mentioned that the LHA Public Housing and Section 8 programs recently achieved a “High Performer” rating from HUD. Mr. Gilmore indicated that type of achievement deserves to be recognized and celebrated.

Mr. Stevenson gave further remarks regarding the outstanding work of Ms. Brown. He stated “she has taken on additional duties and responsibilities with very limited to no staff and is doing a remarkable job in the Administration and Finance Department. “

Ms. Brown indicated she had a resolution to present to the Board for approval that was previously presented in April 2015 and put on hold due to questions about whether or not the vendor was increasing their prices or getting additional pay for work previously completed. The previous 2011 Board requested Berman Hopkins Wright and LaHam provide some procedures for LHA to avoid a forensic audit. That particular audit cost \$40,000. There was never a resolution from the Board to increase the budget authority.

- **Resolutions**

- Resolution # 15-1409 - The Board of Commissioners is requested to approve and authorize the Executive Director to Increase the value of an Award made to Berman, Hopkins, Wright and LaHam

- Motion to accept and approve Resolution # 15-1409.
Motion by Smith, Second by Richardson.

Vote: Commissioners

Michael Pimentel – Aye
Richard Richardson – Aye
Edward Hall – Aye

Joseph DiCesare – Aye
Lorenzo Robinson – Aye
Dorothy Sanders – Aye

Gary Smith – Aye

LEGAL REPORT

Mr. Gilmore informed the board that the contract on the 10th Street property will soon expire. No fault to LHA. LHA has been waiting to get approval of the amendment request from the HUD SAC office. Mr. Gilmore indicated that both he and Mr. Stevenson have contacted SAC and have not received a response.

Mr. Gilmore indicated that he has sent out response on the Executive Director evaluation to the commissioners via email address.

Mr. Gilmore once again mentioned that LHA achieved a “High Performer” rating in their audit review.

Commissioner Pimentel inquired about voting on the contract extension for the 10th Street Property. Mr. Gilmore advised that board has to vote on that proceeding. Mr. Gilmore distributed copies of the Third Amendment to the Contract for the Sale of 10th Street Property.

- **Motioned that the Third Amendment of the contract be extended for 180 days to 240 days be approved with appropriate changes.**

Motioned by Richardson, Second by Robinson.

Vote: Commissioners

Michael Pimentel – Aye

Richard Richardson – Aye

Edward Hall – Aye

Joseph DiCesare – Aye

Lorenzo Robinson – Aye

Dorothy Sanders – Aye

Gary Smith – Aye

OTHER BUSINESS

Mr. Stevenson thanked Commissioner Pimentel for his attendance to the Father and Son Day event sponsored by LHA. The day's events were comprised of fishing, basketball and other physical activities, lots of food and more fun.

The meeting adjourned at 6:35 P.M.

Benjamin J. Stevenson, Secretary

OLD BUSINESS

MINUTES
Recovery Plan Review Committee Meeting
The Housing Authority of the City of Lakeland
Board Room
Thursday, June 11, 2015

The Recovery Plan Review Committee of the Housing Authority of the City of Lakeland met on Thursday, June 11, 2015 at 2:00 p.m. at Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida.

Recovery Plan Review Committee: Gary Smith

LHA Staff	Benjamin Stevenson
	Valerie Brown
	Carlos Pizarro

The meeting was called to order at 2:03 p.m. by Mr. Gary Smith.

Mr. Smith inquired whether there were any comments from Commissioner Richardson on the minutes. He stated he had no issues with the minutes as they were. Mr. Smith stated that by a consensus of one, the minutes were approved.

RECOVERY PLAN UPDATE

SALE OF 10TH STREET PROPERTY

Mr. Stevenson stated that he had a conversation with the Potential Buyer on yesterday and that we are approaching the end of the 180 day period for HUD approval and the Buyer would like to do another extension. Mr. Stevenson stated that LHA does not have the SAC approval yet. He had Mr. Gilmore to call his contact at the SAC office but, Mr. Stevenson hasn't had a chance to speak with him to see if Mr. Gilmore received a response.

Mr. Stevenson also stated he went to the Paul A. Diggs Neighborhood Association monthly meeting. It was a good meeting and the President of the Association spoke in support of what LHA is doing. It's now just a matter of getting HUD's approval.

YARDI SYSTEM

Mr. Stevenson stated everything continues to go well with the conversion of the YARDI system. Staff is communicating with Emphasys representatives on a weekly basis. Mr. Smith

asked questions regarding the target date of six months. Mr. Pizarro stated that the YARDI contract ends on August 31st.

MASTER DEVELOPER AGREEMENTS

Mr. Stevenson stated the draft Master Developer Agreement (MDA) has been sent to Housing Trust Group, the developer for the West Lake community. LHA has not heard anything more from HTG. Saxon Gilmore has also written the draft MDA for the 10th Street property project. The document was sent to the other developer last week.

Mr. Stevenson stated LHA is still waiting to hear from HUD about the HOPE VI development proposal. He also stated that LHA was officially placed under the HUD-Jacksonville office as of last week. Staff had an introductory call yesterday to lay things out from HUD and our perspective.

Mr. Smith stated concerning the Williamstown property that we talked about the little home concept and an initiative for the homeless had been discussed, then we changed it to being for veterans and now he's seeing it's for near elderly. Mr. Stevenson stated that it is due to the feedback LHA received at the public hearing with the City of Lakeland. He also stated that there has been a lot of opposition to doing it for homeless. Mr. Smith stated that we anticipated that there would be opposition. Mr. Smith stated that the discussion before was to gear it more towards veterans. Mr. Pizarro stated that the preference was going to be for veterans. Mr. Stevenson stated that we are still working with the VA about that but that we will not be targeting VASH. Mr. Stevenson stated that LHA found out from VASH that we cannot deny a person for any felony. Mr. Smith stated that with regard to the location for the homeless housing, the possibility for public transit is not really reliable for that area. He stated that he had questions because the elderly population would probably make more sense but will need to look at transportation. Mr. Stevenson stated that we have had a conversation with Citrus Connection and they've agreed that there will be a location there. LHA is going to move the covered bus shelter from Renaissance up to Williamstown. Mr. Stevenson stated that it is still on the transit route but was not sure about the scheduling. Mr. Stevenson stated that we think that the architect and the engineer have worked very diligently to respond to the comments from the public hearing and city staff.

OTHER BUSINESS

MONTHLY FINANCIAL REPORT

Ms. Brown stated that this month LHA actually had a positive balance in the COCC account. She stated that an important thing to note on the Grant Report is that LHA has fully expended the Youth Build 2011 Grant. It had to be fully expended by May 31, 2015. Ms. Brown stated that the other thing that we need to be focused on is the Replacement Housing Factor (RHF) grant. There is about \$700,000 in RHF Increment 1 funds that can be applied towards Williamstown because it does not have leverage requirements. The HOPE VI has an obligation deadline of December 2015. She also stated that the balance of \$1.3 million remaining in RHF, we actually had planned to use on the ALF because that money has to be

leveraged with either bonds or tax credits. So, as part of the MDA negotiations, LHA is working with the developer to make sure they understand that LHA has \$1.3 million available to obligate.

Ms. Brown stated that with regard to COCC, LHA had a year to date actual loss as well as month to date actual loss in net operating income due to the settlement with BDO. LHA had planned to pay out money over a year's time and had to pay in lump sum.

Mr. Smith stated he would save Ms. Brown some time because he did not have any other questions. The handouts were more than sufficient.

The meeting adjourned at 2:59 p.m.



**BOARD OF
COMMISSIONERS**

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Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

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www.LakelandHousing.org

July 8, 2015

Ellis Henry, Director
U.S. Department of Housing and Urban Development
Office of Public Housing
Charles Bennett Federal Building
400 West Bay Street, Suite 1015
Jacksonville, FL 32202-4410

RE: Updated Corrective Action Plan

Dear Mr. Henry:

Enclosed for your review is the most recently updated Corrective Action Plan (CAP) for the Lakeland Housing Authority (LHA). There are no new update(s) to the CAP. But current document shows that there is only one incomplete item remaining in the CAP. In that regard, please note Item #73 is in the process of being completed. LHA has completed the procurement process for the selection of a Banking Services partner. We are now negotiating contract terms. The negotiations will be completed within the next 30 days.

Please do not hesitate to have staff contact Valerie Brown if you have questions or require additional information. Ms. Brown can be reached at (863) 687-2911, x216.

Sincerely,

Benjamin Stevenson
Executive Director

cc: Valerie Brown
Project Files

Enclosure(s)



BOARD OF COMMISSIONERS

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MAIN OFFICE

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www.LakelandHousing.org

DATE: July 10, 2015
TO: LHA Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Recovery Plan Update

Below is a summary update of progress made with the LHA Recovery Plan.

1) Purchase Agreement for Sale of LHA Property

Status: A Request to Amend the Previous Approval was submitted to the HUD Special Applications Center (SAC). A copy of the request included with the April 2015 update. I spoke with the potential buyer in June and they reconfirmed that their offer is still valid and firm. They and LHA are waiting on HUD approval before moving forward.

2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan.

An update on the COCC budget was presented to the Recovery Plan Review Committee at their February 2015 meeting. Staff continues to make adjustments in the budget. The committee was in agreement with the progress being made by staff. A copy of the revised budget was included with the March 2015 Board packet. The revisions were also discussed at the Board meeting.

3) Implement Replacement of Yardi System

Status: The transition from Yardi to the new contractor, Emphasys Computer Solutions, Inc., began in January 2015. Staff holds weekly meetings with Emphasys staff during the transition. The transition process will be completed at the end of August 2015.

4) Developer Partners Update

Status: LHA legal counsel wrote the Master Developer Agreement (MDA) for the partnership with the Developer Partner for the West Lake Apartments property. The terms of the MDA have been negotiated and agreed to by both parties. The document will be presented the LHA Board of Commissioners for approval at the July Board meeting.



The Developer Partner will assist LHA in submitting a low income housing tax credit application for the West Lake Apartment property.

LHA also released a Request for Qualifications for a Developer Partner for the development of the 10+ acre residential lot on 10th Street (across the street from the Colton Meadows property) in March 2015. The LHA Board approved the recommendation by staff and authorized the Executive Director to negotiate a MDA. The document has been drafted by Saxon Gilmore and is being discussed with the Developer Partner. This MDA will also be submitted to the LHA Board for approval.

5) Use of HOPE VI Funds

Status: LHA staff wrote a proposed to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. The next step is to submit a Rental Term Sheet to HUD for review and approval. A copy of the submittal was included in the April 2015 update.

6) Development of the Williamstown Property

Status: LHA staff along with members of the Wallis Murphey Boyington architectural firm attended a meeting of the Zoning Board on the Williamstown project at City Hall. We received approval to continue with plans for a new community to serve the near elderly or persons age 55 and older.

7) Other Items

Status: LHA was officially placed under the supervision of the Jacksonville HUD Field Office on June 1, 2015. The HOPE VI project will continue to be supervised by the Miami Field Office. LHA staff has had preliminary conference calls with the Jacksonville Office regarding the transition.

BJS

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

In May 2012, representatives from the Miami Field Office, Office of Public Housing (OPH) conducted a Limited Financial Management Review (LFMR) of the Lakeland Housing Authority (LHA). The LFMR resulted in three (3) findings and three (3) observations. Due to the nature of the Findings, OPH recommended that LHA engage a third party firm to conduct a forensic audit. LHA used a competitive Request for Proposals process to procure forensic audit services from NKA Contractors, LLC (NKA). NKA issued their findings on September 3, 2012. The special forensic audit procedures identified 22 findings and nine (9) weaknesses throughout various LHA departments. Additionally, LHA is in receipt of seven (7) findings from the Independent Auditor's Report by Berman Hopkins Wright & Laham for December 31, 2011. The Corrective Action Plan is a summary of proactive measures that LHA proposes to implement in order to cure findings as outlined by each audit.

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
73	LHA Audited Financials for 2012	2012-005 Special Tests and Provisions - General Depository Agreement	Low Rent Public Housing, CFDA Number 14.850 Housing Voucher Cluster Condition: During our audit of the Authority's accounts with financial institutions, we noted that the Authority had failed to enter into depository agreements with every financial institution handling accounts containing federal monies.	The Authority must execute Form HUD-51999 with all financial institutions where the Authority has funds and monitor the collateral levels for compliance with the General Depository Agreement on a least a monthly basis to ensure that the Authority's deposits are fully protected as required.	During the NRA review that occurred April 22-24, 2014, the auditors outlined that the Depository Agreements that LHA has on file for HCVP are not acceptable. The agreements are signed but not dated. Additionally, the auditors expressed concerns in reference to the bank fees. On June 17, 2014, Wells Fargo sent LHA the executed form HUD-51999 for the Public Housing Master Account and Section 8. Staff continues to negotiate with the banks to eliminate the fees and obtain agreements that are acceptable to HUD. LHA issued a RFP for Banking Services in April 2015. A contractor should be was selected in June 2015. Contract terms are being negotiated.	1/15/2014 6/30/2014	Complete In Progress	E. Hall w/Finance V. Brown w/Development and Ray Coury w/IFH Solutions	GDA

**LAKELAND HOUSING AUTHORITY
CORRECTIVE ACTION PLAN**

Item #	Source Document	Classification	Issue	Action Required or Recommendation	Action Taken	Expected Completion	Status	Responsible Party	Category
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Summary of Terms

- 1.) Finding: A deficiency that represents a violation of statutory or regulatory requirements, for which sanctions or other corrective actions are authorized, and which, therefore, necessitates immediate remedial action.
- 2.) Observation: Maybe a general comment, or may be a deficiency in program performance, which does not result in a violation of statutory or regulatory requirement, but which could, if not addressed, result later in a finding.
AMP = Asset Management
- 3.) Projects
BOC = Board of
- 4.) Commissioners
5.) COA = Chart of Accounts
COCC = Central Office Cost
- 6.) Center
7.) CYE = Calendar Year End
EIV = Enterprise Income
- 8.) Verification

FDS = Financial Data System or
- 9.) Financial Data Schedule
10.) FMR = Fair Market Rents
GAAP = Generally Accepted
- 11.) Accounting Principles
GAAS = Generally Accepted
- 12.) Audited Standards
GDA = General Depository
- 13.) Agreements
14.) GL = General Ledger
HCV = Housing Choice
- 15.) Voucher

IFRS = International Financial
- 16.) Reporting Standards
17.) NRA = Net Restricted Asset
- 18.) OPH = Office of Public Housing
OFFP = Operating Fund
- 19.) Financing Program
- 20.) PIC = PIH Information Center
- 21.) PIH = Public and Indian Housing
- 22.) RCS = Rent Comparability Study
- 23.) SAS = Statement on Audit Standards
- 24.) SOP = Standard Operating Procedures
- 25.) TARs = Tenant Account Receivables
- 26.) UMLs = Unit Months Leased
- 27.) VASH = Veterans Affairs Support of Housing
- 28.) VMS = Voucher Management System

NEW BUSINESS

SECRETARY'S REPORT

Secretary's Report
July 2015

HOPE VI Funds Expenditure

LHA staff wrote a proposed to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. The next step is to submit a Rental Term Sheet to HUD for review and approval. A copy of the submittal was included with the April 2015 Recovery Plan Update.

LHA staff along with members of the Wallis Murphey Boyington architectural firm attended a meeting of the Zoning Board on the Williamstown project at City Hall. We received approval to continue with plans for a new community to serve the near elderly or persons age 55 and older.

Annual Budget/Agency Update

A copy of the Corrective Action Plan is submitted to the HUD-Miami office for review and comment on a monthly basis. HUD has approved the Corrective Action Plan and recommended acceptance by the LHA Board. The Board provided acceptance at the January 2013 meeting. Periodic updates on the status of items in the Corrective Action Plan are given to the Board on a monthly basis. A copy of the most recently updated Corrective Action Plan is included with this month's report. To date, 72 of the 73 items identified by the Forensic Audit and emphasized in the Corrective Action Plan have been completed. The final item should be completed within the next 30 days. LHA is in the process of negotiating an agreement for banking services with the publicly procured vendor. The update was also submitted to HUD-Miami and HUD-Jacksonville Field Offices.

The LHA Recovery Plan update is a standard part of the Board agenda.

Agency Plan

The Miami Field Office provided their approval of the Agency Plan in February 2015. A copy of the approval letter was included with the February 2015 Board packet. Public meetings on the amendments to the Plan were held in February and March of 2015. The amendments to the Plan were submitted to the U.S. Department of Housing and Urban Development Miami Field Office for review and approval.

Staff has drafted the 2016 Agency Plan. Copies will be distributed to the Board at the Board meeting. The document will be made available for review and comment by the Resident Advisory Board and general public. The Plan will be submitted to the Board for final approval after the public comment period.

Other Activities

Secretary's Report

July 2015

The Recovery Plan and 2015 Budget were approved by the LHA Board of Commissioners at the October board meeting. The Plan was revised as instructed by the Board and submitted to the HUD-Miami Field Office. Staff is still waiting on comments from HUD.

As stated in the May Recovery Plan update memo, a Request to Amend the Previous Approval for the disposition of the 10th Street property was submitted to the HUD SAC office. LHA Attorney, Ric Gilmore, and I continue to outreach to the SAC for a status update regarding their review. Previously, the Potential Buyer reconfirmed their commitment to buy the property as soon as HUD approval is obtained. Both parties signed an extension of time for the agreement last month.

I continue to have conversations with Willie Horton, Special Assistant to the President of Detroit Tigers, Inc and his local partners. Mr. Horton was interested in partnering with LHA on some community activities.

The elections for the Resident Advisory Board were held on July 7, 2015. The results were provided via a separate report to the Board. Previously, LHA Executive staff met with the Resident Advisory Board on May 28, 2015. Among the topics discussed were the upcoming elections and training for the RAB were among the topics discussed. A copy of the meeting minutes was included with the June Board report.

Valerie Brown and I attended a Homeowners Association meeting with the homeowners of the Lake Ridge Community on June 16, 2015. The meeting was held at the Lake Ridge Community Center. We discussed issues and concerns with the homeowners including the importance of homeowners participating in the Neighborhood Watch meetings.

I also participated in the Career-ousel Day with Parker Street Ministries and Leadership Lakeland. I met with several students and discussed career opportunities.

Respectfully submitted,

Benjamin Stevenson

Secretary

**OPERATION AND ADMINISTRATION
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

July Meeting 2015

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing communities reports
 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
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - Family Self-Sufficiency Program and Resident Activities

Updates for the month of June:

- The LHA website includes many new features that are now available at the www.lakelandhousing.org.
- Colton Meadows Apartments passed their annual state low income housing tax credit file audit and physical inspection.

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
5/31/2015	98.71%	7/05/2015

Program Demographics (Note: the following statistics show a comparison between Florida and the City of Lakeland)

Resident Characteristics Report as of June 30, 2015 for Public Housing and Section 8 Average FL is Florida and FL101 is Lakeland Housing Authority

Program type : **Public Housing**

Level of Information : **County within State FL**

Effective Dates Included : **March 01, 2014 through June 30, 2015**

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

County	ACC Units	50058 Required	50058 Received
FL	33,875	30,556	30,041
FL105	583	579	756

Income Information

Distribution of Average Annual Income as a % of 50058 Received

County	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	22,701	75	5,206	17	1,567	5	318	1	618	2
FL105	494	65	180	24	47	6	7	1	33	4

Average Annual Income (\$)

County	Average Annual Income
FL	11,963
FL105	11,692

Distribution of Annual Income as a % of 50058 Received

County	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
FL	2	14	42	19	11	6	7
FL105	6	14	33	20	13	6	7

*Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income ***

County	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
FL	32	48	59	24	1
FL105	34	28	52	22	4

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

County	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
FL	0	0	8	7	14	47	12	11
FL105	0	0	14	7	13	41	15	11

Average Monthly TTP (\$)

County	Average Monthly TTP
FL	278
FL105	273

Distribution of Family Type as a % of 50058 Received

County	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	3,855	13	119	0	2,767	9	11,876	39	6,585	22	179	1	3,734	12	1,295	4	12,679	42
FL105	62	8	1	0	67	9	383	50	122	16	8	1	78	10	40	5	407	53

Average TTP by Family Type (\$)

County	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
FL	289	477	289	281	256	388	258	336	281
FL105	257	336	274	270	271	370	265	323	268

Family Race/Ethnicity Information

Distribution by Head of Household's Race as a % of 50058 Received

County	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL	38	61	0	0	0	0	0	0	0
FL105	21	79	0	0	0	0	0	0	0

Distribution by Head of Household's Ethnicity as a % of 50058 Received

County	Hispanic or Latino	Non - Hispanic or Latino
FL	27	73
FL105	14	86

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

County	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	11,362	16	19,477	28	20,781	30	5,603	8	10,367	15	1,587	2
FL105	406	21	596	31	618	32	116	6	182	9	24	1

Distribution by Household Size as a % of 50058 Received

County	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
FL	44	21	15	10	6	2	1	0	0	0
FL105	34	23	18	12	7	4	1	0	0	0

Total Household Members and Average Household Size

County	Total Number of Household Members	Average Household Size	Total Number of Households
--------	-----------------------------------	------------------------	----------------------------

FL	69,180	2.3	30,410
FL105	1,942	2.6	761

Distribution by Number of Bedrooms as a % of 50058 Received

County	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
FL	15	29	26	23	6	1
FL105	2	28	38	25	7	0

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

County	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	6,658	22	3,413	11	7,377	24	6,284	21	4,693	15	1,985	7
FL105	187	25	92	12	205	27	136	18	102	13	39	5

Housing Choice Voucher Program Report

• **Tenant-Based Waitlist**

As of June 30, 2015, the Housing Choice Voucher tenant based waiting list contained seventy eight (78) applicants.

• **VASH Waitlist**

As of June 30, 2015, the Veteran Affairs Supportive Housing waiting list contained three (3) applicants.

• **Project-Based Waitlist – The Manor at West Bartow**

As of June 30, 2015, Lakeland Housing Authority project-based waiting list for the Manor at West Bartow contained fourteen (14) applicants.

• **Project-Based Waitlist – Villas at Lake Bonnet**

As of June 30, 2015, Lakeland Housing Authority project-based waiting list for the Villas at Lake Bonnet contained ninety six (96) applicants.

• **Port Outs**

LHA currently has twenty nine (29) port-outs in the month of June. Port outs are clients that use their voucher in another jurisdiction.

• **Port Ins**

LHA currently has twenty one (21) port ins for the month of June. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

• **Lease-up & Movers**

As of June 30, 2015, Lakeland Housing Authority issued thirteen (13) vouchers to movers. We received seven (7) Requests for Tenancy Approvals during the month of June. We processed zero (0) unit transfers, zero (0) initial move-in, and one (1) port-in.

• **Active Clients**

As of June 30, 2015, LHA is servicing 1,188 families on the Housing Choice Voucher program. These families include 926 regular Housing Choice Voucher holders, 35 Mainstream Disabled Housing Vouchers, 53 VASH, 91 Project-Based Vouchers, 59 Tenant Protection Program (TenPro) and 21 Port Ins.

• **EOP – End of Participation**

LHA processed one (1) EOP's with a date effective the month of June 2015. Below are the reasons for leaving the program:

Reason	Number
Termination – Criminal	0
Termination – Unreported income and/or family composition	0
Left w/out notice	0
No longer need S/8 Assistance	0
Deceased	1
Landlord Eviction	0
Lease and/or Program Violations non-curable	0
Voucher Expired	0

- **PIC Reporting Percentage**

All Housing Authorities are required to submit information to HUD through the PIH Information Center (PIC). All transactions processed on the Housing Choice Voucher 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 Housing Choice Voucher program:

Effective Date	HCV	Date Collected
06/30/2015	98.78%	07/09/2015

- **General information and activities for the month of June 2015**

- The Housing Choice Voucher Department processed ninety (90) annual certifications and forty two (42) interim certifications.

RECEPTION MONTHLY REPORT 2015					
REQUEST TO LIST					
	VISITOR'S COUNT	RFTA	PROPERTY	INTERIM CHANGE	STAMPED MAIL
January	669	28	8	35	2071
February	571	24	9	41	2053
March	565	11	6	61	2068
April	693	7	8	52	2050
May	788	9	5	42	2068
June	994	10	10	42	2061



Reports from the Communities

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 (Note: two units are down due to a broken sprinkle flooded these units, insurance company is working on the case)

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99% averaged	100%	97%	100%	100%	100%	99%	98%	99%	99%
Down units due to modernization/ Insurance									1-Flood
Vacant units	0	2	0	0	0	1	2	1	0
Current rents:									
1 bedroom	387	425	481	N/A	N/A	613	N/A	N/A	699
2 bedrooms	443	508	N/A	526	736	736	627	627	801
3 bedrooms	543	576	N/A	579	850	850	709	709	N/A
4 bedrooms	581	N/A	N/A	N/A	949	949	N/A	780	N/A
5 bedrooms	N/A	N/A	N/A	N/A	1047	N/A	N/A	N/A	N/A
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Number of Annual Certifications done	13	14	8	1	4	35	11	8	13

Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Jennifer Robinson	Jennifer Robinson	Jennifer Robinson
Comments	Monthly residents meeting. Tobacco free seminar.	Monthly residents meeting.	Monthly residents meeting, Health Fair and movie day. Trip to the Flea market for the residents.	Monthly residents meeting and free tax returns.	Monthly resident meeting, weekly activities for children and a senior outing. Trip to Peltz Shoe store in Brandon for children.	Health Screenings, movie day, birthday celebrations, resident meetings and daily feeding. Filed trip, and art classes for kids.	Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm	Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.	Monthly residents meeting and community yard sale, bingo daily, Field trip, craft and movie night and Dinner and brunch.

Family Self-Sufficiency Program and Resident Activities (June 2015 activities)

- **West Lake Apartments**

June was another busy month at our computer lab. Our Residents have been very busy searching the web for job opportunities. One of our residents has signed up for a recipe club that enables her to create tasty healthy meals that are affordable for family. We are now open for our residents Monday – Thursday 10am – 1pm.



Kids House Summer Vacation Program will be held at 501 Hartsell Avenue #45 by Christel Graham. Breakfast & lunch will be provided. Games, prizes, field trips and lots of fun.



- **Prodigy**

The girls are having a blast with Mrs. Sheila in their dance class. They are gaining new skills and becoming more confident in themselves. We are working hard at building participation in the drama class for our tweens & teens on Tuesday & Thursday evenings.

- **Brains & Basket Ball**

We are currently still recruiting youth between the ages of 14-18 from within our community to join the team. Games will be held at West Lake Community Center Basketball Court.

- **Job Search/Florida ACCESS Center**

The Job Search/Florida ACCESS Center continues to provide the opportunity for residents, especially West Lake residents, who are unemployed or underemployed to utilize the computers to search for employment. These same computers are also available for residents to complete the Children and Families Services Florida ACCESS new and/or recertification applications (for eligibility review) to receive food stamps and/or cash assistance

- **Cecil Gober Villa's**

Our residents at Cecil Gober Villa's Enjoyed a day out at the Sr. Expo at the Lakeland Town Center. They had a great time meeting other seniors in our area, and had lunch at the food court.

- **Manor @ West Bartow**

This month our residents had a Mini Health Fair on site. We Cares Services & Tavares Pharmacy came out to educate them on medication management, how important it is to take your medication as prescribed and at the same time each day. They provided blood pressure and glucose checks and treated our residents to treats from Dunkin Donuts.



- **Colton Meadow Apartments**

June was a busy month for our residents at Colton Meadows. On June 22, we hosted a Homebuyers workshop. The purpose of this workshop is to give our residents the tools to prepare for home ownership. Then on Saturday June, 20th we hosted a Financial Fitness Workshop by Explorations V. The purpose of this workshop is to help our residents understand the importance of budgeting, credit counseling, and ways to determine needs vs wants and to create healthy meals on a limited budget.

KIRM (Keeping It Real Ministries) has reached full capacity for this summer session the kids start their day off with a daily devotion and then head out for their exciting day. This Community is also a site for the Summer Feeding Program for our community.



- **Carrington Place**

Shadows Instructional Youth Program facilitated by Ms. Katherine Ellerbe will provide a summer program for our community. She has several great activities, and trips planned for the summer. This site is also hosting the Summer Feeding Program for the community

- **Family Self Sufficiency**

This month we would like to congratulate West Lake resident Ms. Goldie Rogers on full time employment. Ms. Rogers came to our Lunch and Learn Workshop in February, where the topic of discussion was Attitudes Matter. We discussed how hiring managers assess your appearance and how it really determines how the interview will progress. Ms. Rogers at that time had a very creative hair style and several facial piercings. She shared with the group how she had a job interview 1 week prior and thought it went well but never got a call back. At the end of the workshop she stated “they did not call me back because of my look”. She said she was going to schedule other interviews but was going to change her appearance and apply some of the tips she learned in the workshop. Ms. Rogers did just what she said, and is now working through an agency at Publix Warehouse. She is very excited and proud of herself for being teachable and applying the information that she obtained. She is working hard and waiting for a permanent position to open so she can apply.

- **Lakeland Housing Authority Hosted a Father’s Day Event**

One June 13th, our residents from all of our communities gathered at our West Lake Community Center. KIRM, We Care Services, Fellowship of Christian Athletes and Family Fundamentals partnered with us to make this event a success. The day was filled with fun, basketball tournaments, fishing at the Lake, Dancing, Bar-b-que and raffles & giveaways.





• **Lakeland Housing City-Wide Residents Organization (CWRO)**

Our Resident Advisory Board 2015-2016 Election date is scheduled for Tuesday, July 7th 10am-4pm. This election will be conducted by Men & Women on the Move Outreach, Inc. & We Care Services, Inc.

- **Gentlemen's Institute**

This month we partnered with Career Polk Source in sending young men to a week at the Gentlemen's Institute. This Institute teaches basic necessities that every young man should practice. Joshua Young from Colton Meadows Apartments completed the Week and obtained a Certificate and a gift of \$100.00. Graduation & Fine Dining Experience was held at the Grasslands Golf & Country Club.



***** We are currently looking for a contractor to teach Volley Ball @ Colton Meadows, Football @ Carrington Place and Basketball @ West Lake*****

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro, Vice-President of Affordable Housing

ADMINISTRATION REPORT

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: July 20, 2015

RE: May 2015 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for May 2015 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
5. Renaissance at Washington Ridge, Ltd., LLLP
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, Ltd., LLLP
9. Hampton Hills (AMP 4)

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and five months (Year to Date) ended May 31, 2015

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a positive cash flow for year to date of \$5,276.
 - B. Maintenance expenses for COCC continues to be over budget due to the financial advisor contract. The contract with the financial advisor continues to be necessary as LHA has been unable to fill the Finance Manager position and the expertise of a CPA continues to be needed for the LHA audit, transition from Yardi to Emphasys, and Recovery Plan. Despite additional costs associated with the financial advisor, COCC maintained a positive NOI for both the month and year-to-date.
 - C. The ending cash balance for COCC was negative for the month of May due to the voucher request of \$47,699.26 not being funded by the Department of Labor (DOL) until June 1, 2015. Subsequently, the June financials will show two payments from DOL of \$47,699.26 and \$72,366.78 respectively.
2. Public Housing (AMP 1: West Lake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. AMP 1 continues to maintain a positive NOI for year-to-date. It was \$23,667 this reporting period.
 - B. Overall expenses for AMP 1 remain lower than budgeted despite the increase in HAP expenses.
3. Section 8 Housing Choice Voucher Program:
 - A. Grant income for the program continues to be lower than anticipated. However, earnings from other income have allowed total revenue for the program to remain within budget.
 - B. Maintenance expenses for HCV continue to be over budget due to the financial advisor contract. LHA anticipates that HCV will decrease their need for financial advisory services once the newly hired Assistant Program/Account Manager is trained and assumes responsibility for VMS reporting.
4. The Manor at West Bartow:
 - A. The Manor at West Bartow Year to Date net operating income is a positive \$39,094. The overall expenses were higher than expected due to an increase in work orders and water intrusion.
5. Colton Meadow LLLP:
 - A. Colton Meadow Apartments Year to Date net operating income is a positive \$38,101 and the overall expenses continue to be lower than expected.
6. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet Year to Date net operating income is a positive \$25,313 and the overall expenses are lower than expected.
7. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place Year to Date net operating income is a positive \$39,715.
8. Renaissance at Washington Ridge LTD., LLLP:
 - A. The net NOI for Renaissance at Washington Ridge is negative due to higher than anticipated HAP expenses.
9. Hampton Hills
 - A. The NOI for the property continues to be consistent with the budget.

Conclusion: Although several properties experienced a net operating loss for the reporting period, the overall financial health of the agency continues to improve. Staff will have to continue to implement cost saving measures to stay ahead of the budget.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and Five Months Ended May 31, 2015**

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	-	-	#DIV/0!	(131)	-	(131)	#DIV/0!	-
Public Housing & Sec 8 Management Income	62,089	49,019	13,070	26.66%	240,175	245,095	(4,920)	-0.02	588,229
Other Income	750	-	750	#DIV/0!	13,400	-	13,400	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0	5,000	5,000	-	0.00	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%	25,000	25,000	-	0.00	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%	15,000	15,000	-	0.00	36,000
Total Revenue	71,839	58,019	13,820	23.82%	298,444	290,095	8,349	2.88%	696,229
Administrative Expenses	48,994	54,486	(5,493)	-10.08%	265,474	272,432	(6,958)	-2.55%	653,836
Utility Expense	178	264	(86)	-32.65% 1	3,368	1,320	2,048	155.15%	3,168
Maintenance Expense	6,926	1,221	5,705	467.05% 2	21,711	6,107	15,604	255.50%	14,658
General Expenses	-	1,148	(1,148)	-100.00% 1	-	5,742	(5,742)	-100.00%	13,781
Total Expense before depreciation	56,098	57,120	(1,022)	-1.79%	290,553	285,601	4,952	1.73%	685,442
Operating Income (Loss) before Depreciation	15,741	899	14,842	1651.16%	7,891	4,494	3,397	75.58%	10,787
Depreciation	523	133	-	0.00%	2,615	665	1,950	293.23%	1,596
Total Expense	56,621	57,253	(1,022)	-1.79%	293,168	286,266	6,902	2.41%	687,038
Net Operating Income (Loss)	15,218	766	14,442	-	5,276	3,829	1,447	0	9,191

Comments

- 1 Variable expenses have been less than the anticipated budget.
- 2 Maintenance expenses continue to exceed the budget due to ongoing contract with Financial Advisor.

**Lakeland Housing Authority
Central Office Cost Center**

**Balance Sheet
May 31, 2015**

ASSETS

Unrestricted Cash	
Cash Operating 1	0.00
Total Unrestricted Cash	0.00
Clearing	0.00
TOTAL CASH	0.00
ACCOUNTS AND NOTES RECEIVABLE	
Due from Public Housing General	-29,995.05
A/R - ROSS/HUD	45,835.90
Due from Hampton Hills	650.00
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-113,873.90
A/R - 21st Century/DOE	67,831.11
Due from Youthbuild-DOL2011	17,208.05
A/R - YouthBuild DOL 2014	196,085.74
A/R - Capital Fund Grants/HUD	40,000.00
Due from Villas at Lake Bonnet	405.03
A/R - Twin Lakes LLLP	139.00
Due from Development-General	18,103.67
Due from Section 8 HCV	5,103.65
TOTAL DUE FROM	249,036.67
A/R-YouthBuild Non-Grant	5,000.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	254,036.67
OTHER CURRENT ASSETS	
Prepaid Software Licenses	1,215.85
TOTAL OTHER CURRENT ASSETS	1,215.85
TOTAL CURRENT ASSETS	255,252.52
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,858.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-14,902.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	19,539.44
TOTAL NONCURRENT ASSETS	19,539.44
TOTAL ASSETS	274,791.96

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	13,492.84
State Unemployment Tax	1,156.10
Workers Compensation	23,124.26
401 Plan Payable	7,565.00
Aflac Payable	1,232.58
Health Insurance Payable	146.98
Accrued Audit Fees	10,625.00
Due to Federal Master	2,831,247.32
Due to (17) Renaissance Family Non-ACC	30,400.00
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	13,222.48
TOTAL CURRENT LIABILITIES	3,186,012.56

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	24,556.03
TOTAL NONCURRENT LIABILITIES	24,556.03

TOTAL LIABILITIES

3,210,568.59

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-2,935,776.63
TOTAL RETAINED EARNINGS:	-2,935,776.63

TOTAL EQUITY

-2,935,776.63

TOTAL LIABILITIES AND EQUITY

274,791.96

Lakeland Housing Authority
Central Office Cost Center
Changes in Cash
For the Current Month and Five Months Ended May 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	21,474.62	0.00	21,474.62
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	21,474.62	0.00	21,474.62

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	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
Total Cash	0.00	0.00	0.00

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Five Months Ended May 31, 2015

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	52,651	55,773	(3,122)	-5.60%	256,476	278,863	(22,387)	-8.03%	669,271
Other Income	3,591	9	3,582	39074.76% 1	7,766	46	7,720	16844.46%	110
Total Revenue	56,242	55,782	460	0.82%	264,242	278,909	(14,667)	-5.26%	669,381
Administrative Expenses	52,605	52,465	140	0.27%	263,561	262,324	1,236	0.47%	629,579
Utility Expense	750	723	28	3.87%	2,553	3,613	(1,059)	-29.32%	8,670
Maintenance Expense	4,305	1,454	2,851	196.03% 2	16,260	7,271	8,989	123.64%	17,450
General Expenses (Insurance, etc.)	-	130	(130)	-100.00%	(1,133)	652	(1,785)	-273.84%	1,564
Total Expense before Depreciation	57,660	54,772	2,888	5.27%	281,241	273,859	7,382	2.70%	657,263
Operating Income (Loss) before Depreciation	(1,419)	1,010	(2,429)	-240.49%	(16,999)	5,049	(22,049)	-436.67%	12,118
Depreciation	344	-	344		1,718	-	1,718		-
Total Expense	58,004	54,772	3,232	5.90%	282,960	273,859	9,100	3.32%	657,263
Net Operating Income (Loss)	(1,762)	1,010	(2,772)	-274.52% 3	(18,718)	5,049	(23,767)	-470.70%	12,118

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Five Months Ended May 31, 2015

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	752,878	669,176	83,702	12.51%	3,730,786	3,345,882	384,904	11.50%	8,030,116
Port In HAP Reimbursements Received	34,876	35,000	(124)	-0.35%	63,303	175,000	(111,697)	-63.83%	420,000
Other income	7	-	3,591	0.00%	29	-	29	0.00%	-
Total Revenue	787,761	704,176	83,584	11.87%	3,794,118	3,520,882	273,237	7.76%	8,450,116
Housing Assistance Payments	711,685	660,000	51,685	7.83%	3,518,692	3,300,000	218,692	6.63%	7,920,000
Tenant Utility Reimbursement	22,305	22,424	(119)	-0.53%	117,458	112,120	5,338	4.76%	269,088
Port Out HAP Payments	3,869	15,390	(11,521)	-74.86% 4	30,911	76,950	(46,039)	-59.83%	184,680
FSS Escrow Payments	5,604	6,326	(722)	-11.41%	30,066	31,630	(1,565)	-4.95%	75,912
Total Expense	743,463	704,140	39,323	5.58%	3,697,126	3,520,700	176,426	5.01%	8,449,680
Net Operating Income (Loss)	44,298	36	44,261	0.00%	96,992	182	96,810	0.00%	436

Comments

- 1 Variance reflects revenue from port-ins that was not factored into the original budget.
- 2 Variance for maintenance expense is high because it includes costs associated with the financial advisor contract.
- 3 Income is less than anticipated because administration grant revenue from HUD decreased.
- 4 Expenses are lower due to port-outs being less than what was initially anticipated by the budget.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of May 31, 2015

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	18,802.02		
Cash Operating 2B	261,914.60		
Cash Operating 3	55,352.31	A/P Vendors and Contractors	-13,422.26
Total Unrestricted Cash	336,068.93	Accrued Audit Fees	47,812.50
Restricted Cash		Due to Federal Master	180,561.29
Cash Restricted - FSS Escrow	164,713.00	Due to Section 8	587,525.83
Total Restricted Cash	164,713.00	Due to Central Office Cost Center	5,103.65
Clearing	11,297.00	Tenant Prepaid Rents	4,663.42
		State of FL Unclaimed Funds	33,224.76
		Accrued Compensated Absences-Cur	4,108.72
		Accrued FSS Escrow Short Term	14,379.73
TOTAL CASH	512,078.93	TOTAL CURRENT LIABILITIES	863,957.64
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	62,848.55		
AR-Formal Agreements	4,706.04		
Due from Public Housing General	3,600.00		
Due from Section 8 Mainstream	-39,298.15		
Due from Section 8 VASH	113,591.00		
Due from The Manor at West Bartow	307,170.00		
Due from Section 8 Tenant Protection Vouchers	180,597.00	NONCURRENT LIABILITIES	
Due from PortProp	27,277.35	Accrued Compensated Absences-LT	7,630.47
Due from Portpay	-1,811.37	FSS Due to Tenant Long Term	148,542.82
TOTAL DUE FROM	591,125.83	TOTAL NONCURRENT LIABILITIES	156,173.29
A/R-Other Government	2,424.23		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	661,104.65	TOTAL LIABILITIES	1,020,130.93
OTHER CURRENT ASSETS			
Prepaid Software Licenses	5,451.63		
TOTAL OTHER CURRENT ASSETS	5,451.63		
TOTAL CURRENT ASSETS	1,178,635.21		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-17,727.56	RETAINED EARNINGS	
Intangible Assets		Retained Earnings-Unrestricted Net /	169,643.80
TOTAL FIXED ASSETS (NET)	8,733.52	TOTAL RETAINED EARNINGS:	169,643.80
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	11,139.52	TOTAL EQUITY	169,643.80
TOTAL ASSETS	1,189,774.73	TOTAL LIABILITIES AND EQUITY	1,189,774.73

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Changes in Cash
For the Current and Five Months Ended May 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	19,607.89	18,802.02	-805.87
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	234,887.24	261,914.60	27,027.36
Cash Operating 3	54,560.09	55,352.31	792.22
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	164,713.00	164,713.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	473,768.22	500,781.93	27,013.71

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,739.82	18,802.02	-51,937.80
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	106,663.18	261,914.60	155,251.42
Cash Operating 3	49,918.24	55,352.31	5,434.07
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	147,478.14	164,713.00	17,234.86
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	374,799.38	500,781.93	125,982.55

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Five Months Ended May 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	24,989	24,107	882	3.66%	1	118,607	120,536	(1,929)	-1.60%	289,285
Other Tenant Income	200	8,946	(8,746)	-97.76%	2	2,125	44,728	(42,604)	-95.25%	107,348
Government Subsidy Income	58,480	56,115	2,365	4.21%		288,989	280,575	8,414	3.00%	673,380
Interest Income Restricted	2,818	2,820	(2)	-0.08%		14,090	14,102	(12)	-0.08%	33,844
Other Income	29	160	(132)	-82.08%		185	802	(617)	-76.93%	1,925
Total Revenue	86,515	92,149	(5,633)	-6.11%		423,995	460,743	(36,748)	-7.98%	1,105,783
Administrative Expenses	49,264	49,042	222	0.45%		180,674	245,211	(64,537)	-26.32%	588,506
Tenant Services Expenses	500	1,052	(552)	-52.49%	3	1,622	5,262	(3,639)	-69.17%	12,628
Utility Expense	8,858	8,380	478	5.71%		43,614	41,898	1,717	4.10%	100,554
Maintenance and Development Expense	20,060	23,655	(3,595)	-15.20%	3	105,360	118,274	(12,914)	-10.92%	283,858
General Expenses	10,761	7,422	3,340	45.00%	4	41,551	37,108	4,442	11.97%	89,060
Housing Assistance Payments	2,855	2,500	355	14.20%	5	9,973	12,500	(2,527)	-20.22%	30,000
Transfer Out	-	-	-	#DIV/0!		17,500	-	17,500	#DIV/0!	-
Operating expense before Depreciation	92,298	92,050	247	0.27%		400,294	460,252	(77,458)	-16.83%	1,104,606
Net Operating Income (Loss)	(5,782)	98	(5,881)	-5995.54%	6	23,701	490	40,711	8301.33%	1,177
Depreciation	-	66,917	(66,917)	-100.00%		34	334,585	(334,551)	-99.99%	803,004
Total Expenses	92,298	158,967	(66,670)	-41.94%		400,328	794,837	(412,009)	-51.84%	1,907,610
Net Income (Loss)	(5,782)	(66,819)	61,036	-91.35%	6	23,667	(334,095)	375,262	-112.32%	(801,827)

Comments

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance reflects less damage to units.
- 3 Variable expenses where actual costs are less than budgeted.
- 4 Costs associated with insurance and reduction in rental income are higher than anticipated.
- 5 HAP expenses that were higher than budgeted.
- 6 NOI for Year-To-Date is higher than anticipated.

**Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
May 31, 2015**

ASSETS

Unrestricted Cash	
Cash Operating 1	1,759,810.31
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>1,760,610.31</u>
Restricted Cash	
Cash Restricted-Security Deposits	51,227.74
Cash Restricted - FSS Escrow	23,402.55
Total Restricted Cash	<u>74,630.29</u>
TOTAL CASH	<u>1,835,240.60</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	34,234.56
Allowance for Doubtful Accounts-Tenants	-24,586.01
AR-Formal Agreements	758.89
Due from West Lake	-10,187.85
Due from West Lake Addition	-16,482.10
Due from John Wright Homes	-141.72
Due from Cecil Gober	-25,384.29
A/R - ROSS/HUD	-36,125.95
Due from Hampton Hills	7,402.80
Due from West Lake Management, LLC	124,711.11
A/R - 21st Century/DOE	235,944.97
Due from Youthbuild-DOL2011	-93,433.79
A/R - Capital Fund Grants/HUD	21,502.50
A/R - Safety & Security Grant	407.74
Due from Development-General	445,998.01
Due from Cecil Gober, LLLP	2,655.02
Due From Public Housing Reserve	52,025.80
Due from Section 8 HCV	180,561.29
Due from Central Office Cost Center	<u>2,813,331.55</u>
TOTAL DUE FROM	3,702,785.09
Lake Ridge Homes 3rd Mortgage	251,000.00
Lake Ridge 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	151,485.00
A/R - Colton Meadow	5,636.00
Hampton Hills Operating Subsidy Receivable	<u>-13,701.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>5,620,334.53</u>

OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	3,536.07
Prepaid Insurance	45,649.89
Prepaid Software Licenses	1,660.25
Insurance Deposit	37,400.00
Utility Deposit - Electric	<u>2,600.00</u>
TOTAL OTHER CURRENT ASSETS	<u>91,846.21</u>
TOTAL CURRENT ASSETS	<u>7,547,421.34</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	387,372.77
Machinery & Equipment	6,687.73
Automobiles	149,853.20
Site Improvement-Infrastructure	582,079.00
Accum Depreciation-Buildings	-9,075,728.43
Accum Depreciation- Misc FF&E	-59,973.27
Accum Depreciation-Infrastructure	<u>-582,079.00</u>
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-7,124,918.77</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,934,551.27
Dwelling Structures	5,068,651.47
Dwelling Equipment	26,489.50
Non-Dwelling Structures	526,046.24
Non-Dwelling Equipment	<u>622,929.94</u>
TOTAL NONCURRENT ASSETS	<u>3,126,005.47</u>

TOTAL ASSETS

10,673,426.81

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	27,343.03
Tenant Security Deposits	50,513.00
Security Deposit-Pet	1,200.00
Accrued PILOT	58,710.50
Accrued Audit Fees	34,478.90
Due to Federal Master	-59,795.35
YouthBuild Funds on Hand	11,662.01
HOPE VI Funds on Hand	249,952.85
Due to LPHC General	303,000.00
Due to Section 8	3,600.00
Due to Magnolia Pointe	155,869.65
Due to Central Office Cost Center	-74,515.01
Dakota Park Subsidy Payable	-6,893.00
Hampton Hills Subsidy Payable	13,701.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	5,793.14
Accrued Compensated Absences-Current	<u>2,349.71</u>
TOTAL CURRENT LIABILITIES	<u>749,054.42</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,363.74
FSS Due to Tenant Long Term	<u>23,402.55</u>
TOTAL NONCURRENT LIABILITIES	<u>27,766.29</u>
TOTAL LIABILITIES	<u>776,820.71</u>

EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	<u>4,228,553.10</u>
TOTAL RETAINED EARNINGS:	<u>9,896,606.10</u>
TOTAL EQUITY	<u>9,896,606.10</u>

TOTAL LIABILITIES AND EQUITY

10,673,426.81

Lakeland Housing Authority
Public Housing (AMP 1)
Changes in Cash
For the Current and Five Months Ended May 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,827,707.22	1,759,810.31	-67,896.91
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	51,227.74	51,227.74	0.00
Cash Restricted - FSS Escrow	23,319.55	23,402.55	83.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,902,254.51	1,834,440.60	-67,813.91

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,821,543.99	1,759,810.31	-61,733.68
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,713.00	51,227.74	-1,485.26
Cash Restricted - FSS Escrow	39,601.36	23,402.55	-16,198.81
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,913,858.35	1,834,440.60	-79,417.75

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Five Months Ended May 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,439	11,675	764	6.55%	1	61,969	58,373	3,595	6.16%	140,096
Other Tenant Income	324	765	(441)	-57.70%		2,858	3,825	(967)	-25.27%	9,180
Government Subsidy	3,447	8,564	(5,118)	-59.76%	2	38,937	42,820	(3,884)	-9.07%	102,768
Other Income	1	1	(0)	-18.40%		5	6	(1)	-17.92%	15
Total Revenue	16,210	21,005	(4,795)	-22.83%		103,769	105,024	(1,256)	-1.20%	252,059
Administrative Expenses	3,627	6,010	(2,383)	-39.65%	3	18,764	30,051	(11,287)	-37.56%	72,123
Tenant Services Expense	60	104	(45)	-42.76%	3	233	521	(288)	-55.28%	1,250
Utility Expense	1,982	1,698	284	16.71%		6,678	8,491	(1,813)	-21.35%	20,379
Maintenance Expense	2,191	4,103	(1,912)	-46.61%	3	14,362	20,515	(6,152)	-29.99%	49,235
General Expenses	863	2,607	(1,744)	-66.89%	3	(2,853)	13,036	(15,889)	-121.89%	31,287
Housing Assistance Payments	267	1,102	(835)	-75.77%	3	1,144	5,510	(4,366)	-79.24%	13,224
Financing Expenses	5,799	2,562	3,237	126.34%	4	25,726	12,810	12,915	100.82%	30,745
Operating Expenses before Depreciation	14,789	18,187	(3,398)	-18.69%		64,054	90,934	(26,880)	-29.56%	218,242
Net Operating Income (Loss)	1,422	2,818	(1,396)	-49.55%		39,715	14,090	25,624	181.86%	33,816
Depreciation & Amortization	2,199	2,199	(0)	0.00%		10,994	10,994	(0)	0.00%	26,386
Reimburse Replacement Reserves	(1,850)	-	(1,850)	#DIV/0!		(1,850)	-	(1,850)	0.00%	-
Capital Replacement Items	-	-	-	#DIV/0!		3,291	-	3,291	#DIV/0!	-
Total Expense	18,837	18,536	(5,248)	-28.31%		80,189	101,928	(25,440)	-24.96%	244,628
Net Income (Loss)	(2,627)	2,469	454	18.37%		23,580	3,096	20,484	661.61%	7,431

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 HUD inadvertently overpaid the subsidy for March 2015. This resulted in HUD withholding subsidy for the property in April and reducing subsidy for May.
- 3 Variance reflects lower than budgeted expense.
- 4 Budget did not include financing expense related to HOPE VI Mortgage Note.

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of May 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	2,673.99
Total Unrestricted Cash	<u>2,673.99</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,007.26
Cash Restricted-Reserve for Replacement	24,000.43
Total Restricted Cash	<u>34,007.69</u>
Clearing	666.67
TOTAL CASH	<u>37,348.35</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	8,077.78
Allowance for Doubtful Accounts-Tenants	-619.65
Due from Dakota Park Non-ACC	10,480.17
Due from LPHC	550.00
TOTAL DUE FROM	<u>10,480.17</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	18,488.30
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	0.53
Prepaid Insurance	19,078.92
Prepaid Software Licenses	375.22
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>27,014.67</u>
TOTAL CURRENT ASSETS	82,851.32
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	280.00
Accum Depreciation-Buildings	-76,195.30
Accum Depreciation- Misc FF&E	-95.61
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,372.00
AA Monitoring Fees	-24,816.00
AA Loan Costs	-12,982.00
TOTAL FIXED ASSETS (NET)	<u>883,263.99</u>
TOTAL NONCURRENT ASSETS	883,263.99
TOTAL ASSETS	<u>966,115.31</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,269.10
Tenant Security Deposits	9,849.00
Accrued Property Taxes	2,589.75
Accrued Interest - HOPE VI	448,007.10
Accrued - Developer Fee	149,859.50
Accrued Interest Payable	1,719.34
Accrued Audit Fees	15,316.85
Due to (13) Dakota Park Public Housing	11,146.84
Due to West Lake Mgmt.	7,600.63
Tenant Prepaid Rents	-718.03
TOTAL CURRENT LIABILITIES	<u>648,640.08</u>
NONCURRENT LIABILITIES	
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 - SunTrust	357,888.63
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,298,813.27</u>
TOTAL LIABILITIES	<u>1,947,453.35</u>
EQUITY	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,724.17
TOTAL RETAINED EARNINGS:	<u>-2,724.17</u>
TOTAL EQUITY	<u>-981,338.04</u>
TOTAL LIABILITIES AND EQUITY	<u>966,115.31</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Five Months Ended May 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,386.17	2,673.99	-2,712.18
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,707.26	10,007.26	300.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	23,999.41	24,000.43	1.02
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	39,092.84	36,681.68	-2,411.16

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	6,334.13	2,673.99	-3,660.14
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	8,294.06	10,007.26	1,713.20
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	24,619.22	24,000.43	-618.79
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	39,247.41	36,681.68	-2,565.73

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Five Months ending May 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	57,798	57,884	(86)	-0.15%	1	288,601	289,419	(818)	-0.28%	694,607
Other Tenant Income	1,080	2,420	(1,340)	-55.37%		7,181	12,100	(4,919)	-40.65%	29,039
Government Subsidy	24,892	30,792	(5,901)	-19.16%	2	123,007	153,960	(30,954)	-20.10%	369,504
Other Income	1,126	3,010	(1,884)	0.00%		2,070	15,049	(12,979)	0.00%	36,117
Total Revenue	84,896	94,106	(9,210)	-9.79%		420,859	470,528	(49,669)	-10.56%	1,129,267
Administrative Expenses	26,320	30,743	(4,423)	-14.39%	3	133,638	153,713	(20,075)	-13.06%	368,910
Tenant Services	203	250	(48)	-19.00%	3	607	1,250	(643)	-51.44%	3,000
Utility Expense	6,053	6,436	(384)	-5.96%		31,282	32,182	(900)	-2.80%	77,236
Maintenance Expense	16,574	27,831	(11,257)	-40.45%	3	144,781	139,157	5,624	4.04%	333,976
General Expenses	6,298	6,995	(697)	-9.97%		32,968	34,976	(2,008)	-5.74%	83,943
Housing Assistance Payments	2,399	2,043	356	17.43%	4	11,574	10,215	1,359	13.30%	24,516
Financing Expenses	13,321	13,550	(229)	-1.69%		64,045	67,751	(3,706)	-5.47%	162,602
Operating Expense before Depreciation	71,167	87,849	(16,681)	-18.99%		418,895	439,243	(20,348)	-4.63%	1,054,183
Net Operating Income (Loss)	13,728	6,257	7,471	119.41%		1,964	31,285	(29,321)	-93.72%	75,084
Depreciation & Amortization	60,979	61,574	(595)	-0.97%		304,895	307,870	(2,975)	-0.97%	738,888
Capital Replacement Items	-	6,619	(6,619)	-100.00%	5	9,794	33,093	(23,299)	-70.40%	79,424
Reimburse Replacement Reserves	-	(6,619)	6,619	-100.00%	5	(6,137)	(33,093)	26,956	-81.46%	(79,424)
Total Expense	132,146	149,423	(17,276)	-11.56%		739,721	747,113	(19,666)	-2.63%	1,793,071
Net Income (Loss)	(47,251)	(55,317)	8,066	-14.58%		(318,863)	(276,585)	(42,278)	15.29%	(663,804)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Subsidy received from HUD has been less than budgeted due to more efficient operations.
- 3 Variance reflects lower than budgeted expenses.
- 4 Variance reflects higher HAP payments than budgeted.
- 5 Variance reflects items that will be reimbursed from the Replacement reserves and supplies needed due to the high number of work orders and the preventative maintenance plan schedule.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Balance Sheet
May 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	189,780.68
Petty Cash	300.00
Total Unrestricted Cash	<u>190,080.68</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,901.55
Cash Restricted - FSS Escrow	2,256.00
Cash Restricted-Reserve for Replacement	158,594.79
Restricted Cash - Partnership Devmt	1,188.90
Restricted Cash - OA Reserve	76,218.13
Restricted Cash - AA Reserve	46,979.52
Investment 1	254,679.28
Investment 2	254,058.21
Total Restricted Cash	<u>843,876.38</u>
Clearing	5,059.80
TOTAL CASH	<u>1,039,016.86</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	34,339.13
Allowance for Doubtful Accounts-Tenants	-26,223.11
AR-Formal Agreements	-500.00
Due from Renaissance Fam PH	223,362.58
Due from Renaissance Sr. PH	-3,226.67
Due from Renaissance FAM Non ACC	-8,784.74
Due from Renaissance Senior Non ACC	-120,959.90
Due from LPHC	550.00
Due from West Lake Management, LLC	7,000.00
Due from Central Office Cost Center	30,400.00
TOTAL DUE FROM	<u>127,791.27</u>
Renaissance Family-Operating Subsidy Receivable	17,921.88
Renaissance Senior-Operating Subsidy Receivable	6,969.62
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>160,848.79</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Insurance	44,989.73
Prepaid Software Licenses	1,838.45
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>68,328.18</u>
TOTAL CURRENT ASSETS	<u>1,268,193.83</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-5,870,845.30
Accum Depreciation- Misc FF&E	-776,446.60
Accum Depreciation-Infrastructure	-1,389,169.60
Intangible Assets	
Loan Costs	137,065.70
Monitoring Fees	131,658.00
AA Compliance Fees	-4,386.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-112,140.00
TOTAL FIXED ASSETS (NET)	<u>16,231,258.18</u>
TOTAL NONCURRENT ASSETS	<u>16,231,258.18</u>
TOTAL ASSETS	<u>17,499,452.01</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	8,033.25
Tenant Security Deposits	45,868.39
Security Deposit-Pet	1,700.00
Accrued Interest - HOPE VI	398,409.64
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	17,987.50
Due to (14) Renaissance Family Public Housing	-3,226.67
Due to (15) Renaissance Senior Public Housing	93,917.94
Due to (17) Renaissance Family Non-ACC	-300.00
Due to West Lake Mgmt.	-18,910.48
HAP Overpayments	649.00
Tenant Prepaid Rents	1,230.76
Accrued Compensated Absences-Current	4,506.85
TOTAL CURRENT LIABILITIES	<u>1,858,319.18</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	8,369.86
FSS Due to Tenant Long Term	4,098.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	616,636.66
TOTAL NONCURRENT LIABILITIES	<u>3,210,304.84</u>
TOTAL LIABILITIES	<u>5,068,624.02</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,951,274.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,074,538.41</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-1,643,710.42
TOTAL RETAINED EARNINGS:	<u>-1,643,710.42</u>
TOTAL EQUITY	<u>12,430,827.99</u>
TOTAL LIABILITIES AND EQUITY	<u>17,499,452.01</u>

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Changes in Cash
For the Current and Five Months Ended May 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	189,399.94	189,780.68	380.74
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,201.55	49,901.55	700.00
Cash Restricted - FSS Escrow	2,256.00	2,256.00	0.00
Cash Restricted-Reserve for Replacement	158,588.03	158,594.79	6.76
Restricted Cash - Partnership Devmt	1,188.87	1,188.90	0.03
Restricted Cash - OA Reserve	76,214.89	76,218.13	3.24
Restricted Cash - AA Reserve	46,977.53	46,979.52	1.99
Investment 1	254,593.02	254,679.28	86.26
Investment 2	253,980.34	254,058.21	77.87
Total Cash	1,032,400.17	1,033,657.06	1,256.89

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	320,566.98	189,780.68	-130,786.30
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	46,687.44	49,901.55	3,214.11
Cash Restricted - FSS Escrow	881.00	2,256.00	1,375.00
Cash Restricted-Reserve for Replacement	154,370.45	158,594.79	4,224.34
Restricted Cash - Partnership Devmt	1,188.75	1,188.90	0.15
Restricted Cash - OA Reserve	76,202.36	76,218.13	15.77
Restricted Cash - AA Reserve	46,969.82	46,979.52	9.70
Investment 1	254,247.98	254,679.28	431.30
Investment 2	253,668.86	254,058.21	389.35
Total Cash	1,154,783.64	1,033,657.06	-121,126.58

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Five Months Ended May 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,248	44,373	(125)	-0.28%	1	220,672	221,865	(1,193)	-0.54%	532,476
Other Tenant Income	604	1,554	(951)	-61.17%		3,059	7,772	(4,713)	-60.64%	18,652
Other Income	10	35	(25)	-71.14%		10	173	(163)	-94.23%	415
Total Revenue	44,862	45,962	(1,100)	-2.39%		223,740	229,810	(6,070)	-2.64%	551,543
Administrative Expense	14,365	12,717	1,648	12.96%		59,804	63,585	(3,781)	-5.95%	152,603
Tenant Services	-	150	(150)	-100.00%	2	59	750	(691)	-92.17%	1,800
Utility Expense	5,080	5,465	(385)	-7.04%		27,557	27,326	231	0.85%	65,582
Maintenance Expense	13,584	9,516	4,068	42.74%	3	41,639	47,582	(5,943)	-12.49%	114,197
General Expense	6,870	7,135	(264)	-3.70%		35,966	35,674	292	0.82%	85,617
Financing Expense	3,989	4,212	(223)	-5.29%		20,615	21,060	(445)	-2.11%	50,544
Operating Expense before Depreciation	43,889	39,195	4,694	11.98%		185,639	195,976	(10,337)	-5.27%	470,343
Net Operating Income (Loss)	972	6,767	(5,794)	-85.63%		38,101	33,833	4,267	12.61%	81,200
Depreciation & Amortization Expense	39,013	38,981	32	0.08%		195,065	194,907	158	0.08%	467,777
Capital Replacement Items	699	1,373	(674)	-49.10%		1,217	6,867	(5,649)	-82.27%	16,480
Total Expense	83,601	79,550	4,051	5.09%		381,922	397,750	(15,828)	-3.98%	954,600
Net Operating Income (Loss)	(38,740)	(33,588)	(5,152)	15.34%		(158,182)	(167,940)	9,759	-5.81%	(403,057)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance reflects expenses are lower than budgeted.
- 3 Maintenance expense was higher for the month but is still under budget for the year.
- 4 Variance reflects higher than anticipated NOI.

Lakeland Housing Authority
Colton Meadow, LLLP
Balance Sheet
May 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	90,138.98
Petty Cash	225.00
Total Unrestricted Cash	<u>90,363.98</u>
Restricted Cash	
Cash Restricted-Security Deposits	23,877.86
Cash Restricted-Operating Reserve	440,827.29
Cash Restricted-Reserve for Replacement	86,400.00
Cash-Tax & Insurance Escrow	40,408.09
Total Restricted Cash	<u>591,513.24</u>
TOTAL CASH	<u>681,877.22</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	10,146.85
Allowance for Doubtful Accounts-Tenants	-2,722.31
Due from LPHC	550.00
Due from Colton Meadow GP, Inc.	101,151.61
TOTAL DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>109,126.15</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	5,753.60
Prepaid Insurance	37,207.62
Prepaid Software Licenses	625.95
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>49,587.17</u>
TOTAL CURRENT ASSETS	<u>840,590.54</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,802,500.00
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	-2,004,542.20
Intangible Assets	
Amortization Tax Credit Fees	61,447.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>10,194,859.64</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>10,299,505.41</u>
TOTAL ASSETS	<u>11,140,095.95</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	6,323.91
Tenant Security Deposits	24,561.72
Security Deposit-Pet	1,100.00
Accrued Property Taxes	13,576.00
Accrued Interest Payable	18,718.73
Accrued Audit Fees	13,487.50
Due to West Lake Mgmt.	-2,315.11
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	1,399.72
Accrued Compensated Absences-Current	3,757.60
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	7,370,157.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>9,611,837.24</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	6,978.41
Developer Fee Payable - PCHD	197,907.00
TOTAL NONCURRENT LIABILITIES	<u>204,885.41</u>
TOTAL LIABILITIES	<u>9,816,722.65</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	118,041.18
TOTAL RETAINED EARNINGS:	<u>118,041.18</u>
TOTAL EQUITY	<u>1,323,373.30</u>
TOTAL LIABILITIES AND EQUITY	<u>11,140,095.95</u>

Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash
For the Current and Five Months Ended May 31, 2015

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	95,377.02	90,138.98	-5,238.04
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	23,430.86	23,877.86	447.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	84,600.00	86,400.00	1,800.00
Cash-Tax & Insurance Escrow	32,680.32	40,408.09	7,727.77
Total Cash	676,915.49	681,652.22	4,736.73

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	70,267.26	90,138.98	19,871.72
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	24,750.00	23,877.86	-872.14
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	77,400.00	86,400.00	9,000.00
Cash-Tax & Insurance Escrow	50,982.79	40,408.09	-10,574.70
Total Cash	664,227.34	681,652.22	17,424.88

**Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Five Months Ended May 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	49,495	49,823	(328)	-0.66%	1	249,584	249,115	469	0.19%	597,877
Other Tenant Income	685	1,325	(640)	-48.29%		7,570	6,624	946	14.28%	15,897
Total Revenue	50,180	51,148	(968)	-1.89%		257,154	255,739	1,415	0.55%	613,774
Administrative Expense	11,727	13,263	(1,535)	-11.57%		67,276	66,313	963	1.45%	159,151
Tenant Services	-	208	(208)	-100.00%	2	-	1,042	(1,042)	-100.00%	2,500
Utility Expense	3,987	4,547	(560)	-12.32%	2	23,672	22,736	936	4.12%	54,565
Maintenance Expense	14,408	10,119	4,289	42.38%	3	50,987	50,596	390	0.77%	121,431
General Expense	6,803	8,432	(1,629)	-19.32%	2	39,676	42,158	(2,483)	-5.89%	101,180
Financing Expense	9,658	10,327	(669)	-6.48%		50,230	51,636	(1,406)	-2.72%	123,927
Operating Expense before Depreciation	46,584	46,896	(313)	-0.67%		231,841	234,481	(2,640)	-1.13%	562,754
Net Operating Income (Loss)	3,597	4,252	(655)	-15.40%	4	25,313	21,258	4,055	19.07%	51,019
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		237,325	237,325	0.34	0.00%	569,579
Capital Replacement Items	2,273	1,373	899.76	65.52%		5,373	6,867	(1,493.58)	-21.75%	16,480
Reimburse Replacement Reserve	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expense	96,322	95,734	587	0.61%		474,539	478,672	(4,133)	-0.86%	1,148,813
Net Income (Loss)	(46,141)	(44,587)	(1,555)	3.49%		(217,385)	(222,933)	5,548	-2.49%	(535,040)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance is the result of expenses being less than the budget.
- 3 Maintenance salaries have been higher than budgeted. However, the property continues to maintain a positive NOI.
- 4 Year to date NOI is a positive \$25,313.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
May 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 2	315,360.07
Petty Cash	<u>225.00</u>
Total Unrestricted Cash	315,585.07
Restricted Cash	
Cash Restricted-Security Deposits	23,925.00
Cash Restricted-Operating Reserve	460,094.78
Cash Restricted-Reserve for Replacement	105,000.00
Cash-Tax & Insurance Escrow	<u>61,438.72</u>
Total Restricted Cash	650,458.50
TOTAL CASH	<u>966,043.57</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	25,218.14
Allowance for Doubtful Accounts-Tenants	-4,383.28
Due from Bonnet Shores GP, Inc	<u>7,062.23</u>
TOTAL DUE FROM	<u>7,062.23</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	27,897.09
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	4,016.41
Prepaid Insurance	7,350.29
Prepaid Software Licenses	640.73
Utility Deposit	<u>5,000.00</u>
TOTAL OTHER CURRENT ASSETS	<u>17,507.43</u>
TOTAL CURRENT ASSETS	1,011,448.09
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,447,110.83
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	679,255.00
Accum Depreciation-Buildings	-1,838,471.50
Accum Depreciation- Misc FF&E	-395,398.00
Accum Depreciation-Infrastructure	-200,010.00
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	9,159.00
Compliance Fees	246,589.00
Amortization Tax Credit Fees	<u>72,608.04</u>
TOTAL FIXED ASSETS (NET)	<u>10,646,357.40</u>
TOTAL NONCURRENT ASSETS	10,646,357.40
TOTAL ASSETS	<u>11,657,805.49</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	9,615.67
Tenant Security Deposits	24,525.00
Security Deposit Clearing Account	1,358.81
Security Deposit-Pet	500.00
Accrued Property Taxes	17,149.35
Current Portion of LT Debt	38,193.00
Accrued Interest Payable	200,333.60
Accrued Audit Fees	13,217.50
Due to West Lake Mgmt.	-223.98
Due to Central Office Cost Center	405.03
Tenant Prepaid Rents	1,862.74
Accrued Compensated Absences-Current	1,806.82
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	<u>1,009,877.00</u>
TOTAL CURRENT LIABILITIES	5,268,903.54
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,355.52
Developer Fee Payable - PCHD	<u>320,033.00</u>
TOTAL NONCURRENT LIABILITIES	323,388.52
TOTAL LIABILITIES	<u>5,592,292.06</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,812,347.00
GP Equity	-162.00
Syndication Costs	<u>-40,000.00</u>
TOTAL CONTRIBUTED CAPITAL	6,772,185.00
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-706,671.57</u>
TOTAL RETAINED EARNINGS:	-706,671.57
TOTAL EQUITY	<u>6,065,513.43</u>
TOTAL LIABILITIES AND EQUITY	<u>11,657,805.49</u>

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Five Months Ended May 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash Operating 2	301,566.07	315,360.07	13,794.00
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	22,725.00	23,925.00	1,200.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	103,125.00	105,000.00	1,875.00
Cash-Tax & Insurance Escrow	55,042.30	61,438.72	6,396.42
Total Cash	942,553.15	965,818.57	23,265.42

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash Operating 2	249,320.93	315,360.07	66,039.14
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	24,625.00	23,925.00	-700.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	95,625.00	105,000.00	9,375.00
Cash-Tax & Insurance Escrow	29,456.62	61,438.72	31,982.10
Total Cash	859,122.33	965,818.57	106,696.24

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and Five Months Ended May 31, 2015

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	69,818	70,540	(723)	-1.02%	1	351,088	352,702	(1,613)	-0.46%	846,484
Other Tenant Income	103	(485)	588	-121.12%		618	(2,426)	3,044	-125.47%	(5,823)
Other Income	87	85	2	2.50%		477	426	52	12.16%	1,022
Total Revenue	70,007	70,140	(133)	-0.19%		352,184	350,701	1,483	0.42%	841,682
Administrative Expenses	12,660	15,947	(3,287)	-20.61%		64,149	79,735	(15,586)	-19.55%	191,363
Tenants Service Expenses	143	300	(157)	-100.00%		201	1,500	(1,299)	-100.00%	3,600
Utility Expense	8,281	8,753	(472)	-5.40%		41,856	43,767	(1,911)	-4.37%	105,040
Maintenance Expense	17,223	10,275	6,948	67.62%	2	67,609	51,376	16,233	31.60%	123,303
General Expenses	252	4,208	(3,956)	-94.02%		18,327	21,038	(2,711)	-12.89%	50,490
Financing Expenses	24,929	24,278	651	2.68%		120,948	121,391	(443)	-0.37%	291,339
Operating expense before depreciation	63,488	63,761	(273)	-0.43%		313,090	318,806	(5,716)	-1.79%	765,134
Net Operating Income (Loss)	6,519	6,379	140	2.20%	3	39,094	31,895	7,199	22.57%	76,548
Depreciation & Amortization	41,940	41,940	-	0.00%		209,700	209,700	-	0.00%	503,280
Capital Replacement Items	-	3,291.33	(3,291)	-100.00%		709	16,456.67	(15,748)	-95.69%	39,496
Reimburse Replacement Reserve	-	-	-			-	-	-		-
Transfer In	-	-	-			-	-	-		-
Total Expense	105,428	108,993	(3,564)	-3.27%		523,498	544,963	(21,464)	-3.94%	1,307,910
Net Operating Income (Loss)	(35,421)	(38,852)	3,432	-8.83%		(171,314)	(194,262)	22,947	-11.81%	(466,228)

Comments

- 1** Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2** Variance is due to increased work orders and water damage to several units.
- 3** Variance reflects higher than budgeted NOI of \$39,094

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
May 31, 2015

ASSETS

Unrestricted Cash	
Cash Operating 1	175,918.41
Petty Cash	300.00
Total Unrestricted Cash	<u>176,218.41</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,337.85
Cash Restricted-Operating Reserve	25,155.58
Cash Restricted-Reserve for Replacement	153,106.89
Cash-Tax & Insurance Escrow	12,514.41
Investment 1	228,311.93
Total Restricted Cash	<u>428,426.66</u>
TOTAL CASH	<u>604,645.07</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	14,242.19
Allowance for Doubtful Accounts-Tenants	-2,768.07
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>11,474.12</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Insurance	47,144.70
Prepaid Software Licenses	764.24
Utility Deposit	85.00
TOTAL OTHER CURRENT ASSETS	<u>48,493.94</u>
TOTAL CURRENT ASSETS	<u>664,613.13</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-1,892,854.00
Accum Depreciation- Misc FF&E	-682,831.00
Accum Depreciation-Infrastructure	-210,514.00
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	110,149.00
Compliance Fees	200,558.00
Amortization Tax Credit Fees	79,106.00
TOTAL FIXED ASSETS (NET)	<u>11,947,660.06</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>12,659,257.06</u>
TOTAL ASSETS	<u>13,323,870.19</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	8,152.33
Tenant Security Deposits	8,450.00
Security Deposit Clearing Account	399.98
Security Deposit-Pet	650.00
Accrued Property Taxes	897.85
Accrued Interest NLP Loan	-31.95
Accrued Audit Fees	16,012.50
Due to West Lake Mgmt.	97.67
HAP Overpayments	28.00
Tenant Prepaid Rents	2,712.74
Accrued Compensated Absences-Current	2,080.38
Mortgage Note Payable	3,163,990.06
Second Mortgage Payable	850,000.00
Third Mortgage Payable	372,092.18
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,538,654.87
TOTAL CURRENT LIABILITIES	<u>6,928,807.61</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	3,863.56
TOTAL NONCURRENT LIABILITIES	<u>3,863.56</u>
TOTAL LIABILITIES	<u>6,932,671.17</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	-10.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,906,787.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-515,587.98
TOTAL RETAINED EARNINGS:	<u>-515,587.98</u>
TOTAL EQUITY	<u>6,391,199.02</u>
TOTAL LIABILITIES AND EQUITY	<u>13,323,870.19</u>

**Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Changes in Cash
For the Current and Five Months Ended May 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	197,369.88	175,918.41	-21,451.47
Cash Restricted-Security Deposits	9,037.85	9,337.85	300.00
Cash Restricted-Operating Reserve	25,155.58	25,155.58	0.00
Cash Restricted-Reserve for Replacement	150,606.89	153,106.89	2,500.00
Cash-Tax & Insurance Escrow	8,018.41	12,514.41	4,496.00
Investment 1	228,224.66	228,311.93	87.27
Total Cash	618,413.27	604,345.07	-14,068.20

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	165,312.29	175,918.41	10,606.12
Cash Restricted-Security Deposits	8,662.85	9,337.85	675.00
Cash Restricted-Operating Reserve	25,155.58	25,155.58	0.00
Cash Restricted-Reserve for Replacement	140,606.89	153,106.89	12,500.00
Cash-Tax & Insurance Escrow	38,082.37	12,514.41	-25,567.96
Investment 1	227,884.46	228,311.93	427.47
Total Cash	605,704.44	604,345.07	-1,359.37

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Statement of Operations
For the Current and Five Months Ended May 31, 2015**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	4,984	5,120	(136)	-2.66%	1	27,586	25,600	1,986	7.76%	61,440
Other Tenant Income	25	50	(25)	-50.00%	2	25	250	(225)	-90.00%	600
Government Subsidy Income	2,773	1,624	1,149	70.75%	3	13,701	8,120	5,581	68.73%	19,488
Other Income	1	0	1	436.47%		5	1	3	329.18%	3
Total Revenue	7,783	6,794	989	14.56%		41,317	33,971	7,345	21.62%	81,531
Administrative Expenses	133	2,735	(2,601)	-95.12%	4	4,798	13,674	(8,876)	-64.91%	32,817
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	1,210	(1,210)	-100.00%	4	-	6,050	(6,050)	-100.00%	14,520
Maintenance and Development Expense	2,114	1,602	513	32.00%		6,248	8,008	(1,760)	-21.98%	19,219
General Expenses	166	886	(720)	-81.28%	4	8,291	4,431	3,860	87.10%	10,635
Housing Assistance Payments	183	-	183	#DIV/0!	5	419	-	419	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		(850)	-	(850)	#DIV/0!	-
Operating expense before Depreciation	2,596	6,433	(3,836)	-59.64%		18,906	32,163	(12,407)	-38.58%	77,192
Net Operating Income (Loss)	5,187	362	4,825	1334.48%	6	22,411	1,808	19,753	1092.60%	4,339
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	2,596	6,433	(3,836)	-59.64%		18,906	32,163	(12,407)	-38.58%	77,192
Net Income (Loss)	5,187	362	4,825	1334.48%	6	22,411	1,808	19,753	1092.60%	4,339

Comments

- 1 Property is comprised of 11 Section 32 Homeownership Units.
- 2 Variance reflects less damage to units.
- 3 Government subsidy has been higher than anticipated.
- 4 Variance reflects less than anticipated expenses.
- 5 HAP expenses that were higher than budgeted.
- 6 NOI is consistent with the budget.

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Balance Sheet
May 31, 2015**

ASSETS

CASH

Unrestricted Cash

Cash Operating 1 74,014.95

Total Unrestricted Cash 74,014.95

Restricted Cash

Cash Restricted-Security Deposits 3,266.85

Cash Restricted - Escrow 1,680.00

Total Restricted Cash 4,946.85

TOTAL CASH 78,961.80

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants 78.00

A/R-PHA Projects 50,000.00

TOTAL ACCOUNTS AND NOTES RECEIVABLE 50,078.00

OTHER CURRENT ASSETS

Eviction Escrow Acct. 500.00

Prepaid Insurance -738.25

Prepaid Software Licenses 103.20

TOTAL OTHER CURRENT ASSETS -135.05

TOTAL CURRENT ASSETS 128,904.75

NONCURRENT ASSETS

FIXED ASSETS

Furniture & Fixtures 2,248.94

Accum Depreciation- Misc FF&E -642.28

Intangible Assets

TOTAL FIXED ASSETS (NET) 1,606.66

TOTAL NONCURRENT ASSETS 1,606.66

TOTAL ASSETS 130,511.41

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors 4.55

Tenant Security Deposits 3,300.00

Lease Purchase Escrow 1,680.00

Accrued Audit Fees -666.40

Due to Federal Master 15,002.19

Tenant Prepaid Rents 628.35

TOTAL CURRENT LIABILITIES 19,948.69

NONCURRENT LIABILITIES

FSS Due to Tenant Long Term 2,284.00

TOTAL NONCURRENT LIABILITIES 2,284.00

TOTAL LIABILITIES 22,232.69

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets 108,278.72

TOTAL RETAINED EARNINGS: 108,278.72

TOTAL EQUITY 108,278.72

TOTAL LIABILITIES AND EQUITY 130,511.41

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash
For the Current and Five Months Ended May 31, 2015**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	66,501.58	74,014.95	7,513.37
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	3,269.57	3,266.85	-2.72
Cash Restricted - Escrow	1,655.00	1,680.00	25.00
Total Cash	71,426.15	78,961.80	7,535.65

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	42,627.12	74,014.95	31,387.83
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,657.86	3,266.85	608.99
Cash Restricted - Escrow	1,605.00	1,680.00	75.00
Total Cash	46,889.98	78,961.80	32,071.82

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of May 31, 2015

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	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	551,703.69	512,709.12	50,270.88
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	311,236.16	298,348.23	29,065.77
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	194,571.06	178,501.06	73,036.94
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	21,907.50	16,803.50	324,200.50
				CFP Subtotal:	1,482,936.00	1,334,642.40	1,079,418.41	1,006,361.91	476,574.09
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-15	07-27-17	282,108.00	253,897.20	0.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-15	10-29-17	149,804.00	134,823.60	0.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-15	10-29-17	441,385.00	397,246.50	0.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-15	10-29-17	380,321.00	342,288.90	0.00	0.00	380,321.00
RHF - 2012(a)		03-12-12	10-29-15	10-29-17	185,485.00	166,936.50	0.00	0.00	185,485.00
RHF - 2012(b)		03-12-12	10-29-15	10-29-17	70,661.00	63,594.90	0.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-15	09-08-17	208,904.00	188,013.60	0.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-15	09-08-17	62,529.00	56,276.10	0.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	0.00	0.00	185,710.00
				RHF Subtotal:	1,966,907.00	1,770,216.30	0.00	0.00	1,966,907.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
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 Subtotal:		250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	54,737.08	54,737.08	50,118.92
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838	140,838.00	0.00
			ROSS Subtotal:		297,778.00	268,000.20	247,659.08	247,659.08	50,118.92
YouthBuild	(DOL)	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
			YouthBuild Subtotal:		997,492.00	897,742.80	997,492.00	997,492.00	0.00
YouthBuild (new)	(DOL)	08-11-14	12-10-2017		974,124.00	876,711.60	82,337.19	82,337.19	891,786.81
			YouthBuild Subtotal:		974,124.00	876,711.60	82,337.19	82,337.19	891,786.81
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
			21st Century Subtotal:		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50

Administration Department

Board Report July Meeting 2015

I. Authority-Wide Updates

Section 3 and M/WBE: The Housing Authority of the City of Lakeland, Florida (LHA) entered into three agreements, one (1) modification, and one (1) task order during this reporting period. This contracting activity has had the following effect on LHA's Section 3 and M/WBE percentages:

- The total dollar volume of work contracted to outside vendors by LHA, or its affiliates, **"increased"** from \$2,571,295 to **\$2,681,391**.
- The total dollar volume of work contracted to M/WBE firms **"increased"** from \$907,981 to **\$956,231**. This equates to 36% of the total dollar volume contracted by LHA.
- Nineteen (19) of the 66 contracts are with M/WBE firms. This represents 29% of the contracts.
- Four (4) of the 66 contracts are with Section 3 Business Concerns; which represents approximately 6% of the contracts.
- Three (3) Section 3 Hires have been employed as part of LHA's existing contracts.

Lake Ridge Homeowners Association: Staff completed modifications required at N. Florence Avenue to address issues with trespassing and parking at one of the homeownership parcels. On Friday, July 10, 2015, staff received written notification from the homeowner that she was pleased with the modification. All work associated with 1182 N. Florence Avenue is now complete.

The Homeowner Association Meeting (HOA) occurred on June 16, 2015 from 6-8 pm. The meeting was held at the Lake Ridge Community Center.

LHA 2014 Audited Financials: Staff and the financial advisor continued to work with the independent auditor to complete the audited financials. Presently the independent auditor is scheduled to present the audited financials to the Board of Commissioners as part of the August Meeting. As outlined by the Financial Report, LHA has been unable to fill the Finance Manager position. Accordingly, LHA needs to continue financial advisory services with *Innovative Financial Housing Solutions, Inc. (IFH Solutions)*. The expertise of a CPA continues to be needed for completion of the LHA audit, the transition from Yardi to Emphasys, and continued implementation of the Recovery Plan. Subsequently, staff is requesting Board approval of Resolution Number 15-1412 authorizing the Executive Director to increase the total dollar value of the task order contract with *IFH Solutions* up to \$280,000.

II. LHA Portfolio

Arbor Manor

The status of this item remains **"unchanged"**. In summary, staff continues to move forward with disposition of the 17-acre site at Hunterfield despite the fact that the original buyer elected not to move forward with the purchase. This is because the disposition application can be easily amended to reflect a new buyer once approved. Staff continues to wait for approval from HUD's Special Application Center.

Cecil Gober

Aging-In-Place Design: The Stop Work Order dated July 11, 2013 remains in effect. On Tuesday, July 7, 2015, staff met with representatives from *Robert Reid Wedding Architects and Planners, AIA, Inc.* to discuss items needed to resume work on the design.

Aging-In-Place Modernization: There are no updates to provide for this item. This item will remain "On Hold" until revisions to the design are completed.

Tax Credit Application: Staff did not perform any activities related to the tax credit application this reporting period.

Hampton Hills

Homeownership Plan: Representatives from *Solita's House* continued to perform outreach to families living at the 11 remaining houses. On Saturday, July 27, 2015, staff conducted the first Homeownership Program Orientation. Residents from all 11 houses participated in the orientation. As part of the orientation, staff introduced residents to *Solita's House*. Staff also confirmed a date and time for the first Homebuyer Counseling. The first Homeowner Counseling occurred on Saturday, July 11, 2015 from 9 am – 6 pm. The next workshops are scheduled for August 8th and August 15th respectively.

LHA Administration Building

Remediation and Renovation of Administration Building: *Johnson Laux Construction (JLC)* completed repair of the existing irrigation system. Repairs to the existing exhaust fan in the loading dock area are also complete. The last item that remains outstanding is installation of the control access to the Finance and Housing area. Once the installation is complete, staff will work with representatives from JLC to close out the contract and issue final payment.

Tenth Street Property

On Monday, June 8, 2015, representatives from *Saxon, Gilmore & Carraway, P.A.*, outside counsel, transmitted the first draft of the Master Development Agreement (MDA) to *The Integral Group (TIG)* for review. *Saxon, Gilmore & Carraway, P.A.* is waiting to receive comments from TIG.

WestLake

Redevelopment of Westlake: On July 1, 2015, representatives from *Saxon, Gilmore & Carraway, P.A.* facilitated a conference call with LHA and the *Housing Trust Group, LLC (HTG)*. As part of the meeting, team members agreed on terms for the Master Development Agreement (MDA). This allowed representatives from *Saxon, Gilmore & Carraway, P.A.* to finalize language contained within the MDA. They forwarded the final draft to LHA staff for review the same day. Subsequently, staff is seeking Board approval of Resolution Number 15-1411 authorizing the Executive Director to execute the MDA with *HTC* for redevelopment of the WestLake Community.

Williamstown

The Planning and Zoning meeting occurred on June 16, 2015. The meeting was held in the City Commissioners Chambers. Staff from the City of Lakeland recommended approval of the zoning revisions requested for Williamstown. As a condition of staff approval, the Williamstown development must be constructed for seniors and near seniors (age 55+) with a preference for veterans. Additionally, the size of each unit must be limited to 500 square feet. On June 24, 2015, *Wallis Murphey Boyington, Inc.*, architect of record, submitted the building permit application. The next step is to obtain approval from the City Commission. The City Commission Review is scheduled for **Monday, July 20, 2015** at **8:30 am**. The meeting will be held in the **City Commissioners Chambers**.

III. Mixed Finance Developments

Colton Meadow

Staff did not perform any activities directly related to Colton Meadow during this reporting period.

Carrington Place (formerly Dakota Park)

Staff did not perform any activities directly related to Carrington Place during this reporting period.

Renaissance

FY 1999 HOPE VI Funds: On Thursday, June 18, 2015, staff received notification that HUD Headquarters approved the HOPE VI Revitalization Plan Amendment. The next step is for LHA to submit the Development Proposal to the Miami Field Office (MFO) with Williamstown as the offsite component of the Renaissance at Washington Ridge HOPE VI. Additionally, LHA must submit the corresponding Replacement Housing Factor (RHF) Plan and Development Proposal to the Jacksonville Field Office (JFO) for approval. This task is still in progress. On June 19, 2015 staff participated in a conference call with representatives from MFO to outline items required for the mixed-finance Development Proposal. The corresponding call with representatives from the JFO for the RHF Development Proposal occurred on July 10, 2015.

Intersection of N. Florida Avenue and W. Tenth Street: The status of this item remains **"unchanged"**. In summary, staff received notification that the Developer finalized an agreement with Circle K. Accordingly, representatives from *GH&G Florida, LLC (GH&G)* will move forward with purchase of the 4.33-acre commercial corner at Renaissance upon approval of the rezoning application by the City of Lakeland. Concurrently, LHA staff continues to work with HUD's Special Application Center (SAC) to obtain approval of the disposition.

Design of Single-Family and Duplex Buildings for 15 Vacant Lots: During this reporting period, representatives from Wallis Murphey Boyington (WMB) completed 30% of the design for Phase 1 and 2 Construction Documents.

The Manor at West Bartow

Staff did not perform any activities related to the Manor at West Bartow during this reporting period.

Villas at Lake Bonnet

Staff did not perform any activities related to the Villas at Lake Bonnet during this reporting period.

Magnolia Pointe

Staff did not perform any activities related to Magnolia Pointe during this reporting period.

July 2015

PROCUREMENT

In addition to the normal day-to-day procurement activities (such as: monitoring invoices and certified payroll reports submitted by contractors and maintaining contract files and vendor lists), the following activities were accomplished in June 2015:

- Issued an Invitation for Bids for the **replacement of the existing HVAC system** at the **LHA Administration Building**
- Issued an Invitation for Bids for **Reroofing Certain Buildings in the WestLake Apartments Community**
- Issued an Invitation for Bids for the **Asphalt Repair, Sealing, and Striping** for **Cecil Gober Villas** and portions of the **Washington Park Renaissance** community
- Issued an Invitation for Bids for the **Asphalt Repair, Sealing, and Striping** for the **Villas at Lake Bonnet** community
- Developed an agreement with **Citrus Air Conditioning, Inc.** for the *replacement of the existing HVAC system* at the *LHA Administration Building* for a not-to-exceed value of \$17,922.00
- Developed an agreement with **Residential Investment Group, Inc.** for *Reroofing Certain Buildings in the WestLake Apartments Community* for a not-to-exceed value of \$48,250.00
- Developed a one-year agreement with **Nan McKay and Associates, Inc.** for the utilization of the rent reasonableness software--for the Housing Choice Voucher (Section 8) program--known as *Go8* for a not-to-exceed cost of \$3,975
- Developed Modification #02 with **Best Termite and Pest Control, Inc.** to extend the existing agreement until June 23, 2016 and to increase the not-to-exceed value of the agreement from \$50,000.00 to \$88,000.00
- Developed Task Order #02 to the professional services agreement with **GLE Associates, Inc.** to develop architectural plans and bidding documents for the *relocation of the Information Technology server room* from the lower level of the LHA Administration Building to the first floor of the LHA Administration Building for a not-to-exceed amount of \$1,950.00
- Based on staff evaluation of the proposals submitted, awarded the *Banking Services* solicitation to **TD Bank, N.A.**

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--June 30, 2015)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	Rodmon and Rodman Hampton Hills	\$20,000.00	Yes	African-American	1	Yes	1	No	0
2	Bio Mass Tech	\$33,278.05	No	N/A	0	No	0	No	0
3	Robert's Painting	\$8,100.00	No	N/A	0	No	0	No	0
4	Zee's Construction	\$24,500.00	No	N/A	0	No	0	No	0
5	NKA Contractors	\$23,750.00	Yes	African-American	1	No	0	No	0
6	Jackson Management Consulting	\$10,198.00	Yes	African-American	1	No	0	No	0
7	Florida Dance Theatre	\$3,840.00	No	N/A	0	No	0	No	0
8	Rodmon and Rodmon (09-27-12 to 10-26-12)	\$5,750.00	Yes	African-American	1	Yes	1	No	0
9	Rodmon and Rodmon (10-29-12 to 10-28-13)	\$30,000.00	Yes	African-American	1	Yes	1	No	0
10	Bruce Reeves	\$5,000.00	No	N/A	0	No	0	No	0
11	Beachfront Community Outreach	\$31,900.00	Yes	African-American	1	No	0	Yes	1
12	PAINTSMART USA, INC.	\$31,000.00	Yes	African-American	1	No	0	Yes	2
13	Nova Engineering and Environmental, LLC	\$19,000.00	No	N/A	0	No	0	No	0
14	Atkins Paving, Inc	\$7,400.00	Yes	African-American	1	No	0	No	0
15	Best Termite & Pest Control	\$88,000.00	No	N/A	0	No	0	No	0
16	Clampett Industries dba EMG	\$39,000.00	No	N/A	0	No	0	No	0
17	Reeves Building and Plumbing Contractor	\$7,950.00	Yes	African-American	1	No	0	No	0
18	Jacksonville Sound	\$552.00	No	N/A	0	No	0	No	0
19	Marshalls, LLC	\$6,377.00	No	N/A	0	No	0	No	0
20	R.I.G., Inc. aka Residential Investment Group	\$79,425.00	Yes	Woman-owned	1	No	0	No	0
21	Reeves Building and Plumbing Contractor	\$9,975.00	Yes	African-American	1	No	0	No	0
22	All Florida Fire Equipment Company	\$5,500.00	No	N/A	0	No	0	No	0
23	Campolong Enterprises dba DH Striping Company	\$5,000.00	No	N/A	0	No	0	No	0
24	Professional Roof Systems	\$37,800.00	No	N/A	0	No	0	No	0
25	State Alarm	\$287,591.50	No	N/A	0	No	0	No	0
26	Stripe A Lot of America II, Corp	\$4,100.00	No	N/A	0	No	0	No	0
27	Waller Construction	\$20,800.00	No	N/A	0	No	0	No	0
28	Annettie Machuca & Associates	\$25,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
29	Haskell Termite and Pest Control	\$17,872.00	No	N/A	0	No	0	No	0
30	Johnson-Laux Construction	\$205,031.96	Yes	Woman-owned	1	No	0	No	0
31	Yardi Systems	\$50,824.70	No	N/A	0	No	0	No	0
32	Annettie Machuca & Associates	\$123,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and June 30, 2015.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--June 30, 2015)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
33	West Lake Management	\$135,150.00	No	N/A	0	No	0	No	0
34	West Lake Management	\$10,000.00	No	N/A	0	No	0	No	0
35	We Care Services	\$95,000.00	Yes	African American and Woman owned	1	Yes	1	No	0
36	BDO USA dba BDO PHA Finance	\$95,000.00	No	N/A	0	No	0	No	0
37	Emphasys Computer Solutions	\$165,600.00	No	N/A	0	No	0	No	0
38	Waller Construction	\$11,197.66	No	N/A	0	No	0	No	0
39	Bonnet Shores, LLLP.	\$97,450.00	No	N/A	0	No	0	No	0
40	Colton Meadow, LLLP.	\$84,050.00	No	N/A	0	No	0	No	0
41	West Bartow Partnership Ltd, LLLP.	\$89,950.00	No	N/A	0	No	0	No	0
42	Solita's House	\$15,600.00	Yes	African-American and Woman owned	1	No	0	No	0
43	William V. Hunter Educational Foundation	\$0.00	1	African-American	1	No	0	No	0
44	Citrus Air Conditioning	\$17,922.00	No	N/A	0	No	0	No	0
45	R.I.G., Inc. aka Residential Investment Group	\$48,250.00	Yes	Woman-owned	1	No	0	No	0
46	Nan McKay	\$3,975.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
47	GLE Associates	\$18,020.00	No	N/A	0	No	0	No	0
48	Wallis Murphey Boyington	\$234,279.00	No	N/A	0	No	0	No	0
49	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
50	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
51	Valuation Advisors	\$2,900.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
52	DRMP	\$0.00	No	N/A	0	No	0	No	0
53	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0
54	ECON	\$5,020.00	No	N/A	0	No	0	No	0
55	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
56	ACT-American Compliance Technologies	\$0.00	No	N/A	0	No	0	No	0
57	GLE Associates	\$5,275.00	No	N/A	0	No	0	No	0
58	Terracon Consultants	\$2,495.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
59	Boggs Engineering (Civil)	\$19,840.00	No	N/A	0	No	0	No	0
60	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
61	EE & G Environmental (Environmental)	\$21,250.00	No	N/A	0	No	0	No	0
62	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and June 30, 2015.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--June 30, 2015)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
63	Biller Reinhart (Structural)	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
64	Baker Tilly	\$0.00	No	N/A	0	No	0	No	0
65	Innovative Financial Housing Solutions	\$187,000.00	Yes	Woman-owned	1	No	0	No	0
66	TAG Associates	\$0.00	No	N/A	0	No	0	No	0
TOTALS		\$2,681,391.37			19		4		3

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and June 30, 2015.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY
(New Contracts: June 01, 2015 - June 30, 2015)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	Citrus Air Conditioning	\$17,922.00	No	N/A	0	No	0	No	0
2	R.I.G., Inc. aka Residential Investment Group	\$48,250.00	Yes	Woman-owned	1	No	0	No	0
3	Nan McKay	\$3,975.00	No	N/A	0	No	0	No	0
4	Best Termite and Pest	\$38,000.00	No	N/A	0	No	0	No	0
5									
6									
7									
8									
9									
10									
11									
12									
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
13	GLE Associates	\$1,950.00	No	N/A	0	No	0	No	0
14									
15									
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
16									
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
17									
18									
19									
20									
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
21									
22									
23									
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
24									
25									
26									
27									
<i>Indefinite Delivery, Indefinite Quantity Legal Services Pool</i>									
28									
29									
30									
TOTALS		\$110,097.00			1		0		0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendor June 01, 2015 - June 30, 2015.

RESOLUTIONS

OTHER BUSINESS