



430 Hartsell Ave
Lakeland, FL 33815

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<http://LakelandHousing.org>



Board Of Commissioners

Don Brown, Chairman

Shelly Asbury, Vice-Chairman

Edward Hall

Lorenzo Robinson

Judy Mas

David Samples

Dewey Chancey

REGULAR BOARD MEETING

Monday, May 17, 2021

Benjamin Stevenson, Executive Director

Ricardo Gilmore, Esquire

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

Monday, May 17, 2021 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Swearing In of New Commissioner**
- 2. Approval of the Meeting Agenda**
- 3. Approval of the Board Meeting Minutes for April 19, 2021**
- 4. Public Forum**
- 5. Old Business**
- 6. New Business**
 - Employee of the Month
- 7. Secretary's Report**
 - Housing and Operations
 - Resolution # 21-1500 - The Board of Commissioners is requested to approve an Amendment to the Section 8 Housing Choice Voucher Program to satisfy a U.S. Department of Housing and Urban Development regulation.
 - Finance and Administration
- 8. Legal Report**
- 9. Other Business**
 - HUD approval letter for LHA Designated Housing Plan.
- 10. Adjournment**

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, April 19, 2021
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: Michael Pimentel, Chairman
Edward Hall, Vice Chairman – Via zoom
Shelly Asbury, Commissioner
Judy Mas, Commissioner
David Samples, Commissioner
Don Brown, Commissioner
Richard Richardson, Commissioner Emeritus

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:01 p.m. by Chairman Pimentel. The meeting was held in the Lakeland Housing Authority Board Room and available using Zoom due to COVID-19.

The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the commissioners to review the agenda.

- Motion to approve the meeting agenda.

Motion by Commissioner Brown, seconded by Commissioner Samples.

Vote:

Michael Pimentel – Aye

Shelly Asbury – Aye

David Samples – Aye

Edward Hall –Aye

Judy Mas – Aye

Don Brown – Aye

APPROVAL AND ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on March 15, 2021.

Motion by Commissioner Pimentel, seconded by Commissioner Asbury.

Vote:

Michael Pimentel – Aye
Edward Hall –Aye

Shelly Asbury– Aye
Judy Mas – Aye

David Sample – Aye
Don Brown – Aye

FSS GRADUATION

Commissioner Pimentel presented the Family Self-Sufficiency Program (FSS) graduate, Michelle Shaw. Ms. Shaw enrolled in the FSS program in 2016 and overcame many obstacles while in the program striving to meet her goals. Ms. Shaw is now a proud full-time employee of Publix. She has also completed the homebuyer education program and certificate class in preparation to purchase a home. Ms. Shaw has also completed the requirements to receive her GED.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

Eduardo Velazquez, Maintenance Supervisor, presented the employee of the month, Jamie Velazquez. Mr. Velazquez is a hard-working employee who has learned about landscaping skills and techniques. He has also learned to operate the various equipment it takes to get the job done. He has a great attitude and gets along with his fellow co-workers. He has displayed great team work ethics on a daily basis in getting the job done.

Mr. Stevenson also congratulated Mr. Velazquez.

SECRETARY'S REPORT

Twin Lake Phase II

Mr. Stevenson stated everything continues to go well. The community center is now completed, fully furnished, and decorated. He encouraged the Board to stop by and see it. Seven of the nine remaining buildings are now occupied with the remaining two to be occupied within the next 60 days. The lease up continues to go well.

Twin Lakes Phase III

The relocation of remaining tenants continues to go well. Hopefully, in the next 60-90 days those families will be relocated, and the remaining buildings can be demolished. Once the buildings are demolished, construction can begin.

10th Street Property

Mr. Stevenson stated he presented a proposal to the investment partners. He hopes to know something within the next few weeks.

Abor Manor

Mr. Stevenson reported negotiations were successful and staff executed a contract with the potential buyer for sales price of \$3 million dollars. The buyer requested a couple of due diligence periods be included in the contract. A \$50,000 deposit will be required for each extension. Mr. Stevenson will submit the contract and supporting documents to HUD for approval.

HOUSING AND OPERATIONS

Carlos Pizarro reported the housing program is doing well. He received a letter from HUD informing the agency of the award of a 3-year ROSS grant in the amount of \$198,000. This grant will allow the agency to hire a case manager that will work with public housing residents to assist them in working towards self-sufficiency.

FINANCE AND ADMINISTRATION

Valerie Turner gave a thorough overview of the Financial Report and grant updates.

LEGAL REPORT

None.

OTHER BUSINESS

Mr. Stevenson introduced the newest LHA staff Ernest Joe, III, Business Manager and Assistant to the Senior Vice President.

The meeting adjourned at 6:30 p.m.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report

May 2021

DEVELOPMENT UPDATES

West Lake Phase I

The senior building currently is 100% occupied. The property is now receiving operating subsidy from all necessary funding sources.

West Lake Phase II Disposition and Demolition

Disposition approval was received from the HUD SAC Office in December 2019 and demolition started after the completion of relocation activity. The Developer Partner completed demolition of all of the old West Lake Apartments buildings in Phase II in January 2020. Construction activity began at this site during that same month.

West Lake Phase II - Relocation

All of the families were relocated off site in December 2019.

West Lake Phase II – Construction

Construction started on this phase of the redevelopment in January 2020. The contractor has completed the site work, the club house and seven (7) buildings on the north side of the property. Concrete slabs for the foundations and parking lots for all of the remaining new buildings on the south end of the site have been completed. Final painting on the outside walls on the housing units is nearing completion. The contractor anticipates delivery of tall remaining buildings within 1-2 months.

The General Contractor turned over the community center and five residential buildings for occupancy in December 2020. Staff moved in the offices that same month. Staff has also completed decorating the interior of the community center. The Property Manager took applications for two weeks in September after publishing an advertisement in the Lakeland Ledger and the LHA website. The application process is closed. One-, two- and three-bedroom units are available for rent to low- to moderate-income families and individuals.

West Lake Phase III

Previously, the Developer Partner submitted another application for State Apartment Incentive Loan (SAIL) Program funds in the Fall of 2020. The City of Lakeland Community Redevelopment Agency did not select the most recent Phase III application for funding (submitted in October 2020). The Developer Partner submitted a response to the RFP and as well as requested the Local Government Contribution designation. The Local Government Contribution is a requirement for submitting an application for 9% tax credits. Unfortunately, the Phase III project was not selected by the City. The team continues to explore funding opportunities for this phase. LHA has been asked to consider the bond financing option for this phase, if another tax credit application is not successful.

Secretary's Report

May 2021

West Lake Phase III Disposition and Demolition

The HUD Special Application Center (SAC) gave its approval of the Demolition-Disposition application for the Phase III in July 2020. SAC also approved relocation vouchers for all of the Phase III families. Demolition of the housing units in Phase III will not start until after all of the families are relocated. Relocation is not expected to be completed until sometime during the fourth quarter of 2021. A copy of the SAC approval letter was included with the July 2020 Board Packet in the Old Business section.

The HUD-Washington, D.C. Officer requested a Development Proposal for Phase III be submitted. Staff advised the D.C. Office that no tax credits have been awarded for this phase, so all the financial information would be estimates. Once the project obtains funding, LHA staff will need to submit a final Development Proposal to HUD for review and approval.

Renaissance at Washington Ridge

The tax credits at the Renaissance HOPE VI site expired on December 31, 2018. There was also a balloon payment of \$536,00 due to SunTrust Bank and a \$1.3 million dollars in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step was to make a decision regarding how to rehab the property. LHA staff discussed this issue with the Financial Advisor and Legal Counsel. Staff was approached by TD Bank about partnering on a new project. We discussed using a loan to retire the debt and complete basic rehab work and maintenance upkeep of the property for the next few years.

Subsequently, staff completed negotiations with TD Bank about a loan to pay off the debt associated with the Renaissance and Dakota Park (now known as Carrington Place) properties in November of 2019. Staff submitted a loan application with TD Bank. Since there are public housing units on the site, HUD approval was required even though no public housing funds or assets are being used to collateralize the loan.

Due to delays in the HUD approval process, LHA had to obtain extensions from TD Bank on the negotiated terms of the loan. The loan terms were also impacted by the COVID-19 pandemic. HUD finally provided written approval of the loan terms in June 2020. TD Bank had to revise the terms of the loan. Due to current market, the new terms were more favorable for LHA. For example, the interest rate dropped from 3.8% to 3.1%. A copy of the term sheet is provided in the June 2020 Board packet. TD Bank and LHA closed the loan on June 15, 2020. Previously, the General Partner for the Renaissance property gave authorization for negotiation and execution of the loan documents.

Staff has begun an analysis for implementing the rehab and maintenance upkeep plan for the property. A General Physical Needs Assessment must be completed on the property before any work may commence. A minority architectural firm has been procured to complete the GPNA study. The firm will started work on the assessment in December. All of the housing units on the property will be inspected and evaluated.

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May 2021

Carrington Place a.k.a. Dakota Park

The tax credits at Dakota Park expired on December 31, 2017. There was also a balloon payment of \$345,000 due to SunTrust Bank and \$149,000 in Deferred Developer's fees. The loan has been paid off. LHA staff worked with Rubin Brown, an LHA Financial Advisor, and National Equity Fund to pay off the loan. Project closeout funds were used to pay off the new loan. The next step was to make a decision regarding how to rehab the property. LHA staff discussed this issue with the Financial Advisor and Legal Counsel. Staff was approached by TD Bank about partnering on a new project. We discussed using a loan to retire the debt and complete basic rehab work and maintenance upkeep of the property for the next few years.

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The loan closing was completed on June 16, 2020. The loan terms were impacted by the COVID-19 pandemic. HUD finally provided written approval of the loan terms in June 2020. TD Bank had to revise the terms of the loan. Due to current market, the new terms were more favorable for LHA. For example, the interest rate dropped from 3.8% to 3.1%. A copy of the term sheet was provided in the June 2019 Board packet. Previously, the Renaissance General Partner gave authorization for negotiation and execution of the loan documents. Staff has begun an analysis for implementing the rehab and maintenance upkeep plan for the property. A General Physical Needs Assessment must be completed on the property before any work may commence. A minority architectural firm was procured to complete the GPNA study. The scope of work for the Renaissance property will also include the Carrington Place property.

Arbor Manor

Staff received an offer from a potential buyer to purchase the 17.5-acre property known as Arbor Manor. Previously, staff discussed disposition of the property with LHA Legal Counsel and the HUD-Jacksonville Field Office. A letter was submitted to the HUD-Jacksonville Field Office explaining the changes/updates to the previous approval along with an updated Phase I environmental assessment and appraisal. The sale of the property must be approved by HUD. The sales proceeds will be used for future affordable housing development purposes.

Investment Partner Activities

The Investment Partner, Global Legacy Development Group, was selected after a public procurement process was conducted by LPHC. LPHC and the Investment Partner executed a Memorandum of Understanding on February 25, 2018. The two entities will work together in cooperation with LHA to identify and pursue development and investment opportunities for the purpose of generating

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May 2021**

independent non-federal revenue streams. One purpose of the funds will be to provide services for income qualified families in the LHA and LPHC service area. Future funding options include low-income housing tax credits, new market tax credits, bond options, affordable housing financing, loan syndication and other partnership ventures.

Global Legacy Development Group identified a potential Financial Investment Partner. This new investment partner is willing to offer LHA a Venture Capital opportunity whereby they will provide 100% financing for the 10th Street Homeownership Development project. With the 10th Street homeownership project, LHA is desiring to develop affordable homeownership units for low level professionals such as policemen, firemen, teachers and other workforce income eligible persons.

Previously, staff wrote an RFP to solicit another Development Consultant in preparation of submitting another tax credit application in the next round of tax credits. The original RFP was withdrawn so that some revisions could be made to the solicitation package. The establishment of a pool of Development Consultant firms was approved by the LHA Board of Commissioners at the November 2019 meeting.

OTHER BUSINESS

Agency Plan

LHA staff submitted the 2021 Agency Plan to HUD in October 2020. Staff completed the required public comment process prior to submitting the Plan. The process included public and strategic meetings with the LHA Board of Commissioners, the City of Lakeland, the residents/participants and the public. A copy of the Plan was emailed to each Board member as well as posted on the LHA website. Copies were also sent to the Resident Advisory Board, City of Lakeland and other community partners for review and comment. The Plan was approved by the Board at the October 2020 meeting. Staff received the HUD approval letter in January 2021. A copy of the letter was included in the February 2021 Board Packet.

Community and Other Activities

LHA continues to assist CareerSource Polk with the distribution of the Florida Reemployment Assistance Application. LHA has made paper copies of the application available to the general public at some of our properties. Copies are available in English, Spanish and Creole. Copies of the application are also available for download from the LHA website. The application was created by the Florida Department of Economic Opportunity.

LHA has partnered with Dr. Mohamed Dembele, Pharmacy Manager with Quick N Save Pharmacy, a local pharmacy company, to provide COVID-19 vaccine shots at our public housing and senior properties. Seniors that reside on LHA properties were given the required paperwork that is required to be completed prior to being able to receive the vaccine. Persons age 65 and older were able to receive their first shot in March. The second shot will be administered in April. The vaccines are now

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available to anyone over the age of 18. LHA was put in touch with Dr. Dembele by Keith Boyd, Sr., a local community activist. We are very thankful for our community partner.

Kingdom Covenant Church had been providing food boxes for LHA properties for past five months. The program has been placed on hold by the federal government in December 2020. Approximately, 15,000 food boxes were given to LHA during the pandemic. The estimated value of the food box distribution in Lakeland is over \$392,000. The food was being given to LHA seniors, families, YouthBuild students, churches and community partners. Staff is hopeful the program will resume sometime in the near future.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

May 2021

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

New Grant Awarded and accepted by the Lakeland Housing Authority, LHA received great news from HUD, we were awarded a 3-year (June 1, 2021 to May 31, 2024) grant in the amount of \$198,900.00 for a new ROSS Service Coordinator. The Resident Opportunity and Self-Sufficiency (ROSS) grant funds are designed to hire a Service Coordinator to assist public housing families meet their professional, financial, health, and educational goals. In so doing, the ROSS Service Coordinator will help remove barriers so that residents can improve their economic mobility, health outcomes, and overall quality of life. The ROSS grant is a place-based program designed to assist residents make progress towards economic and housing self-sufficiency. Service Coordinators provide case management, assess residents' needs, and work in partnership with local service providers to fulfill those needs. Service Coordinators provide a critical service to residents by helping to remove barriers that can stand in the way of progress. They also work with seniors and people with disabilities to ensure they receive the medical care and social supports required to age and remain in place, thereby avoiding costlier forms of care.

Update on the YARDI Rent Café implementation: LHA is still implementing Yardi Rent Café to help the programs and properties with the contactless processes including but not limited to re-examinations, work orders, rent payment online, landlord portals, tenant portal, procurement and purchasing, etc....

Federal Judge Vacates CDC Eviction Moratorium

A federal judge has set aside and vacated the eviction moratorium put in place by the Centers for Disease Control and Prevention (CDC). On May 5, Judge Dabney Friedrich of the United States District Court for the District of Columbia issued an opinion that was narrowly focused on one question, "Does the Public Health Service Act grant the CDC the legal authority to impose a nationwide eviction moratorium?" Judge Friedrich answered the question, "It does not" and further explains that the CDC and the Secretary of the U.S. Department of Health and Human Services exceeded the authority granted to them by the Public Health Service Act by issuing a nationwide eviction moratorium.

New CARES Act Waiver Notice Released

HUD has released [PIH 2021-14 \(HA\)](#) titled “[COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing, Housing Choice Voucher \(including Mainstream and Mod Rehab\), Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 3.](#)” This notice revises the previous CARES Act waivers from prior notices.

Some of the new waivers, like the new eligibility determination waivers and community service and self-sufficiency requirement suspension, were adopted by HUD after receiving feedback from NAHRO on the need for these vouchers.

The notice contains certain new waivers and alternative requirements. These waivers include the following:

- [PH and HCV-8: Eligibility Determination: Income Verification](#) – this waiver waives the third-party income verification requirements for applications. In its place, PHAs may consider self-certification as the highest form of income verification at admission.
- [PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification](#) – this waiver waives the requirement that documentation is immediately needed for applicants’ social security number and eligible noncitizen status before admitting them to the public housing and HCV programs. Nonetheless, the required documentation must be provided within 90 days of admission to be eligible for continued assistance.
- [HCV-15: Project-Base Voucher \(PBV\) and Enhanced Voucher \(EV\) Provisions on Under-Occupied Units](#) – this waiver allows PHAs to initially lease an under-occupied (a unit with more bedrooms than necessary based on a family’s size) PBV or rental assistance demonstration (RAD) PBV unit under certain circumstances:
 - Housing authorities may approve a homeless family on the waiting list (or a HUD-VASH homeless family referral) to initially lease an under-occupied PBV or RAD-PBV unit, if the PHA has no families on the waiting list (after outreach and marketing) that qualify for that unit.
 - Housing authorities may allow a family currently occupying an under-occupied PBV or RAD-PBV unit to remain in that unit until the end of the lease term after the expiration of this waiver. This also applies to families who have been placed under a PBV HAP contract through a conversion action.
 - Housing authorities may allow a family that is currently occupying an under-occupied RAD-PBV unit or EV unit—and was occupying the unit at conversion—to remain in the unit until the end of lease term following the expiration of this waiver.
- [Community Service and Self-Sufficiency Requirement \(CSSR\) Suspension](#) – this mandatory waiver waives the requirement that non-exempt adults of public housing contribute 8 hours per month of community service and/or participation in an economic self-sufficiency program. This waiver also suspends enforcement of the requirement by PHAs.

The notice also extends the period during which HUD will carry forward scores under the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) to all fiscal years ending on or before Dec. 31, 2021.

Additionally, the notice extends most of the previous public housing and HCV waivers until Dec. 31, 2021. Certain waivers may have unique dates (e.g., if the waiver is dependent on a PHA’s fiscal year end). Housing authorities that adopted waivers or alternative requirements from prior waiver notices may continue to operate under those waivers and alternative requirements through the extended availability periods provided in this notice.

In using these waivers, PHAs should take certain steps. Housing authorities are required to keep written documentation that records which waivers the PHA applied to their programs. Housing authorities should also keep written records of effective dates. The Department has provided a suggested format for documentation and is included as an attachment to this notice. If a PHA chooses to apply any of the waiver provided in this notice, the PHA is required to publicly post or otherwise make available a list of the waivers and alternative requirements by an effective means (e.g., posting on its website or posting in its offices). The PHA must also notify affected residents and owners of any impact that the waiver or alternative requirement may have on them. Additionally, these communications should be provided in a manner that is effective for a person with hearing, visual and other

communication-related disabilities. Finally, PHAs must take reasonable steps to ensure meaningful access to their programs and activities to Limited English Proficient (LEP) individuals.

Support Housing as Infrastructure Proposals

After years of discussing the need to invest in the nation's infrastructure, Congress is finally gearing up to move forward with a wide-scale infrastructure package. Housing is not guaranteed to be included- your voice is needed to support infrastructure funding for housing and community development programs.

President Biden over the past month has rolled out two large-scale proposals to invest in the nation's infrastructure, including a \$40 billion down payment on the Public Housing Capital Fund backlog. The proposal now goes to Congress, which will determine the scope and content of the infrastructure package.

House Financial Services Committee Chairwoman Maxine Waters reintroduced her Housing is Infrastructure Act, which includes \$70 billion for the Public Housing Capital Fund and critical investments in HOME, Community Development Block Grant program, the National Housing Trust Fund, and the Native American Housing Block Grant program. Several other legislative proposals have also been introduced to address the Public Housing capital backlog.

Closing Racial Equity Gaps

The data is clear. America's perpetuation of systemic racism continues to deny not just Black and Brown Americans economic equality, but also, by not addressing racial gaps between Blacks and whites, it has cost the U.S. economy up to \$16 trillion over the past 20 years.

- Closing the Black wage gap could have added \$2.7 trillion in income
- Improving access to housing credit might have added an additional 770,000 Black homeowners, adding \$218 billion in sales and expenditures.

According to a recent Citi (Global Perspectives and Solutions) report, if these and other racial gaps were closed today, we could see \$5 trillion of additional GDP over the next five years.

President Biden Calls for Large Increase to HUD Budget, Expansion of Vouchers

President Biden unveiled [topline details of his upcoming FY 2022 budget proposal](#), calling for a 15 percent increase to HUD funding and a broad expansion of vouchers. If enacted, it would be the single largest expansion of the voucher program ever. "This budget is a big deal,". "A 15% increase in HUD funding is a strong statement and shows that this Administration prioritizes affordable housing and strong communities. We certainly look forward to seeing additional details, including the proposed public housing operating fund level and more details on the voucher expansion."

The proposal provides for \$30.4 billion in Housing Choice Vouchers, including for 200,000 additional vouchers with a focus on those who are homeless or fleeing domestic violence, increasing the overall level of Tenant-Based Rental Assistance funding by \$5.4 billion. The Public Housing Capital Fund received a \$435 million increase, for a total funding level of \$3.2 billion. The outline does not include a proposed funding level for the Operating Fund.

President Biden also calls for an increase in community development funding, raising the HOME Investment Partnerships program by \$500 million for a total of \$1.9 billion. The budget also increases the Community Development Block Grant program by \$295 million, targeting the increase to address poverty and disadvantaged communities.

The proposal also includes a request for \$800 million to "modernize and improve energy efficiency, resilience, and safety in HUD-assisted housing across the HUD portfolio." While specific details are not included, it does specify that the "retrofits would help lower the costs and improve the quality of public and HUD-assisted housing."

The outlined released today does not include the full HUD proposal and is missing some key details. However, the topline numbers show that HUD and expanding access to assistance is a priority of the Administration. A full, detailed proposal is expected in the coming months.

The President’s budget proposal is simply that – a proposal. Congress ultimately determines funding levels for all federal programs, including HUD. The budget and appropriations process will kick off now that some details from the President have been released.

The increases proposed by the President cannot happen without a robust allocation to the Transportation-HUD appropriations bill.

HUD News Release: HUD Secretary Fudge, HHS Secretary Becerra Announce Joint Effort to Increase Access to COVID-19

U.S. Housing and Urban Development (HUD) Secretary Marcia L. Fudge and U.S. Health and Human Service (HHS) Secretary Xavier Becerra announced a joint-agency effort to increase access to COVID-19 prevention and treatment services, including testing and vaccinations, among disproportionately affected communities, including among HUD-assisted households and people experiencing homelessness.

REAC Makes Plan to “Substantially Increase” Inspections

On Friday, April 23, HUD Secretary Marcia Fudge sent a letter to public housing authority Executive Directors (EDs) and Multifamily housing owners and property managers announcing that REAC will conduct “increased inspections” of its portfolio beginning June 1. In the letter, Secretary Fudge writes that the Department’s priorities are for the health and well-being of residents, and that “REAC will conduct inspections using protocols informed by the Centers for Disease Control and Prevention’s

White House Releases \$1.5T Budget Plan with Major Increase for HUD

The White House released its FY 22 budget plan for discretionary spending today and it includes \$68.7 billion for HUD, a \$9 billion (15 percent) increase from the 2021 enacted level. The plan does not include specific numbers for HUD programs, but it does expand the Housing Choice Voucher Program to assist 200,000 additional families.

Program type: **All Relevant Programs/PH/S8HCV/03/31/2021**

Level of Information: **Polk County vs State FL**

Race/Ethnicity

Distribution by Head of Household's Race as a % of 50058 Receiving Housing Assistance!

State vs County	White Only	Black/African American Only	Asian Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL State	39%	60%	0%	0%	0%	0%	0%
FL105 Polk County	23%	76%	0%	0%	1%	0%	0%

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

State vs County	Hispanic or Latino	Non - Hispanic or Latino
FL State	27%	73%
FL105 Polk County	16%	84%

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
3/31/2021	98.06%	4/08/2020

Housing Choice Voucher Program

Waiting Lists

Tenant-Based Waitlist

The tenant-based waiting list is currently closed.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Program Information

Port Outs

LHA currently processed 0 port-out in for the current reporting month. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has 3 active port ins for the current reporting month. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

For the current reporting month, Lakeland Housing Authority issued 44 vouchers to movers. We received 33 Requests for Tenancy Approvals during the month. We processed 16 initial move-in and 3 port-in, and 0 port outs were sent to another jurisdiction.

Active Clients

LHA is servicing 1,351 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none"> Regular Vouchers & Project Based Vouchers 	1129
<ul style="list-style-type: none"> Mainstream 	43
<ul style="list-style-type: none"> VASH 	64
<ul style="list-style-type: none"> Tenant Protection 	111
<ul style="list-style-type: none"> Port Out 	0
<ul style="list-style-type: none"> Port In 	2
<ul style="list-style-type: none"> Foster Youth 	4

EOP – End of Participation

LHA processed 1 EOP's with a date effective the month. Below are the reasons for leaving the program:

Reason	Count
<ul style="list-style-type: none"> Termination – Criminal 	0
<ul style="list-style-type: none"> Termination – Unreported income and/or family composition 	0
<ul style="list-style-type: none"> Left w/out notice 	0
<ul style="list-style-type: none"> No longer need S/8 Assistance and/or transfer to another program 	1
<ul style="list-style-type: none"> Deceased 	0

• Landlord Eviction	0
• Lease and/or Program Violations non-curable	0
Total	1

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
03/31/2021	99.30%	4/08/2021

General information and activities for the month

- The Housing Choice Voucher Department processed 91 annual certifications and 52 interim certifications.
- The Inspections Unit conducted a total of 70 inspections.
- A total of 0 hearings were conducted.

Repayment Agreements for Unreported Income

(No Changes reported)

10/31/2019	Accumulative Report			
	Total of unreported income that has been identified	\$	335,151.00	
	Non responsive	\$	81,963.00	\$ (81,963.00)
	Identified as uncollectible	\$	65,081.90	\$ (65,081.90)
	Repayment agreement signed		212,892.00	\$ (212,892.00)
	Pending repayments to be signed	\$	40,296.00	\$ (40,296.00)
	Downpayments received	\$	27,714.10	
	Lump sum received	\$	4,301.00	
	Payments towards agreement	\$	89,311.27	
		\$	121,326.37	
			G/L	
	RNP	\$	57,653.94	\$ - \$ 57,653.94
	UNP	\$	57,653.94	\$ - \$ 57,653.94
		\$	115,307.88	\$ - \$ 115,307.88

Total number of visitors this month: 790



Reports from the Communities

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

Item	WestLake	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow	Twin Lakes Estates	Williamstown
Occupancy	100%	100%	100%	100%	96%	100%	100%	97%	100%	100%
Down units due to modernization/Insurance	Under Relocation								Twin Lakes 2, moved 84 families.	
Vacant units	0	0	0	0	6	0	0	4	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	100%	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Angie Santiago	Angie Santiago	Gladys Delgado	Gladys Delgado	Patricia Blue	Jeannette Albino	Vanessa C. Johnson

Family Self-Sufficiency (Housing Choice Voucher Program-Section 8)

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Section 8 (HCV)	20	113	35	30%

Escrow Balances

- The balance of the Section 8 FSS escrow is \$ 129,777.78
- The average amount is \$1,148.48

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (Section 8):

- FSS clients 50058 data to Public & Indian Housing (PIC) is submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

(HCV) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish the Housing Assistance Payments (HAP) account, so that more families may be served. For April the forfeiture total is \$0.

Goals completed/enrolled by the Section 8 FSS participants:

- 0 family enrolled.

Completed Contract of Participation:

- 1 family completed the contract as of the end of April.

Services needed to complete Contract of Participation:

- Scheduled GED Readiness, Life Skills, and Employability Skills workshops
- FSS Workshops were done using Zoom
- Participants were assisted in the workshop sign-up process
- One Laptop and one tablet were lent to accommodate participants who needed technology support.
- Homeownership information, Solita's House, was given to participants.
- A great deal of our clients need assistance with fuel and transportation. Most of our participants are eager to receive educational assistance, The Agricultural and Labor Program, Inc has many resources within their program that will be of great benefit.

Community Networking

- Monthly Partners Meeting are conducted the first Friday of every month.
- Monthly meeting has been canceled until further notice due to Covid-19.

Family Self-Sufficiency (Public Housing Program)

March 2020

FSS Program Statistics

Programs	Mandatory	Enrolled families	Participants with Escrow	% With Escrow
Public Housing	50	54	14	30%

- The balance of the Public Housing FSS escrow is **\$17,045.61**
- The average amount is **\$2,815.00**

Recruiting

- Received 0 letter of interest.

Housing Choice Voucher Program (PH):

- FSS clients 50058 data to Public & Indian Housing (PIC) is submitted in a timely manner, while ensuring that the information in PIC is current and up to date.

(PH) Termination/Forfeiture/Transfer/Disbursement:

- Zero (0) forfeiture in the amount of \$0, contract ended/request to end participation from the program.
- Forfeitures to the FSS escrow account replenish so that more families may be served: 0.

Goals completed/enrolled by the Public Housing FSS participants: 0

Completed Contract of Participation:

- No. of families completing the contract as of to the end of April: 0

Services needed to complete Contract of Participation:

- Food pantry listings was also distributed to families in need.
- Free online GED class information was provided to FSS participants.

Community Networking

- Zoom meeting: Lakeland Volunteers in Medicine
- Zoom Meeting: United Way
- Zoom Meeting: Rath CATT

Respectfully,

Carlos R. Pizarro An

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



ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie A. Turner, VP of Administration

DATE: May 10, 2021

RE: April 2021 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending April 30, 2021 for the following entities:

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

I also attached the Statement of Operations and Balance Sheet for period ending March 31, 2021 for the following third-party entity.

12. West Lake 1, LTD. (AMP 6)

All statements listed for Items 1-11 above are unaudited and compiled from LHA Finance. The statements for Item 12 are compiled by our third-party development partner.

Valerie A. Turner

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



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and four months (Year to Date) ending April 30, 2021

Summary Report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
COCC has a Net Operating Income (NOI) of \$15,643 for the period and \$17,001 for year-to-date.
2. Section 8 Housing Choice Voucher (HCV) Program:
HCV has a NOI of \$41,540 for Program Administration and -\$113,262 for Housing Assistance Payment (HAP) for the year.
3. Public Housing (AMP 1 - WestLake Apartments, John Wright Homes and Cecil Gober Villas):
NOI is -\$57,357 for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place (AMP 2): NOI is \$17,751 for the year.
5. Renaissance at Washington Ridge LTD., LLLP (AMP 3): NOI is \$63,308 for year-to-date.
6. Colton Meadow, LLLP:
The NOI for Colton Meadow is -\$7,647 for the year.
7. Bonnet Shores, LLLP:
Villas at Lake Bonnet has a NOI of \$25,182 for the year.
8. West Bartow Partnership, LTD, LLLP:
The property has a NOI of \$86,737 for the year.
9. Hampton Hills (AMP 4):
This property has a NOI of -\$15,794 for year-to-date.
10. YouthBuild:
YouthBuild has a NOI of -\$23,379 for year to date. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.
11. Williamstown, LLLP (AMP 5):
The property has a NOI of -\$1,771 for year-to-date.
12. West Lake 1, LTD (AMP 6):
The property has a NOI of -\$52,074 for year-to-date.





The table below summarizes LHA’s current financial position for its 12 most active properties.

LAKELAND HOUSING AUTHORITY (FL011) Affordable Housing Portfolio			
Item #	Property #	Name	NOI Before Depreciation
1	96	Central Office Cost Center (COCC)	\$17,001
2	80	Housing Choice Voucher (HCV) Administration	\$41,540
		<i>HCV Housing Assistance Payment (HAP)</i>	-\$113,262
3	10	<i>Public Housing General (AMP 1) – WestLake/Cecil Gober Villas/John Wright Homes</i>	-\$57,357
4	16	Dakota Park Limited Partnership, LLLP (AMP 2) d.b.a. Carrington Place	\$17,751
5	17	Renaissance at Washington Ridge, Ltd., LLLP (AMP 3)	\$63,308
6	56	<i>Colton Meadow, LLLP</i>	-\$7,647
7	57	Bonnet Shores, LLLP	\$25,182
8	62	West Bartow Partnership, Ltd., LLLP	\$86,737
9	12	<i>Hampton Hills (AMP 4)</i>	-\$15,794
10	49	<i>YouthBuild-Lakeland</i>	-\$23,379
11	99	<i>Williamstown, LLLP (AMP 5)</i>	-\$1,771
12	100	<i>West Lake 1, LTD (AMP 6)</i>	-\$52,074

Conclusion: Six (6) of the twelve (12) properties have positive Net Operating Income (NOI). HCV-HAP has negative NOI due to LHA’s current leasing plan, which included 80 + additional vouchers. Below is a synopsis of the financial statements for the remaining six (6) properties.

Public Housing General (AMP 1): Subsidy from the Department of Housing and Urban Development (HUD) will continue to be reduced now that relocation activities have commenced at the third and final phase of the redevelopment for WestLake Apartments and WestLake Addition. Specifically, AMP 1 has a loan with Bonnet Shores, LLLP that continues to accrue interest as allowed by the recorded loan documents. Operating subsidy and rental income received from the remaining 57 units that comprise AMP1 at John Wright Apartments and Cecil Gober Villas will not generate enough income to support this mortgage note. At the end of the tax credit compliance period, LHA will need to examine its financial position as well as determined what is in the best interest of continuing its extended low-income housing agreement with Florida Housing Finance Corporation for Bonnet Shores, LLLP. Based upon the outcome of the analysis, a recommendation will be made to either forgive the loan or require that the loan be repaid to AMP1 at redemption of the property.

Colton Meadow, LLLP: There were two (2) items that adversely impacted the NOI for this property during the month of April. First personnel costs were approximately \$4,000 more than amounts budgeted due to there being three (3) payrolls during this reporting period. Furthermore, Maintenance expenses were approximately \$15,000 over budget because of 70 Oak and six (6) Queen Palm trees that had to be trimmed, as a safety measure,





prior to the start of the hurricane season. Accordingly, management anticipates that negative NOI for this property will not become an issue for the long term.

Hampton Hills: The negative NOI for this property is due to the sale of 3887 Covington Lane to the potential homebuyer in March 2021. The home was sold for \$104,000 which was a loss of approximately \$14,000.

YouthBuild-Lakeland: This is a reimbursable grant. Subsequently, the only time that this program experiences breakeven is at yearend.

Williamstown: The posting of three (3) payrolls during this reporting period also had a negative affect on the NOI for this property. Additionally, April operating subsidy from HUD was approximately \$6,000 less than the budget. Note that HUD increased Williamstown's operating subsidy for May – June 2021; thus, negative NOI for this property should not continue to be an issue.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750	750.00	-	0.00%	3,000	3,000	-	0.00%	9,000
Public Housing, Sec 8 and Other Mgmt. Income	56,381	46,130	10,251	22.22% 1	225,763	184,520	41,243	22.35%	553,560
Government Subsidy	-	-	-		-	-	-		-
Other Income	23,452	22,711	741	3.26%	84,988	90,843	(5,855)	-6.45%	272,530
Grants Salary Cont.(YB-Director)	955	955	-	0.00%	3,818	3,818	-	0.00%	11,455
Total Revenue	81,538	70,545	10,993	15.58%	317,570	282,181	35,388	12.54%	846,544
Administrative Expenses	96,530	68,988	27,542	39.92% 2	295,456	275,953	19,502	7.07%	827,860
Tenant Services	-	-	-		-	-	-		-
Utility Expense	-	-	-		-	-	-		-
Maintenance Expense	494	770	(276)	-35.87% 3	4,509	3,080	1,429	46.39%	9,240
General Expenses	-	700	(700)	-100.00%	-	2,800	(2,800)	-100.00%	8,400
Financing Expenses	157	87	70		604	348	256		1,044
Total Expense before depreciation	97,181	70,545	26,636	37.76%	300,568	282,181	18,387	6.52%	846,544
Operating Income (Loss) before Depreciat	(15,643)	0	(15,643)	(0)	17,001	0	17,001	0	0
Depreciation/Amortization	3,580	2,852	728		14,320	11,409	2,911		34,228
Intra-Funds Transfer In/Out	(40)	-	(40)		(40)	-	(40)		-
Total Expense	100,721	73,398	27,323		314,848	293,591	21,258		880,772
Net Operating Income (Loss)	(19,182)	(2,852)	(16,330)		2,721	(11,409)	14,131	-	(34,228)

Comments

- 1 Management fees and other income are greater than budgeted due to an increase in fees received from HUD and receipt of vehicle lease contributions from other departments.**
- 2 Variance reflects use of consultants, which was not budgeted as well as a change in allocation to increase personnel costs of \$4k for procurement and contracts.**
- 3 Variance for the year consist of multiple forklift rentals to unload materials and supplies. This cost was not budgeted as the supplies were donations received from various agencies for distribution to residents as part of the COVID-19 response.**

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
as of April 30, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	12,256.95
Cash-Payroll	36,181.35
Total Unrestricted Cash	<u>48,438.30</u>
TOTAL CASH	48,438.30
Cash - Vending	3,116.05
Cleared Interfund Account	-58,952.45
Due from Public Housing General	60,000.00
A/R - Youthbuild DOL	3,818.20
A/R - Capital Fund Grants/HUD	-1,398.78
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>6,583.02</u>
TOTAL CURRENT ASSETS	55,021.32
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	30,477.81
Furn, Fixt, & Equip	24,482.83
Accum Depreciation- Misc FF&E	-36,433.76
Intangible Assets	
Lease-Right of Use Asset	235,523.00
Lease Amortization	-53,133.89
TOTAL FIXED ASSETS (NET)	<u>200,915.99</u>
TOTAL NONCURRENT ASSETS	200,915.99
TOTAL ASSETS	<u>255,937.31</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	23,698.42
Workers Compensation	7,754.08
Employee Donations Payable	168.67
Employee Legal Shield	1,946.15
Other Current Liabilities	65,458.31
Lease payable-Short Term	32,247.92
Due to Polk County Housing Dev.	35,000.00
Accrued Compensated Absences-Current	23,821.61
TOTAL CURRENT LIABILITIES	<u>190,095.16</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	44,240.14
Lease Payable	146,755.15
TOTAL NONCURRENT LIABILITIES	<u>190,995.29</u>
TOTAL LIABILITIES	<u>381,090.45</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-125,153.14
TOTAL RETAINED EARNINGS:	<u>-125,153.14</u>
TOTAL EQUITY	<u>-125,153.14</u>
TOTAL LIABILITIES AND EQUITY	<u>255,937.31</u>

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,570.65	12,256.95	8,686.30
Cash-Payroll	72,298.81	36,181.35	-36,117.46
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	78,985.51	51,554.35	-27,431.16

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	5,088.54	12,256.95	7,168.41
Cash-Payroll	72,347.19	36,181.35	-36,165.84
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	3,116.05	3,116.05	0.00
Total Cash	80,551.78	51,554.35	-28,997.43

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Four Months Ending April 30, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Section 8 Admin Grant Revenue/Port Reven	72,352	88,790	(16,438)	-18.51%	2	342,358	355,160	(12,802)	-3.60%	1,065,480
Other Income	(224)	1,010	(1,234)	-122.13%		(595)	4,040	(4,635)	-114.72%	12,120
Total Revenue	72,128	89,800	(17,672)	-19.68%		341,763	359,200	(17,437)	-4.85%	1,077,600
Administrative Expenses	82,082	83,829	(1,747)	-2.08%		290,868	335,316	(44,448)	-13.26%	1,005,947
Tenant Services	-	-	-			-	-	-		-
Utilities	-	-	-			-	-	-		-
Maintenance Expense	1,003	520	483	92.87%		6,151	2,080	4,071	195.70%	6,240
General Expenses (Insurance, etc.)	83	310	(227)	-73.12%		3,204	1,240	1,964	158.42%	3,720
HAP & URP Expenses - Port in Payments	-	-	-	0.00%		-	-	-	0.00%	-
Total Expense before Depreciation	83,168	84,659	(1,490)	-1.76%		300,223	338,636	(38,413)	-11.34%	1,015,907
Operating Income (Loss) before Depreciation	(11,040)	5,141	(16,181)			41,540	20,564	20,976	102.00%	61,693
Depreciation	267	265	2	0.77%		1,068	1,060	8	0.77%	3,180
Prior Period adjustment	-	-	-			-	-	-		-
Transfer Out	(3,000)					(3,000)				
Total Expense	80,435	84,924	(1,488)	-1.75%		298,291	339,696	(38,405)	-11.31%	1,019,087
Net Operating Income (Loss)	(8,307)	4,876	(13,183)			43,472	19,504	20,968		58,513

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Four Months Ending April 30, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Section 8 HAP Grant Revenue	961,237	880,000	81,237	9.23%	1	3,815,856	3,520,000	295,856	8.41%	10,560,000
Other income	380	1,050	(1,274)	0.00%		1,824	4,200	(2,376)	0.00%	12,600
Total Revenue	961,617	881,050	79,963	9.08%		3,817,680	3,524,200	293,480	8.33%	10,572,600
Housing Assistance Payments	956,326	830,500	125,826	15.15%	1	3,702,237	3,322,000	380,237	11.45%	9,966,000
Tenant Utility Reimbursement	18,700	22,000	(3,300)	-15.00%	3	72,471	88,000	(15,529)	-17.65%	264,000
Port Out HAP Payments	-	20,350	(20,350)	-100.00%	4	131,926	81,400	50,526	62.07%	244,200
FSS Escrow Payments	6,249	3,500	2,749	78.54%	5	24,308	14,000	10,308	73.63%	42,000
FSS Forfeitures & Adjustments	-	-	-			(0)	-	(0)		-
Program Expenses Before Depreciation	981,275	876,350	104,925	11.97%		3,930,942	3,505,400	425,542	12.14%	10,516,200
Program Income (Loss) before Depreciation	(19,658)	4,700	(24,962)	(0)		(113,262)	18,800	(132,062)	(0)	56,400
Total Expense	981,275	876,350	104,925	11.97%		3,930,942	3,505,400	425,542	12.14%	10,516,200
Net Operating Income (Loss)	(19,658)	4,700	(24,962)			(113,262)	18,800	(132,062)	(0)	56,400
Total Program (Admin and HAP)	(27,964.56)					(69,789.57)				

Comments

- 1** Leasing plan includes 80+ of additional vouchers. HAP revenue is running 5% over budget, and HAP expense is running 12% over budget. LHA reported 1,351 unit months leased (UML) compared to prior month of 1,333, and LHA's per unit costs (PUC) increased from \$695 to \$727.
- 2** Administrative fees are less than budgeted and are based on data reported in HUD's Voucher Management System (VMS) for actual paid vouchers.
- 3** Payments are based on seasonal fluctuations.
- 4** Port-out activity is based on actual activity and is less than budgeted.
- 5** Variance due to increased FSS escrow payments.

Administration:

Administration:

Administration/HAP Program:

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of April 30, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	90,824.60
Cash-Payroll	-2,134.61
Cash Operating 2B	279,484.69
Restricted Cash	<u>368,174.68</u>
Cash Restricted - FSS Escrow	129,464.61
CARES ACT Restricted Cash	12,395.25
Total Restricted Cash	<u>141,859.86</u>
 TOTAL CASH	 <u>510,034.54</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	236,219.14
Allowance for Doubtful Accounts-Tenants/Ver	-234,125.66
AR-TPA/Fraud Recovery	12,739.84
TOTAL: AR	<u>14,833.32</u>
Allowance for Doubtful Accounts-Aff. Hsg. Su	117.25
Due from Section 8 Mainstream	-10,761.47
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,189.10</u>
 TOTAL ACCOUNTS AND NOTES RECEIVABLE	 4,189.10

OTHER CURRENT ASSETS

Prepaid Insurance	666.68
TOTAL OTHER CURRENT ASSETS	<u>666.68</u>
TOTAL CURRENT ASSETS	<u>514,890.32</u>

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	15,900.00
Furniture & Fixtures	26,461.08
Accum Depreciation- Misc FF&E	-37,824.17
Intangible Assets	0.00
TOTAL FIXED ASSETS (NET)	<u>4,536.91</u>
Non-Dwelling Equipment	2,406.00
TOTAL NONCURRENT ASSETS	<u>6,942.91</u>
 TOTAL ASSETS	 <u>521,833.23</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	-146,864.38
Due to Section 8	-13,761.47
Tenant Prepaid Rents	9,960.31
State of FL Unclaimed Funds	33,224.76
Accrued Compensated Absences-Cu	6,110.53
Deferred Revenue	12,929.55
TOTAL CURRENT LIABILITIES	<u>-98,400.70</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	11,348.12
FSS Due to Tenant Long Term	129,464.74
TOTAL NONCURRENT LIABILITIES	<u>140,812.86</u>

TOTAL LIABILITIES 42,412.16

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net	479,421.07
TOTAL RETAINED EARNINGS:	<u>479,421.07</u>

TOTAL EQUITY 479,421.07

TOTAL LIABILITIES AND EQUITY 521,833.23

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	84,843.21	90,824.60	5,981.39
Cash-Payroll	16,699.63	-2,134.61	-18,834.24
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	301,035.52	278,918.63	-22,116.89
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	130,617.55	129,464.61	-1,152.94
CARES ACT Restricted Cash	12,394.59	12,395.25	0.66
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	545,590.50	509,468.48	-36,122.02

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	73,186.98	90,824.60	17,637.62
Cash-Payroll	-3,454.26	-2,134.61	1,319.65
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	411,907.74	278,918.63	-132,989.11
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
TD Sec8 Voucher 2	0.00	0.00	0.00
HCV Cash Account	0.00	0.00	0.00
Cash Restricted - FSS Escrow	112,544.93	129,464.61	16,919.68
CARES ACT Restricted Cash	56,763.83	12,395.25	-44,368.58
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	650,949.22	509,468.48	-141,480.74

**Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	14,749	11,442	3,307	28.90%	1	62,830	45,768	17,062	37.28%	137,304
Other Tenant Income	-	465	(465)	-100.00%		10	1,860	(1,850)	-99.46%	5,580
Government Subsidy Income	39,377	49,055	(9,678)	-19.73%	2	170,419	196,221	(25,802)	-13.15%	588,664
Interest Income Restricted	9,295	9,140	155	1.70%		36,519	36,559	(40)	-0.11%	109,677
Other Income	-	-	-			465	-	465		-
Total Revenue	63,421	70,102	(6,681)	-9.53%		270,242	280,408	(10,166)	-3.63%	841,225
Administrative Expenses	46,931	39,637	7,295	18.40%	4	179,709	158,547	21,162	13.35%	475,640
Tenant Services Expenses	-	60	(60)	-100.00%	3	-	240	(240)	-100.00%	720
Utility Expense	3,094	2,143	951	44.38%		33,159	8,571	24,588	286.89%	25,712
Maintenance and Development Expense	21,192	24,177	(2,986)	-12.35%	3	83,207	96,710	(13,503)	-13.96%	290,130
General Expenses	3,614	3,085	528	17.12%		24,130	12,341	11,789	95.52%	37,023
Housing Assistance Payments	1,069	1,000	69	6.90%		7,394	4,000	3,394	84.85%	12,000
Finance Expense	-	-	-			-	-	-		-
Operating expense before Depreciation	75,899	70,102	5,797	8.27%		327,599	280,408	47,191	16.83%	841,225
Net Operating Income (Loss)	(12,478)	(0)	(12,478)	49913780%		(57,357)	(0)	(57,357)	57356750%	(0)
Depreciation	9,170	9,363	(193)	-2.06%		36,680	37,453	(773)	-2.06%	112,360
Capital Replacement Items	-	-	-			-	-	-		-
Transfer Out	(15,000)	-	(15,000)		5	(60,000)	-	(60,000)		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	70,070	79,465	(9,396)	-11.82%		304,280	317,862	(13,582)		953,585
Net Income (Loss)	(6,649)	(9,363)	2,715	-28.99%		(34,037)	(37,453)	3,416		(112,360)

Comments

- 1 Property consists of 91 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income is higher than budgeted. Lease up of Lake Beulah (Twin Lakes Estates - Phase II) is in progress. Actual rents exceed budget for the month and period to date.
- 2 The Certificate of Substantial Completion was issued on April 23, 2021. Now LHA can submit a request for Lake Beulah to receive operating subsidy. The 2021 Subsidy is anticipated to be \$48k per month.
- 3 Variance is a result of expenses being less than the budget.
- 4 Personnel costs are under budget by \$6k. While management fees exceeded the budget by \$4k. Administrative service contracts exceeded the budget by \$6k.
- 5 Represents operating funds income (1406) into public housing from the Capital Fund Program.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
as of April 30, 2021

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	137,732.64
Cash-Payroll	-593.63
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>137,939.01</u>
Restricted Cash	
Cash Restricted-Security Deposits	22,900.00
Cash Restricted - FSS Escrow	44,773.52
Total Restricted Cash	<u>67,673.52</u>

TOTAL CASH 205,612.53

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	14,914.91
Allowance for Doubtful Accounts-Tenants/Vendors	-12,661.72
AR-TPA/Fraud Recovery	10,742.44
TOTAL: AR	<u>12,995.63</u>
Waste Deposit	547.00
Cleared Interfund Account	58,952.45
A/R - Capital Fund Grants/HUD	98,388.90
Due From FSS	18,430.60
TOTAL: DUE FROM	<u>117,366.50</u>
Due from Williamstown Property	14,666.00
Lakeridge Homes 3rd Mortgage	251,000.00
Lakeridge Homes 2nd Mortgage	52,000.00
Colton Meadow Mortgage	450,845.00
Villas at Lake Bonnet Mortgage	1,009,877.00
A/R Villas at Lake Bonnet Mort. Interest	631,738.96
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,599,441.54</u>

OTHER CURRENT ASSETS

Investments-Unrestricted	3,751,341.00
Eviction Deposit Acct.	1,000.00
Prepaid Insurance	22,027.23
Insurance Deposit	37,400.00
Utility Deposit - Electric	2,600.00
TOTAL OTHER CURRENT ASSETS	<u>3,814,368.23</u>
TOTAL CURRENT ASSETS	<u>6,619,422.30</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	388,223.77
Machinery & Equipment	6,687.73
Automobiles/Vehicles	124,883.93
Furniture & Fixtures	3,402.00
Site Improvement-Infrastructure	582,079.00
Construction In Progress	47,893.00
Accum Depreciation-Buildings	-9,939,770.52
Accum Depreciation- Misc FF&E	-587,537.38
Accum Depreciation-Infrastructure	-582,079.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>-8,489,348.24</u>
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	4,064,767.49
Dwelling Structures	5,154,722.42
Dwelling Equipment	26,717.87
Non-Dwelling Structures	679,307.53
Non-Dwelling Equipment	737,435.65
TOTAL NONCURRENT ASSETS	<u>2,245,858.54</u>
TOTAL ASSETS	<u>8,865,280.84</u>

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	2,045.83
Tenant Security Deposits	21,400.00
Security Deposit-Pet	1,800.00
Accrued audit fees - LHA	30,134.81
Due to Central Office Cost Center	60,000.00
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	1,307.87
Accrued Compensated Absences-Current	2,996.46
TOTAL CURRENT LIABILITIES	<u>119,170.96</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,564.85
FSS Due to Tenant Long Term	44,773.51
Notes Payable-LT	303,000.00
TOTAL NONCURRENT LIABILITIES	<u>353,338.36</u>

TOTAL LIABILITIES

472,509.32

EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	2,724,718.52
TOTAL RETAINED EARNINGS:	<u>8,392,771.52</u>

TOTAL EQUITY

8,392,771.52

TOTAL LIABILITIES AND EQUITY

8,865,280.84

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	134,906.30	137,732.64	2,826.34
Cash-Payroll	11,574.56	-593.63	-12,168.19
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	24,700.00	22,900.00	-1,800.00
Cash Restricted - FSS Escrow	44,655.35	44,773.52	118.17
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	215,836.21	204,812.53	-11,023.68
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	231,162.82	137,732.64	-93,430.18
Cash-Payroll	6,177.45	-593.63	-6,771.08
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,700.00	22,900.00	-4,800.00
Cash Restricted - FSS Escrow	41,215.77	44,773.52	3,557.75
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	306,256.04	204,812.53	-101,443.51

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,903	14,102	(1,199)	-8.50%	1	49,302	56,408	(7,106)	-12.60%	169,224
Other Tenant Income	(93)	510	(603)	-118.22%	2	8,559	2,040	6,519	319.58%	6,120
Government Subsidy	8,714	7,500	1,214	16.18%	3	33,269	30,000	3,269	10.90%	90,000
Other Income	2	15	(13)	-89.67%		5	60	(55)	-91.23%	180
Total Revenue	21,525	22,127	(602)	-2.72%		91,136	88,508	2,628	2.97%	265,524
Administrative Expenses	7,728	8,359	(632)	-7.56%	4	29,479	33,438	(3,958)	-11.84%	100,313
Tenant Services Expense	36	25	11	43.92%	5	108	100	8	7.94%	300
Utility Expense	1,576	1,740	(164)	-9.41%		8,578	6,960	1,618	23.24%	20,880
Maintenance Expense	1,194	4,870	(3,676)	-75.48%	4	12,649	19,479	(6,830)	-35.06%	58,437
General Expenses	4,477	2,649	1,828	69.02%		5,831	10,596	(4,765)	-44.97%	31,787
Housing Assistance Payments	735	877	(142)	-16.19%	4	3,163	3,508	(345)	-9.83%	10,524
Financing Expenses	3,394	3,394	-	0.00%		13,577	13,577	-	0.00%	40,732
Operating Expenses before Depreciation	19,140	21,914	(2,774)	-12.66%		73,385	87,657	(14,272)	-16.28%	262,972
Net Operating Income (Loss)	2,385	213	2,172	1021.48%		17,751	851	16,900	1986.72%	2,552
Depreciation & Amortization	2,114	2,114	-	0.00%		8,455	8,455	-	0.00%	25,365
Capital Replacement Items	-	742	(742)	-100.00%		2,863	2,968	(105)	-3.52%	8,904
Reimburse Replacement Reserves	-	(742)	742	-100.00%		-	(2,968)	2,968	-100.00%	(8,904)
Total Expense	21,254	24,028	(2,774)	-11.54%		84,703	96,112	(11,409)	-11.87%	288,337
Net Income (Loss)	271	(1,901)	2,172	-114.27%		6,432	(7,604)	14,037	-184.59%	(22,813)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is less than budgeted.**
- 2 Variance for the year reflects management enforcing the lease. Values are small refunds.**
- 3 Subsidy is higher than budgeted. May should reflect a HUD subsidy true-up reflecting the 2021 year.**
- 4 Variance reflects expense being less than budgeted.**
- 5 Variance is due to costs of the resident newsletter being higher than what was anticipated by the budget.**

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of April 30, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	91,905.90
Cash-Payroll	55.32
Petty Cash	<u>600.00</u>
Total Unrestricted Cash	92,561.22
Restricted Cash	
Cash Restricted-Security Deposits	11,999.00
Cash Restricted-Reserve for Replacement	<u>11,540.78</u>
Total Restricted Cash	23,539.78
TOTAL CASH	<u>116,101.00</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	16,585.73
Allowance for Doubtful Accounts-Tenants/Ven	<u>-10,350.07</u>
TOTAL: Accounts Receivable	6,235.66
Due from LPHC	<u>75,251.87</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	81,487.53
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Insurance	13,489.39
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	21,049.39
TOTAL CURRENT ASSETS	<u>218,637.92</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	14,150.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-213,243.72
Accum Depreciation- Misc FF&E	-5,037.30
Intangible Assets	
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	<u>-41,744.00</u>
TOTAL FIXED ASSETS (NET)	<u>729,883.98</u>
TOTAL NONCURRENT ASSETS	729,883.98
TOTAL ASSETS	<u>948,521.90</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,074.09
Tenant Security Deposits	11,699.00
Security Deposit Clearing Account	298.19
Security Deposit-Pet	300.00
Garnishment clearing account	35.70
Accrued Property Taxes	5,464.51
Accrued Interest - HOPE VI	691,961.42
Accrued Interest - Future Advance	6,118.00
Accrued Audit Fees	-75.00
Accrued audit fees - LHA	1,952.22
Due to (17) Renaissance Family Non-ACC	36,386.84
Tenant Prepaid Rents	14.00
Contract Retentions	19,974.37
Accrued Compensated Absences-Current	31.24
Note Payable PCHD	<u>331,119.97</u>
TOTAL CURRENT LIABILITIES	1,107,354.55
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	58.01
Due to Affiliates	149,859.50
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	1,090,842.15
TOTAL LIABILITIES	<u>2,198,196.70</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net	<u>-271,060.93</u>
TOTAL RETAINED EARNINGS:	-271,060.93
TOTAL EQUITY	<u>-1,249,674.80</u>
TOTAL LIABILITIES AND EQUITY	<u>948,521.90</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash**

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	88,467.47	91,905.90	3,438.43
Cash-Payroll	1,017.06	55.32	-961.74
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,999.00	11,999.00	-1,000.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	10,874.11	11,540.78	666.67
Cash Restricted - Reserve/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	113,357.64	115,501.00	2,143.36

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	80,397.73	91,905.90	11,508.17
Cash-Payroll	2,682.90	55.32	-2,627.58
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	12,099.00	11,999.00	-100.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	8,874.10	11,540.78	2,666.68
Cash Restricted - Reserve/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	104,053.73	115,501.00	11,447.27

**Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	69,526	70,682	(1,156)	-1.64%	1	285,692	282,728	2,965	1.05%	848,183
Other Tenant Income	4,792	1,803	2,989	165.75%	2	7,327	7,212	115	1.60%	21,636
Government Subsidy	37,749	41,765	(4,016)	-9.62%	3	143,052	167,060	(24,008)	-14.37%	501,180
Other Income	168	983	(815)	-82.87%		519	3,932	(3,413)	-86.80%	11,796
Total Revenue	112,235	115,233	(2,998)			436,591	460,932	(24,341)		1,382,795
Administrative Expenses	51,040	46,044	4,997	10.85%	4	157,722	184,174	(26,453)	-14.36%	552,522
Tenant Services	94	460	(365)	-79.45%	5	242	1,839	(1,598)	-86.86%	5,518
Utility Expense	7,608	8,144	(536)	-6.58%	5	29,889	32,576	(2,687)	-8.25%	97,727
Maintenance Expense	20,740	29,841	(9,100)	-30.50%	5	133,990	119,363	14,628	12.25%	358,088
General Expenses	8,438	7,059	1,379	19.54%	6	33,520	28,236	5,283	18.71%	84,709
Housing Assistance Payments	1,769	1,594	175	10.96%		(992)	6,377	(7,370)	-115.56%	19,131
Financing Expenses	4,831	21,052	(16,221)	-77.05%	7	18,913	84,208	(65,295)	-77.54%	252,624
Operating Expense before Depreciation	94,522	114,193	(19,671)	-17.23%		373,282	456,773	(83,491)	-18.28%	1,370,319
Net Operating Income (Loss)	17,713	1,040	16,673	1603.78%		63,308	4,159	59,150	1422.38%	12,476
Depreciation & Amortization	57,901	57,600	301	0.52%		231,605	230,399	1,206	0.52%	691,198
Capital Replacement Items	4,991	30,356	(25,365)	-83.56%		16,511	121,422	(104,912)	-86.40%	364,266
Reimburse Replacement Reserves	-	(30,356)	30,356	-100.00%		-	(121,422)	121,422	-100.00%	(364,266)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	157,414	232,504	(75,090)			621,398	930,016	(308,619)		2,061,517
Net Income (Loss)	(45,179)	(117,271)	72,092	-		(184,807)	(469,085)	284,278	-	(678,722)

Comments

- 1 Consists of 108 low and moderate-income family and senior apartment units and 88 Tax Credit units. Overall rental income matches amounts budgeted.**
- 2 Variance reflects damage to units of \$2.5k over amounts budgeted.**
- 3 Governmental subsidy received is less than budgeted. The 2021 subsidy request should reflect a \$2k monthly increase beginning next month.**
- 4 Personnel costs are \$11k over budget, which reflects \$4k related to insurance costs that were not budgeted. Many other accounts are under-budget resulting in total expenses \$18k less than amounts budgeted.**
- 5 Variance reflects expenses that are less than the budget. Maintenance variance is due to A/C Repairs and Elevator Monitoring.**
- 6 The variance in General Expenses is a result from insurance costs, reduction of rental income, and bad debt expense.**
- 7 The Total amount in Financing Expense is the net amount of interest paid and does not include total debt service or payments applied towards principle.**

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Balance Sheet
as of April 30, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	211,088.19
Cash-Payroll	757.33
Petty Cash	600.00
Total Unrestricted Cash	<u>212,445.52</u>
Restricted Cash	
Cash Restricted-Security Deposits	58,620.99
Cash Restricted - FSS Escrow	21,901.61
Cash Restricted-Reserve for Replacement	47,972.74
Cash Restricted - Reserve/Escrow	2,172,240.34
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	77,234.50
Restricted Cash - AA Reserve	47,541.68
Total Restricted Cash	<u>2,426,691.02</u>
TOTAL CASH	<u>2,639,136.54</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	15,878.35
Allowance for Doubtful Accounts-Tenants/Vendors	<u>-7,391.48</u>
TOTAL: Accounts Receivable	8,486.87
Due from Dakota Park Non-ACC	36,386.84
Due from Central Office Cost Center	<u>65,458.31</u>
TOTAL: DUE FROM	<u>101,845.15</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>110,332.02</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	67,961.90
Utility Deposit - Electric	<u>20,500.00</u>
TOTAL OTHER CURRENT ASSETS	<u>89,461.90</u>
TOTAL CURRENT ASSETS	<u>2,838,930.46</u>

NONCURRENT ASSETS

FIXED ASSETS	
Buildings	21,105,584.03
Building Improvements	258,864.64
Machinery & Equipment	150,483.39
Automobiles/Vehicles	9,800.00
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-9,090,605.92
Accum Depreciation- Misc FF&E	-752,045.80
Accum Depreciation-Infrastructure	-2,093,939.96
Intangible Assets	0.00
Loan Costs	91,967.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-64.56
AA Monitoring Fees	-131,658.00
AA Loan Costs	<u>-4,210.77</u>
TOTAL FIXED ASSETS (NET)	<u>12,654,547.99</u>
Dwelling Equipment	4,463.00
TOTAL NONCURRENT ASSETS	<u>12,659,010.99</u>

TOTAL ASSETS 15,497,941.45

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	8,236.73
Tenant Security Deposits	52,454.39
Security Deposit Clearing Account	1,402.00
Security Deposit-Pet	6,505.60
Garnishment clearing account	175.02
Accrued Audit Fees	-75.00
Accrued audit fees - LHA	6,563.06
Tenant Prepaid Rents	-93.71
Contract Retentions	38,732.51
Accrued Compensated Absences-Current	<u>1,712.90</u>
TOTAL CURRENT LIABILITIES	<u>115,613.50</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,181.10
FSS Due to Tenant Long Term	21,901.59
Notes Payable-LT	381,200.32
Note Payable	2,032,152.72
Short Term - Note Payable	<u>29,822.92</u>
TOTAL NONCURRENT LIABILITIES	<u>2,468,258.65</u>

TOTAL LIABILITIES

2,583,872.15

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,924,129.41
Capital - GP2	7,123,264.00
GP Equity	<u>1,308,453.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>15,355,846.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Asse	<u>-2,441,777.11</u>
TOTAL RETAINED EARNINGS:	<u>-2,441,777.11</u>

TOTAL EQUITY

12,914,069.30

TOTAL LIABILITIES AND EQUITY

15,497,941.45

Lakeland Housing Authority
Renaissance at Washington Ridge LTD., LLLP
Changes in Cash
For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	193,599.30	211,088.19	17,488.89
Cash-Payroll	17,212.01	757.33	-16,454.68
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	62,269.99	58,620.99	-3,649.00
Cash Restricted - FSS Escrow	21,189.61	21,901.61	712.00
Cash Restricted-Reserve for Replacement	44,744.96	47,972.74	3,227.78
Cash Restricted - Reserve/Escrow	2,160,058.82	2,172,240.34	12,181.52
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,231.42	77,234.50	3.08
Restricted Cash - AA Reserve	47,540.30	47,541.68	1.38
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,625,025.57	2,638,536.54	13,510.97

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,069.71	211,088.19	-106,981.52
Cash-Payroll	3,379.61	757.33	-2,622.28
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	60,619.99	58,620.99	-1,999.00
Cash Restricted - FSS Escrow	27,652.65	21,901.61	-5,751.04
Cash Restricted-Reserve for Replacement	35,061.48	47,972.74	12,911.26
Cash Restricted - Reserve/Escrow	2,123,566.97	2,172,240.34	48,673.37
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	77,223.50	77,234.50	11.00
Restricted Cash - AA Reserve	47,536.81	47,541.68	4.87
Investment 1	0.00	0.00	0.00
Investment 2	0.00	0.00	0.00
Total Cash	2,694,289.88	2,638,536.54	-55,753.34

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	54,020	50,620	3,400	6.72%	1	212,554	202,480	10,074	4.98%	607,440
Other Tenant Income	270	700	(430)	-61.43%	2	1,855	2,800	(945)	-33.75%	8,400
Other Income	-	36	(36)	-100.00%		47	144	(97)	-67.58%	432
Total Revenue	54,290	51,356	2,934	5.71%		214,456	205,424	9,032	4.40%	616,272
Administrative Expense	19,498	13,298	6,201	46.63%	4	63,868	53,190	10,677	20.07%	159,571
Tenant Services	-	106	(106)	-100.00%	3	-	422	(422)	-100.00%	1,266
Utility Expense	7,802	7,875	(73)	-0.93%		36,396	31,500	4,896	15.54%	94,500
Maintenance Expense	32,453	13,042	19,411	148.83%	5	68,722	52,169	16,553	31.73%	156,506
General Expense	11,988	10,971	1,017	9.27%	3	36,462	43,883	(7,420)	-16.91%	131,648
Financing Expense	3,996	4,109	(113)	-2.74%	3	16,655	16,436	219	1.33%	49,309
Operating Expense before Depreciation	75,737	49,400	26,337	53.31%		222,103	197,600	24,503	12.40%	592,800
Net Operating Income (Loss)	(21,447)	1,956	(23,403)	-1196.48%		(7,647)	7,824	(15,471)	-197.74%	23,472
Depreciation & Amortization Expense	39,868	39,868	(0)	0.00%		159,473	159,473	(0)	0.00%	478,419
Capital Replacement Items	-	7,020	(7,020)	-100.00%		3,175	28,080	(24,905)	-88.69%	84,240
Reimburse Replacement Reserves	-	(7,020)	7,020	-100.00%		-	(28,080.00)	28,080	-100.00%	(84,240)
Intra-Funds Transfer In/Out		-	-				-	-		-
Total Expense	115,605	89,268	26,337	29.50%		384,751	357,073	27,678	7.75%	1,071,219
Net Operating Income (Loss)	(61,315)	(37,912)	(23,403)	61.73%		(170,295)	(151,649)	(18,646)	12.30%	(454,947)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rental income is slightly higher than budgeted.
- 2** Variance reflects timely payment of rents and no damages to the units.
- 3** Variance reflects expenses that are less than the budget.
- 4** Variance is due in part to personnel costs being \$4k more than amounts budgeted and slight increase in management fees expense.
- 5** Variance of \$15k is due to 70 Oak and 6 Queen Palm Trees that were cut and trimmed. Additionally, personnel costs are \$4k over amounts budgeted.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

as of April 30, 2021

ASSETS

CASH	
Unrestricted Cash	
Cash Operating 1	24,346.90
Cash-Payroll	846.75
Petty Cash	600.00
Total Unrestricted Cash	<u>25,793.65</u>
Restricted Cash	
Cash Restricted-Security Deposits	29,225.00
Cash Restricted-Operating Reserve	441,465.98
Cash Restricted-Reserve for Replace	159,897.71
Cash-Tax & Insurance Escrow	19,846.54
Total Restricted Cash	<u>650,435.23</u>
 TOTAL CASH	 <u>676,228.88</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	20,548.55
Allowance for Doubtful Accounts-Tenant	<u>-12,005.55</u>
TOTAL: AR	8,543.00
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>
TOTAL: DUE FROM	<u>101,151.61</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>109,694.61</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	2,185.00
Prepaid Insurance	57,089.92
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>65,274.92</u>
TOTAL CURRENT ASSETS	<u>851,198.41</u>

NONCURRENT ASSETS

FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,861,925.11
Machinery & Equipment	67,970.48
Automobiles/Vehicles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-4,714,774.54
Intangible Assets	
Amortization Tax Credit Fees	-142,593.80
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>7,462,905.61</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>7,567,551.38</u>

TOTAL ASSETS

8,418,749.79

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	5,423.88
Tenant Security Deposits	27,025.00
Security Deposit-Pet	2,200.00
Accrued Property Taxes	15,146.40
Accrued Interest Payable	17,475.13
Accrued Audit Fees	-950.00
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	1,009.34
Accrued Compensated Absences-Cu	2,406.81
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	3,703,309.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>5,934,115.73</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,469.79
TOTAL NONCURRENT LIABILITIES	<u>4,469.79</u>

TOTAL LIABILITIES

5,938,585.52

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	1,274,832.15
TOTAL RETAINED EARNINGS:	<u>1,274,832.15</u>

TOTAL EQUITY

2,480,164.27

TOTAL LIABILITIES AND EQUITY

8,418,749.79

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	41,643.05	24,346.90	-17,296.15
Cash-Payroll	6,569.13	846.75	-5,722.38
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	29,225.00	29,225.00	0.00
Cash Restricted-Operating Reserve	441,465.98	441,465.98	0.00
Cash Restricted-Reserve for Replacement	157,920.14	159,897.71	1,977.57
Cash-Tax & Insurance Escrow	11,015.06	19,846.54	8,831.48
Total Cash	687,838.36	675,628.88	-12,209.48
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,082.30	24,346.90	-18,735.40
Cash-Payroll	-364.36	846.75	1,211.11
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	28,525.00	29,225.00	700.00
Cash Restricted-Operating Reserve	441,439.21	441,465.98	26.77
Cash Restricted-Reserve for Replacement	152,068.17	159,897.71	7,829.54
Cash-Tax & Insurance Escrow	49,515.21	19,846.54	-29,668.67
Total Cash	714,265.53	675,628.88	-38,636.65

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and Four Months Ending April 30, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	54,199	54,345	(146)	-0.27%	1	218,309	217,380	929	0.43%	652,140
Other Tenant Income	120	335	(215)	-64.18%	2	1,273	1,340	(67)	-4.99%	4,020
Other Income	4	60	(56)	-93.93%		56	240	(184)	-76.49%	720
Total Revenue	54,323	54,740	(417)	-0.76%		219,638	218,960	678	0.31%	656,880
Administrative Expense	16,180	14,481	1,699	11.74%	4	50,660	57,923	(7,263)	-12.54%	173,770
Tenant Services	-	50	(50)	-100.00%	3	-	200	(200)	-100.00%	600
Utility Expense	6,638	6,770	(132)	-1.95%	3	30,703	27,080	3,623	13.38%	81,240
Maintenance Expense	21,128	13,950	7,178	51.45%	5	49,756	55,801	(6,045)	-10.83%	167,403
General Expense	3,454	7,847	(4,393)	-55.99%	3	22,766	31,388	(8,621)	-27.47%	94,163
Financing Expense	9,658	9,981	(323)	-3.23%	3	40,571	39,925	646	1.62%	119,775
Operating Expense before Deprecia	57,059	53,079	3,979	7.50%		194,456	212,317	(17,861)	-8.41%	636,951
Net Operating Income (Loss)	(2,736)	1,661	(4,397)			25,182	6,643	18,539		19,929
Depreciation & Amortization Expen	41,152	41,152	-	0.00%		164,610	164,610	-	0.00%	493,829
Capital Replacement Items	-	6,690	(6,690.00)	-100.00%		3,135	26,760	(23,625.22)	-88.29%	80,280
Reimburse Replacement Reserve	-	(6,690)	6,690.00	-100.00%		-	(26,760)	26,760.00	-100.00%	(80,280)
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expense	98,211	94,232	3,979	4.22%		362,200	376,927	(14,726)	-3.91%	1,130,780
Net Income (Loss)	(43,888)	(39,492)	(4,397)	11.13%		(142,562)	(157,967)	15,405	-9.75%	(473,900)

Comments

- 1 Community consists of 75 apartment units comprised of tax credit and Section 8 vouchers. Tenant rental income is comparable to the amount budgeted.**
- 2 Variance is due to residents timely payment of rents and there were no damages to units this month.**
- 3 Variance reflects expenses being less than the budget.**
- 4 The actual adjusted budget is \$16,035 and reflects three payrolls for the month of April.**
- 5 Personnel costs exceeded the budget by \$2.5k. Maintenance also incurred expenses related to gutter cleanings in the amount of \$4k.**

**Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
as of April 30, 2021**

ASSETS

Unrestricted Cash	
Cash Operating 1	144,794.58
Cash-Payroll	661.65
Petty Cash	600.00
Total Unrestricted Cash	<u>146,056.23</u>
Restricted Cash	
Cash Restricted-Security Deposits	31,075.00
Cash Restricted-Operating Reserve	460,855.06
Cash Restricted-Reserve for Replacement	183,379.32
Cash-Tax & Insurance Escrow	69,940.90
Total Restricted Cash	<u>745,250.28</u>
 TOTAL CASH	 <u>891,306.51</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	499.99
Allowance for Doubtful Accounts-Tenants/Vendors	-159.01
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>340.98</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	2,169.91
Prepaid Insurance	4,297.30
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>11,967.21</u>
TOTAL CURRENT ASSETS	<u>903,614.70</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	11,478,455.60
Building Improvements	20,181.47
Automobiles/Vehicles	24,477.33
Furniture & Fixtures	437,374.39
Site Improvement-Infrastructure	688,655.00
Accum Depreciation-Buildings	-4,324,775.60
Accum Depreciation- Misc FF&E	-451,422.59
Accum Depreciation-Infrastructure	-469,094.12
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	-21,420.16
Compliance Fees	246,589.00
Amortization Tax Credit Fees	-169,873.92
TOTAL FIXED ASSETS (NET)	<u>7,800,565.40</u>
TOTAL NONCURRENT ASSETS	<u>7,800,565.40</u>
 TOTAL ASSETS	 <u>8,704,180.10</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	5,301.73
Tenant Security Deposits	27,275.00
Security Deposit-Pet	3,400.00
Accrued Property Taxes	19,563.72
Accrued Interest Payable	52,068.01
Accrued Interest - 2nd Mortgage	631,738.96
Accrued Audit Fees	-950.00
Tenant Prepaid Rents	518.00
Accrued Compensated Absences-Current	2,405.90
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,701,481.32</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	4,468.10
TOTAL NONCURRENT LIABILITIES	<u>4,468.10</u>
 TOTAL LIABILITIES	 <u>5,705,949.42</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Contributed Capital	-57,442.26
Capital - LP	6,807,962.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,710,357.74</u>
 RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-3,712,127.06
TOTAL RETAINED EARNINGS:	<u>-3,712,127.06</u>
 TOTAL EQUITY	 <u>2,998,230.68</u>
 TOTAL LIABILITIES AND EQUITY	 <u>8,704,180.10</u>

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Four Months Ending April 30, 2021**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	141,015.89	144,794.58	3,778.69
Cash-Payroll	8,464.54	661.65	-7,802.89
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,875.00	31,075.00	200.00
Cash Restricted-Operating Reserve	460,855.06	460,855.06	0.00
Cash Restricted-Reserve for Replacem	181,351.79	183,379.32	2,027.53
Cash-Tax & Insurance Escrow	62,386.67	69,940.90	7,554.23
Investment 2	0.00	0.00	0.00
Total Cash	884,948.95	890,706.51	5,757.56

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	137,196.84	144,794.58	7,597.74
Cash-Payroll	3,117.14	661.65	-2,455.49
Cash Operating 2	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	30,575.00	31,075.00	500.00
Cash Restricted-Operating Reserve	460,832.33	460,855.06	22.73
Cash Restricted-Reserve for Replacem	175,255.36	183,379.32	8,123.96
Cash-Tax & Insurance Escrow	40,356.76	69,940.90	29,584.14
Investment 2	0.00	0.00	0.00
Total Cash	847,333.43	890,706.51	43,373.08

**Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	85,392	72,965.00	12,427	17.03%	1	344,981	291,860.00	53,121	18.20%	875,580
Other Tenant Income	(550)	(335.00)	(215)	64.18%		(2,572)	(1,340.00)	(1,232)	91.94%	(4,020)
Other Income	13	120.00	(107)	-89.28%		93	480.00	(387)	-80.55%	1,440
Total Revenue	84,855	72,750	12,105	16.64%		342,502	291,000	51,502	17.70%	873,000
Administrative Expenses	21,703	19,460.96	2,243	11.52%	3	67,978	77,843.83	(9,866)	-12.67%	233,531
Tenants Service Expenses	147	300.00	(153)	-51.03%	2	296	1,200.00	(904)	-75.33%	3,600
Utility Expense	7,080	8,322.00	(1,242)	-14.92%	2	31,446	33,288.00	(1,843)	-5.54%	99,864
Maintenance Expense	14,641	13,473.68	1,167	8.66%	2	42,917	53,894.73	(10,977)	-20.37%	161,684
General Expenses	7,091	5,995.39	1,096	18.28%	2	27,555	23,981.56	3,574	14.90%	71,945
Financing Expenses	21,303	21,701.95	(399)	-1.84%	2	85,574	86,807.80	(1,234)	-1.42%	260,423
Operating expense before depreciati	71,966	69,254	2,712	3.92%		255,765	277,016	(21,250)	-7.67%	831,048
Net Operating Income (Loss)	12,889	3,496	9,393	268.68%		86,737	13,984	72,753	520.25%	41,952
Depreciation & Amortization	33,669	33,669	-	0.00%		134,678	134,678	-	0.00%	404,033
Capital/Operational Replacement Itel	1,810	4,750	(2,940)	-61.90%		9,924	19,000	(9,076)	-47.77%	57,000
Reimburse Replacement Reserves	-	-	-	-		-	-	-	-	(57,000)
Total Expense	107,445	107,673	(228)	-0.21%		400,367	430,694	(30,327)	-7.04%	1,235,081
Net Operating Income (Loss)	(22,590)	(34,923)	12,333	-35.31%		(57,865)	(139,694)	81,829	-58.58%	(362,081)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant rents continue to be higher than the projected budget. The excess revenue is from Section 8 rents.**
- 2 Variance is due to expenses being less than or equal to amounts budgeted.**
- 3 The adjusted budget for April is \$21,702, which reflects three payrolls.**

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Balance Sheet
as of April 30, 2021

ASSETS

Unrestricted Cash	
Cash Operating 1	95,464.83
Cash-Payroll	170.21
Petty Cash	600.00
Total Unrestricted Cash	<u>96,235.04</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,591.00
Cash Restricted-Operating Reserve	19.62
Cash Restricted-Reserve for Replacement	170,176.25
Cash-Tax & Insurance Escrow	93,190.27
Restricted Investment	156,591.08
Total Restricted Cash	<u>430,568.22</u>
TOTAL CASH	<u>526,803.26</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	3,072.33
Allowance for Doubtful Accounts-Tenants/Ver	<u>-1,018.00</u>
TOTAL: AR	2,054.33
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,054.33</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	6,482.58
Prepaid Insurance	<u>-136.90</u>
TOTAL OTHER CURRENT ASSETS	<u>6,845.68</u>
TOTAL CURRENT ASSETS	<u>535,703.27</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	432,717.00
Buildings	12,796,743.00
Building Improvements	53,499.32
Furn, Fixt, & Equip	1,212,730.94
Accum Depreciation-Buildings	-3,803,605.12
Accum Depreciation- Misc FF&E	-1,183,527.63
Accum Depreciation-Infrastructure	-421,028.48
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	-220,295.48
Compliance Fees	200,558.00
Amortization Tax Credit Fees	-158,210.92
TOTAL FIXED ASSETS (NET)	9,244,702.05
Site Improvement	<u>711,597.00</u>
TOTAL NONCURRENT ASSETS	<u>9,956,299.05</u>

TOTAL ASSETS

10,492,002.32

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	43,781.81
Tenant Security Deposits	9,391.00
Security Deposit Clearing Account	-25.00
Security Deposit-Pet	1,150.00
Accrued Property Taxes	4,869.00
Accrued Interest NLP Loan	6,458.45
Accrued Audit Fees	-950.00
Tenant Prepaid Rents	19.56
Accrued Compensated Absences-Current	1,154.83
Mortgage Note Payable	2,832,780.49
Second Mortgage Payable	850,000.00
Third Mortgage Payable	312,217.66
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	<u>1,353,745.63</u>
TOTAL CURRENT LIABILITIES	<u>6,379,214.43</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>2,148.40</u>
TOTAL NONCURRENT LIABILITIES	<u>2,148.40</u>

TOTAL LIABILITIES

6,381,362.83

EQUITY

CONTRIBUTED CAPITAL

Capital Private Investors	5,437,398.00
GP Equity	-89.00
Special LP Equity	143,054.89
Syndication Costs	<u>-30,000.00</u>
TOTAL CONTRIBUTED CAPITAL	<u>5,550,363.89</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net As	<u>-1,439,724.40</u>
TOTAL RETAINED EARNINGS:	<u>-1,439,724.40</u>

TOTAL EQUITY

4,110,639.49

TOTAL LIABILITIES AND EQUITY

10,492,002.32

Lakeland Housing Authority
West Bartow Partnership, LTD., LLLP
Changes in Cash
For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	61,976.10	95,464.83	33,488.73
Cash-Payroll	6,853.97	170.21	-6,683.76
Cash Restricted-Security Deposits	10,691.00	10,591.00	-100.00
Cash Restricted-Operating Reserve	34,885.95	19.62	-34,866.33
Cash Restricted-Reserve for Replacement	167,259.58	170,176.25	2,916.67
Cash-Tax & Insurance Escrow	85,497.27	93,190.27	7,693.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,600.21	156,591.08	-9.13
Total Cash	523,764.08	526,203.26	2,439.18

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,975.46	95,464.83	67,489.37
Cash-Payroll	259.24	170.21	-89.03
Cash Restricted-Security Deposits	10,891.00	10,591.00	-300.00
Cash Restricted-Operating Reserve	19.08	19.62	0.54
Cash Restricted-Reserve for Replacement	158,487.54	170,176.25	11,688.71
Cash-Tax & Insurance Escrow	62,418.27	93,190.27	30,772.00
Investment 1	0.00	0.00	0.00
Restricted Investment	156,608.29	156,591.08	-17.21
Total Cash	416,658.88	526,203.26	109,544.38

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Four Months Ending April 30, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	(562)	2,300	(2,862)	-124.43%	1	3,843	9,200	(5,357)	-58.23%	27,600
Other Tenant Income	-	100	(100)	-100.00%	2	-	400	(400)	-100.00%	1,200
Grant Income	1,924	950	974	102.53%	3	5,128	3,800	1,328	34.95%	11,400
Other Income	-	-	-			(12,968)	-	(12,968)		-
Total Revenue	1,362	3,350	(1,988)	-121.91%		(3,997)	13,400	(17,397)	-123.28%	40,200
Administrative Expenses	1,470	1,854	(384)	-20.73%	4	5,610	7,417	(1,807)	-24.36%	22,251
Tenant Services Expenses	-	5	(5)	-100.00%	4	-	20	(20)	-100.00%	60
Utility Expense	-	39	(39)	-100.00%	4	34	156	(122)	-78.11%	468
Maintenance and Development Expenses	802	1,162	(360)	-30.99%	4	5,350	4,647	703	15.12%	13,941
General Expenses	127	290	(163)	-56.23%	4	803	1,160	(357)	-30.74%	3,480
Housing Assistance Payments	-	-	-	0.00%		-	-	-		-
Operating expense before Depreciation	2,399	3,350	(951)	-307.95%		11,797	13,400	(1,603)	-218.09%	40,200
Net Operating Income (Loss)	(1,037)	(0)	(1,037)			(15,794)	(0)	(15,794)		(0)
Depreciation	-	-	-			-	-	-		-
Operational Expenses - Replacement	-	-	-			-	-	-		-
Intra-Funds Transfer In/Out	-	-	-			-	-	-		-
Total Expenses	2,399	3,350	(951)			11,797	13,400	(1,603)		40,200
Net Income (Loss)	(1,037)	(0)	(1,037)			(15,794)	(0)	(15,794)		(0)

Comments

- 1** Property is comprised of 1 house. It is a Section 32 Public Housing lease-to-purchase unit. Income is lower than budgeted. Rent refunds and adjustments were made during the month.
- 2** Variance is due to timely payments of rent and no damage to the unit.
- 3** Variance is due to a slight increase in subsidy received from the Department of Housing and Urban Development.
- 4** Variance reflects expenses being less than budgeted, which was projected to reflect two houses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

as of April 30, 2021

ASSETS

CASH

Unrestricted Cash

Cash Operating 1	667.62
Cash-Payroll	849.52
Cash Operating 3	325,055.46
Total Unrestricted Cash	326,572.60

Restricted Cash

Cash Restricted-Security Deposits	600.00
Cash Restricted - FSS Escrow	84.00
Total Restricted Cash	684.00

TOTAL CASH 327,256.60

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors 620.00

TOTAL: AR 620.00

Lakeridge Homes 2nd Mortgage 372,107.45

TOTAL ACCOUNTS AND NOTES RECEIVABLE 372,727.45

OTHER CURRENT ASSETS

Eviction Deposit Acct. 500.00

Prepaid Insurance 1,015.48

TOTAL OTHER CURRENT ASSETS 1,515.48

TOTAL CURRENT ASSETS 701,499.53

NONCURRENT ASSETS

FIXED ASSETS

Buildings 137,673.41

Furniture & Fixtures 2,248.94

Accum Depreciation- Misc FF&E -2,248.94

Intangible Assets -

TOTAL FIXED ASSETS (NET) 137,673.41

TOTAL NONCURRENT ASSETS 137,673.41

TOTAL ASSETS 839,172.94

LIABILITIES & EQUITY

CURRENT LIABILITIES

Tenant Security Deposits 600.00

Lease Purchase Escrow 84.00

Accrued audit fees - LHA 610.68

Accrued Compensated Absences-Curre 804.82

TOTAL CURRENT LIABILITIES 2,099.50

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT 1,494.67

TOTAL NONCURRENT LIABILITIES 1,494.67

TOTAL LIABILITIES 3,594.17

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net As 835,578.77

TOTAL RETAINED EARNINGS: 835,578.77

TOTAL EQUITY 835,578.77

TOTAL LIABILITIES AND EQUITY 839,172.94

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,080.32	667.62	-412.70
Cash-Payroll	1,255.37	849.52	-405.85
Cash Operating 3	325,072.46	325,055.46	-17.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	900.00	600.00	-300.00
Cash Restricted - FSS Escrow	84.00	84.00	0.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	328,392.15	327,256.60	-1,135.55

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	4,806.99	667.62	-4,139.37
Cash-Payroll	1,262.11	849.52	-412.59
Cash Operating 3	231,765.07	325,055.46	93,290.39
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	600.00	600.00	0.00
Cash Restricted - FSS Escrow	1,084.00	84.00	-1,000.00
Cash Restricted - Reserve/Escrow	0.00	0.00	0.00
Total Cash	239,518.17	327,256.60	87,738.43

Lakeland Housing Authority

YouthBuild-DOL 2018 (49)

Statement of Operations

For the Current and Four Months Ending April 30, 2021

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	29,925	26,026	3,899	14.98%	1	104,081	104,104	(22)	-0.02%	312,311
Other Income	-	-	-			-	-	-		-
Total Revenue	29,925	26,026	3,899	14.98%		104,081	104,104	(22)	-0.02%	312,311
Administrative Expenses	29,843	20,877	8,966	42.95%	2	99,472	83,507	15,965	19.12%	250,520
Tenant Services Expenses (Trainees)	13,740	4,616	9,124	197.67%	3	24,745	18,463	6,282	34.02%	55,390
Utility Expense	307	183	123	67.31%		307	733	(427)	-58.17%	2,200
Maintenance and Development Expenses	-	63	(63)	-100.00%		346	253	93	36.51%	760
General Expenses	648	287	361	125.91%	4	2,591	1,147	1,444	125.91%	3,441
Operating expense before Depreciation	44,537	26,026	18,511	71.13%		127,460	104,104	23,357	22.44%	312,311
Transfer Out	-	-	-			-	-	-		-
Net Operating Income (Loss)	(14,612)	(0)	(14,612)			(23,379)	(0)	(23,379)		0
Depreciation	-	-	-			-	-	-		-
Total Expenses	44,537	26,026	18,511	71.13%		127,460	104,104	23,357	22.44%	312,311
Net Income (Loss)	(14,612)	(0)	(14,612)			(23,379)	(0)	(23,379)		0

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL. April draws exceeded projection of monthly activity.**
- 2 Variance in administrative expenses is due to three payrolls in April.**
- 3 Variance in trainees expense is due to additional participants, approximately 17 during April. Whereas the budget reflects approximately 8 to 9 participants and includes three payrolls for April.**
- 4 Variance in general expense reflects vehicle insurance payment as well as a timing difference.**

Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Balance Sheet
as of April 30, 2021

ASSETS

CASH	
Cash Operating 1	3,209.01
Cash-Payroll	-14,035.68
Petty Cash	1,000.00
Total Unrestricted Cash	<u>-9,826.67</u>
TOTAL CASH	<u>-9,826.67</u>
TOTAL CURRENT ASSETS	<u>-9,826.67</u>

NONCURRENT ASSETS

FIXED ASSETS	
Automobiles/Vehicles	21,299.00
Accum Depreciation- Misc FF&E	<u>-21,299.00</u>
TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	<u>0.00</u>

TOTAL ASSETS	<u><u>-9,826.67</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	306.73
Due to Central Office Cost Center	<u>3,818.20</u>
TOTAL CURRENT LIABILITIES	<u>4,124.93</u>

TOTAL LIABILITIES	<u>4,124.93</u>
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EQUITY

RETAINED EARNINGS	
Retained Earnings-Unrestricted Net As	-27,223.60
Retained Earnings - Restricted Net As	<u>13,272.00</u>
TOTAL RETAINED EARNINGS:	<u>-13,951.60</u>

TOTAL EQUITY	<u>-13,951.60</u>
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TOTAL LIABILITIES AND EQUITY	<u><u>-9,826.67</u></u>
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**Lakeland Housing Authority
YouthBuild-DOL 2018 (49)
Changes in Cash**

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,788.26	3,209.01	420.75
Cash-Payroll	-39.69	-14,035.68	-13,995.99
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	2,748.57	-10,826.67	-13,575.24

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,646.96	3,209.01	562.05
Cash-Payroll	-12,046.41	-14,035.68	-1,989.27
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-9,399.45	-10,826.67	-1,427.22

**Lakeland Housing Authority
Williamstown, LLLP
Statement of Operations
For the Current and Four Months Ending April 30, 2021**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	12,801	12,250	551	4.50%	1	52,186	49,000	3,186	6.50%	147,000
Other Tenant Income	-	75	(75)	-100.00%		-	300	(300)	-100.00%	900
Government Subsidy	5,871	8,838	(2,967)	-33.57%	2	36,612	35,350	1,262	3.57%	106,050
Other Income	-	10	(10)			-	40	(40)		120
Total Revenue	18,672	21,163	(2,491)	-11.77%		88,798	84,650	4,148	4.90%	254,070
Administrative Expense	15,430	11,386	4,044	35.52%	3	54,419	45,543	8,876	19.49%	136,630
Tenant Services	-	-	-			-	-	-		-
Utility Expense	2,132	2,200	(68)	-3.07%	4	8,467	8,800	(333)	-3.78%	26,400
Maintenance Expense	5,611	5,336	275	5.15%	4	20,109	21,343	(1,234)	-5.78%	64,029
General Expense	1,893	2,156	(262)	-12.18%	4	7,573	8,623	(1,050)	-12.18%	25,870
Operating Expense before Depreciation	25,066	21,077	3,989	18.92%		90,569	84,309	6,260	7.42%	252,928
Net Operating Income (Loss)	(6,394)	85	(6,479)	-7610.90%		(1,771)	341	(2,112)	-620.09%	1,142
Depreciation & Amortization Expense	7,965	7,957	8	0.11%		31,578	31,827	(249)	-0.78%	95,482
Capital Replacement Items	-	5,650	(5,650)	-100.00%		-	22,600	(22,600)	-100.00%	67,800
Transfer in/Out	-	(5,650)	5,650	-100.00%		-	(22,600.00)	22,600	-100.00%	(67,800)
Total Expense	33,031	29,034	3,997	13.77%		122,147	116,137	6,010	5.18%	348,411
Net Operating Income (Loss)	(14,359)	(7,872)	(6,488)	82.42%		(33,349)	(31,487)	(1,862)	5.91%	(94,341)

Comments

- 1 Consists of 48 public housing units for seniors age 62 and older with a preference for veterans. Rents are slightly higher than the budget due to the income of seniors living at the property.**
- 2 Variance is due to April's subsidy of \$5.8k being less than the budget. This short-fall was compensated in May receiving \$19.5k in subsidy. This calculates to an average of \$10.9k per month for period-to-date.**
- 3 Administrative expenses of \$11k were less than the adjusted budget for April. It was under budget by \$2.8k. The April budget adjusted includes a third payroll and related expenses.**
- 4 Variance reflects expenses being less or comparable to amounts budgeted.**

Lakeland Housing Authority

Williamstown, LLLP

Balance Sheet

as of April 30, 2021

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	963.65
Cash-Payroll	<u>1,941.13</u>
Total Unrestricted Cash	2,904.78
Restricted Cash	
Cash Restricted-Security Deposits	15,900.00
Cash Restricted-Reserve for Replace	<u>29,000.56</u>
Total Restricted Cash	<u>44,900.56</u>

TOTAL CASH 47,805.34

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	3,699.00
AR-TPA/Fraud Recovery	<u>142.87</u>

TOTAL: AR 3,841.87

TOTAL ACCOUNTS AND NOTES RECEIVABLE 3,841.87

OTHER CURRENT ASSETS

Prepaid Insurance	<u>14,841.07</u>
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TOTAL OTHER CURRENT ASSETS 14,841.07

TOTAL CURRENT ASSETS 66,488.28

NONCURRENT ASSETS

FIXED ASSETS

Land	296,687.00
Buildings	3,751,341.13
Furniture & Fixtures	8,494.29
Accum Depreciation-Buildings	-220,517.36
Accum Depreciation- Misc FF&E	-2,409.76
Intangible Assets	

TOTAL NONCURRENT ASSETS 3,833,595.30

TOTAL ASSETS 3,900,083.58

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	3,957.18
Tenant Security Deposits	14,400.00
Security Deposit-Pet	1,800.00
Accrued Audit Fees	3,750.00
Accrued audit fees - LHA	9,463.30
Due to Federal Master	14,666.00
Tenant Prepaid Rents	980.87
Accrued Compensated Absences-Cu	<u>2,732.86</u>

TOTAL CURRENT LIABILITIES 51,750.21

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	<u>5,075.32</u>
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TOTAL NONCURRENT LIABILITIES 5,075.32

TOTAL LIABILITIES 56,825.53

EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net	<u>3,843,258.05</u>
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TOTAL RETAINED EARNINGS: 3,843,258.05

TOTAL EQUITY 3,843,258.05

TOTAL LIABILITIES AND EQUITY 3,900,083.58

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

For the Current and Four Months Ending April 30, 2021

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,736.67	963.65	-773.02
Cash-Payroll	3,254.57	1,941.13	-1,313.44
Cash Restricted-Security Deposits	16,200.00	15,900.00	-300.00
Cash Restricted-Reserve for Replacement	28,000.57	29,000.56	999.99
Total Cash	49,191.81	47,805.34	-1,386.47
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	11,625.06	963.65	-10,661.41
Cash-Payroll	-2,970.30	1,941.13	4,911.43
Cash Restricted-Security Deposits	16,200.00	15,900.00	-300.00
Cash Restricted-Reserve for Replacement	25,001.02	29,000.56	3,999.54
Total Cash	49,855.78	47,805.34	-2,050.44

West Lake I DBA Twin Lake

Balance Sheet

March 31, 2021

Assets

Current Assets

Cash

100250 - Rent Depository Account	266,753.40
100260 - Disbursement Account	3,000.00
100300 - Petty Cash	1,000.00
Total Cash	<u>270,753.40</u>

Accounts Receivable

102200 - A/R-Residents	6,131.60
102259 - Due From Lake Beulah, LTD	16,029.55
Total Accounts Receivable	<u>22,161.15</u>

Deposits & Escrows

101260 - Cash - Restricted Reserve	26,160.00
101270 - Other Escrow	8,254.33
101300 - Debt Service Reserves	1,817.31
101310 - Bond Fund - Interest Fund	0.19
101320 - Bond Fund - Principal	594.56
101334 - Bond Fund - Escrow Account	44,765.76
101335 - Bond Fund - Replacement Reserve	30,002.00
101365 - Operating Deficit Escrow	355,233.54
101400 - Security Deposit Account	30,300.00
Total Deposits & Escrows	<u>497,127.69</u>

Total Current Assets 790,042.24

Fixed Assets

140050 - Land	193,750.00
140055 - Land Improvements	1,479,592.16
140100 - Buildings	12,354,187.00
140200 - Furniture & Fixtures	727,499.55
140400 - Construction in Progress	15,783,249.99
140451 - Contra - Insurance	(25,811.79)
140454 - Contra Acc - Interest Expen	(177,915.83)
140456 - Contra - Job Cost	(15,379,522.37)
140462 - Contra - Ground Lease	(200,000.00)
180049 - Loan Fees	190,223.00
180050 - Loan Costs	356,614.22
180059 - Tax Credit Fees	87,874.00
180062 - Deferred Financing Fees - SAIL	132,392.00
180063 - Deferred Financing Fees - ELI	84,000.00

Depreciation & Amortization

140500 - Accum Depreciation-Buildings	(579,960.67)
140555 - Accum Depreciation-Land Improvement	(163,284.00)
140600 - Accum Depreciation-Furniture & Fixtures	(249,307.00)
180550 - Amortization - Loan Costs	(12,249.80)
180552 - Amortization - Deferred Financing Fees SAIL	(8,286.28)
180553 - Amortization - Deferred Financing Fees ELI	(5,257.99)
180558 - Amortization - Construction Loan Fees	(190,223.00)
180620 - Amortization Tax Credit Fees	(11,000.57)
Total Depreciation & Amortization	<u>(1,219,569.31)</u>

Total Fixed Assets 14,386,562.62

**West Lake I DBA Twin Lake
Balance Sheet**

March 31, 2021

Other Assets	
180042 - Prepaid Expense	2,362.01
Total Other Assets	<u>2,362.01</u>
Total Assets	<u><u>15,178,966.87</u></u>

West Lake I DBA Twin Lake

Balance Sheet

March 31, 2021

Liabilities & Equity

Liabilities

Current Liabilities

200100 - Accounts Payable	14,324.70
200150 - Security Deposits-Current	30,300.00
200200 - Security Deposits-Move Out	(105.41)
Total Current Liabilities	<u>44,519.29</u>

Other Current Liabilities

210100 - Accrued Operating Exp.	28,323.51
210110 - Accrued Payroll	10,363.71
210330 - Accrued Trustee Fees	500.00
210335 - Accrued Issuer Fees	833.31
210410 - Accrued Asset Mgmt Fees	1,302.51
210440 - Accrued Audit Expense	1,312.50
210441 - Accrued Tax Preparation Fee	2,312.49
210442 - Accrued Compliance Fee	3,787.74
210445 - Accrued Service Fee	523.29
210460 - Accrued Interest - SAIL	104,130.73
210471 - Accrued Interest - HOME Loan	10,694.00
220100 - Prepaid Rent	2,904.33
220600 - Unclaimed Property	105.16
Total Other Current Liabilities	<u>167,093.28</u>

Long Term Liabilities

250105 - Principal-Mtg Payable 1st	3,980,465.88
250128 - Mortgage Payable - SAIL	5,000,000.00
250129 - Mortgage Payable - ELI LOAN	294,000.00
250161 - Principal-Mtg Payable 4th	1,000,000.00
Total Long Term Liabilities	<u>10,274,465.88</u>

Total Liabilities 10,486,078.45

Equity

300160 - Capital Contributions	6,053,521.00
300200 - Distribution - HTG Affordable	(0.02)
300215 - Distribution-Ltd Prtnr #1	(19,727.84)
Retained Earnings	(1,288,830.13)
Current Net Income	(52,074.59)

Total Equity 4,692,888.42

Total Liabilities & Equity 15,178,966.87

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 March 31, 2021

	Month Ending 03/31/2021			Year to Date 03/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Rental Income						
510050 - Gross Mkt Rent Potential	(1,533.34)	69,275.00	(70,808.34)	(4,698.34)	207,825.00	(212,523.34)
510100 - Gain/Loss To Lease	16,225.34	0.00	16,225.34	49,383.61	0.00	49,383.61
510360 - Government Subsidy Income	69,226.34	0.00	69,226.34	207,777.34	0.00	207,777.34
Total Rental Income	83,918.34	69,275.00	14,643.34	252,462.61	207,825.00	44,637.61
Vacancy, Losses & Concessions						
510200 - Vacancy	0.00	(1,118.00)	1,118.00	(1,349.42)	(3,354.00)	2,004.58
Total Vacancy, Losses & Concessions	0.00	(1,118.00)	1,118.00	(1,349.42)	(3,354.00)	2,004.58
Net Rental Income	83,918.34	68,157.00	15,761.34	251,113.19	204,471.00	46,642.19
Financial Income						
520900 - Interest Income	11.32	158.33	(147.01)	62.68	474.99	(412.31)
Total Financial Income	11.32	158.33	(147.01)	62.68	474.99	(412.31)
Other Income						
520050 - Application Fees	0.00	44.00	(44.00)	62.85	132.00	(69.15)
520100 - NSF Fees	50.00	50.00	0.00	200.00	150.00	50.00
520150 - Late Fees	150.00	166.67	(16.67)	1,275.00	500.01	774.99
520600 - Termination Fees	442.03	0.00	442.03	442.03	0.00	442.03
520830 - Legal Fees To Residents	0.00	116.67	(116.67)	0.00	350.01	(350.01)
520850 - Damages/Cleaning	0.00	50.00	(50.00)	0.00	150.00	(150.00)
520950 - Cable Service Income	499.64	430.00	69.64	499.64	430.00	69.64
521270 - Keys/Locks Fees	0.00	15.00	(15.00)	0.00	45.00	(45.00)
540050 - Washer/Dryer Rental	4,320.00	4,275.00	45.00	13,000.43	12,825.00	175.43
Total Other Income	5,461.67	5,147.34	314.33	15,479.95	14,582.02	897.93
Total Income	89,391.33	73,462.67	15,928.66	266,655.82	219,528.01	47,127.81

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 March 31, 2021

	Month Ending 03/31/2021			Year to Date 03/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Expenses						
Payroll & Related						
711200 - Manager Salary	2,854.00	2,292.00	(562.00)	10,254.31	6,876.00	(3,378.31)
711300 - Assistant Manager Salary	0.00	2,600.00	2,600.00	0.00	7,800.00	7,800.00
713200 - Maintenance Manager	4,866.00	2,774.00	(2,092.00)	15,400.75	8,322.00	(7,078.75)
713500 - Porter/Grounds Person	0.00	2,254.00	2,254.00	0.00	6,762.00	6,762.00
714050 - Bonus - NOI	342.25	0.00	(342.25)	342.25	0.00	(342.25)
714200 - Payroll Taxes - Administrative	218.30	453.00	234.70	784.40	1,359.00	574.60
714300 - Payroll Taxes - Maintenance	351.17	213.00	(138.17)	1,114.92	639.00	(475.92)
714320 - Payroll Taxes - Grounds	0.00	173.00	173.00	0.00	519.00	519.00
714350 - Ins. Benefits - Administrative	723.60	0.00	(723.60)	2,516.75	0.00	(2,516.75)
714450 - Ins. Benefits - Maintenance	783.09	2,050.00	1,266.91	2,401.12	6,150.00	3,748.88
714470 - Additional Benefits	0.00	98.00	98.00	0.00	294.00	294.00
714500 - 401k Contr - Administrative	114.16	238.00	123.84	342.48	714.00	371.52
714600 - 401k Contr - Maintenance	105.04	111.00	5.96	306.56	333.00	26.44
714620 - 401k Contr - Grounds	0.00	91.00	91.00	0.00	273.00	273.00
714720 - Workers Comp - Administrative	99.66	238.00	138.34	366.94	714.00	347.06
714750 - Workers Comp - Maintenance	169.94	111.00	(58.94)	550.30	333.00	(217.30)
714770 - Workers Comp - Grounds	0.00	91.00	91.00	0.00	273.00	273.00
714800 - Uniform	0.00	0.00	0.00	343.90	100.00	(243.90)
714900 - Payroll Processing Fee	78.75	110.00	31.25	296.17	330.00	33.83
Total Payroll & Related	10,705.96	13,897.00	3,191.04	35,020.85	41,791.00	6,770.15
Administrative Expenses						
745040 - Telephone	317.93	255.00	(62.93)	951.95	765.00	(186.95)
745200 - Training & Education	275.00	275.00	0.00	825.00	825.00	0.00
745240 - Employee Travel/Mileage	194.96	75.00	(119.96)	296.66	225.00	(71.66)
745260 - Meals & Entertainment - Admin	0.00	25.00	25.00	191.96	75.00	(116.96)
745280 - Employee Recognition	0.00	0.00	0.00	25.00	1,300.00	1,275.00
745320 - Office Supplies	0.00	150.00	150.00	196.94	450.00	253.06
745360 - Postal/Express Mail	136.25	67.00	(69.25)	312.33	201.00	(111.33)
745440 - Office Equipment & Furniture	44.95	83.33	38.38	134.85	249.99	115.14
745490 - Compliance Administration Fee	700.00	700.00	0.00	2,140.00	2,100.00	(40.00)
745510 - Utility Allowance Study	0.00	600.00	600.00	0.00	600.00	600.00
745520 - Credit Verification Fees	142.00	142.00	0.00	426.00	426.00	0.00
745560 - Eviction Legal Fees	405.00	133.33	(271.67)	405.00	399.99	(5.01)
745600 - Licenses Fees/Permits	610.00	75.00	(535.00)	610.00	585.00	(25.00)
745640 - Banking Fees/Charges	37.74	0.00	(37.74)	109.70	0.00	(109.70)
745680 - Computer Services & Fees	1,566.97	1,170.00	(396.97)	4,174.53	3,510.00	(664.53)
745690 - Covid-19	1,234.75	41.67	(1,193.08)	1,432.62	125.01	(1,307.61)
745720 - Apt Association Dues	0.00	0.00	0.00	0.00	178.00	178.00
775262 - Compliance Files Review	0.00	550.00	550.00	0.00	550.00	550.00
775268 - PHA Servicer Administration Fees	2,000.00	2,000.00	0.00	6,000.00	6,000.00	0.00
Total Administrative Expenses	7,665.55	6,342.33	(1,323.22)	18,232.54	18,564.99	332.45

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 March 31, 2021

	Month Ending 03/31/2021			Year to Date 03/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Marketing Expenses						
740050 - Adv-Printed Media	0.00	0.00	0.00	99.00	0.00	(99.00)
740160 - Adv-Website/Portals	812.00	633.33	(178.67)	2,436.00	1,899.99	(536.01)
740350 - Signage	0.00	0.00	0.00	67.42	0.00	(67.42)
740550 - Prospect Refreshments	0.00	125.00	125.00	402.52	375.00	(27.52)
740600 - Resident Functions/Parties	0.00	83.33	83.33	175.97	249.99	74.02
740725 - Marketing Dues & Subscriptions	0.00	41.67	41.67	0.00	125.01	125.01
740800 - Social Activity Center	57.46	160.00	102.54	172.38	480.00	307.62
740955 - Public Relations	0.00	0.00	0.00	100.00	0.00	(100.00)
Total Marketing Expenses	869.46	1,043.33	173.87	3,453.29	3,129.99	(323.30)
Utilities						
720050 - Electricity-Vacant	0.00	25.00	25.00	0.00	75.00	75.00
720100 - Electricity-Common Area	826.73	1,333.33	506.60	2,695.05	3,999.99	1,304.94
720250 - Water	712.88	941.67	228.79	2,229.32	2,825.01	595.69
720300 - Sewer	3,026.23	2,400.00	(626.23)	8,531.31	7,200.00	(1,331.31)
720350 - Trash Removal	3,281.80	833.33	(2,448.47)	7,680.49	2,499.99	(5,180.50)
720400 - Reimbursed Water and Sewer	(3,251.20)	(2,750.00)	501.20	(9,948.69)	(8,250.00)	1,698.69
720610 - Utility Billing Cost	230.00	230.00	0.00	690.00	690.00	0.00
Total Utilities	4,826.44	3,013.33	(1,813.11)	11,877.48	9,039.99	(2,837.49)
Operating & Maintenance Expenses						
730050 - Landscape Contract	1,000.00	1,000.00	0.00	3,000.00	3,000.00	0.00
730100 - Seasonal Color	0.00	500.00	500.00	0.00	500.00	500.00
730110 - Mulch/Pine Straw	0.00	0.00	0.00	3,378.16	0.00	(3,378.16)
730400 - Alarms & Monitoring-Common Area	69.55	70.00	0.45	208.65	210.00	1.35
730450 - Pest Control Contract	275.00	275.00	0.00	825.00	825.00	0.00
730600 - Elevator Contract	458.22	450.00	(8.22)	2,098.22	1,350.00	(748.22)
735040 - Electrical Repairs & Supplies	294.49	60.00	(234.49)	701.18	180.00	(521.18)
735080 - Plumbing Repairs & Supplies	0.00	25.00	25.00	29.69	75.00	45.31
735100 - Elevator Repair and Supplies	0.00	0.00	0.00	1,212.00	500.00	(712.00)
735120 - HVAC Repairs & Maint	1,090.03	120.00	(970.03)	1,301.80	360.00	(941.80)
735165 - Appliance Repairs & Supplies	0.00	20.00	20.00	663.79	60.00	(603.79)
735170 - Drapes & Blinds Repairs/Supplies	0.00	20.00	20.00	0.00	60.00	60.00
735240 - Exterior Repairs & Maint	0.00	25.00	25.00	0.00	75.00	75.00
735380 - Lighting	0.00	0.00	0.00	423.06	0.00	(423.06)
735425 - Access Gates & Fences	101.64	0.00	(101.64)	152.43	0.00	(152.43)
735530 - Door Repairs	0.00	50.00	50.00	0.00	150.00	150.00
735560 - General Supplies	0.00	58.33	58.33	0.00	174.99	174.99
735565 - Pest Control Supplies	0.00	15.00	15.00	0.00	45.00	45.00
735580 - Tools/Equipment	0.00	300.00	300.00	0.00	300.00	300.00
735600 - Parking & Garage Repairs & Maint	0.00	20.00	20.00	0.00	60.00	60.00
735640 - Cleaning & Supplies	545.28	200.00	(345.28)	1,095.73	600.00	(495.73)
735800 - Painting Supplies	0.00	66.67	66.67	0.00	200.01	200.01
735810 - Locks & Keys	0.00	10.00	10.00	22.00	30.00	8.00

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 March 31, 2021

	Month Ending 03/31/2021			Year to Date 03/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Operating & Maintenance Expenses	3,834.21	3,285.00	(549.21)	15,111.71	8,755.00	(6,356.71)
Management Fees						
750050 - Management Fee	3,744.61	2,421.00	(1,323.61)	9,230.76	7,211.00	(2,019.76)
750051 - 50% Management Fee	3,744.61	2,525.00	(1,219.61)	9,230.76	7,575.00	(1,655.76)
Total Management Fees	7,489.22	4,946.00	(2,543.22)	18,461.52	14,786.00	(3,675.52)
Taxes & Insurance						
755050 - Property Insurance	5,025.70	5,608.33	582.63	16,136.94	16,824.99	688.05
Total Taxes & Insurance	5,025.70	5,608.33	582.63	16,136.94	16,824.99	688.05
Total Operating Expenses	40,416.54	38,135.32	(2,281.22)	118,294.33	112,891.96	(5,402.37)
Net Operating Income (Loss)	48,974.79	35,327.35	13,647.44	148,361.49	106,636.05	41,725.44
Non-Operating Expenses						
Debt Services						
775034 - Interest - SAIL Loan	4,166.67	4,166.67	0.00	12,500.01	12,500.01	0.00
775050 - 1st Mortgage Note Interest	17,093.58	16,457.00	(636.58)	51,324.92	49,413.00	(1,911.92)
775155 - Loan Servicing Fee	483.29	483.74	0.45	1,450.33	1,451.22	0.89
775156 - Loan Servicing Fee - W&D	833.33	833.33	0.00	2,499.99	2,499.99	0.00
775160 - SAIL Loan Svc and Compliance Fee	916.50	916.50	0.00	2,749.50	2,749.50	0.00
775273 - ELI Loan Svc and Compliance Fee	346.08	346.08	0.00	1,038.24	1,038.24	0.00
781190 - Trustee Ordinary Fees	375.00	375.00	0.00	1,125.00	1,125.00	0.00
781210 - Issuer Administration Fee	833.33	833.33	0.00	2,499.99	2,499.99	0.00
Total Debt Services	25,047.78	24,411.65	(636.13)	75,187.98	73,276.95	(1,911.03)
Capital Expenditures						
920255 - Painting - Exterior	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00
920370 - Refrigerators	0.00	797.00	797.00	0.00	797.00	797.00
Total Capital Expenditures	0.00	10,797.00	10,797.00	0.00	10,797.00	10,797.00
Depreciation & Amortization						
785050 - Depreciation Expense	46,860.32	51,793.00	4,932.68	140,580.96	155,379.00	14,798.04
785100 - Amortization Expense	2,079.88	8,414.15	6,334.27	6,239.64	25,242.45	19,002.81
Total Depreciation & Amortization	48,940.20	60,207.15	11,266.95	146,820.60	180,621.45	33,800.85
Other Non-Operating Expenses						
781050 - Auditing	437.50	483.33	45.83	1,312.50	1,449.99	137.49
781120 - Partnership Tax Preparation	270.83	216.67	(54.16)	812.49	650.01	(162.48)
781230 - Asset Management Fee	434.17	434.17	0.00	1,302.51	1,302.51	0.00
781260 - Development Costs (Not Capitalized)	(25,000.00)	0.00	25,000.00	(25,000.00)	0.00	25,000.00
Total Other Non-Operating Expenses	(23,857.50)	1,134.17	24,991.67	(21,572.50)	3,402.51	24,975.01

West Lake I DBA Twin Lake
Income Statement Budget Comparison
 March 31, 2021

	Month Ending 03/31/2021			Year to Date 03/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Non-Operating Expenses	50,130.48	96,549.97	46,419.49	200,436.08	268,097.91	67,661.83
Net Income (Loss)	(1,155.69)	(61,222.62)	60,066.93	(52,074.59)	(161,461.86)	109,387.27

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of May 10, 2021

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	251,538.00	251,538.00	0.00
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	341,004.00	341,004.00	0.00
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	345,575.00	345,575.00	0.00
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	358,393.00	358,393.00	0.00
CFP - 2017		08-16-17	08-15-20	08-15-22	608,069.00	547,262.10	583,721.87	583,258.85	24,810.15
CFP - 2018		05-29-18	05-28-21	05-28-23	934,727.00	841,254.30	775,753.81	775,753.81	158,973.19
CFP - 2019		04-16-19	04-15-22	04-15-24	971,182.00	874,063.80	0.00	0.00	971,182.00
CFP - 2020		03-26-20	03-25-23	03-25-25	1,115,701.00	1,004,130.90	0.00	0.00	1,115,701.00
				CFP Total:	5,816,583.00	5,234,924.70	3,546,379.68	3,545,916.66	2,270,666.34
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-29-17	282,108.00	253,897.20	282,108.00	282,108.00	0.00
RHF - 2009(b)		04-02-10	10-29-16	07-29-17	149,804.00	134,823.60	149,804.00	149,804.00	0.00
RHF - 2010		07-15-10	10-29-16	07-29-18	441,385.00	397,246.50	441,385.00	441,385.00	0.00
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	380,321.00	0.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	70,661.00	0.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208,904.00	188,013.60	208,904.00	208,904.00	0.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	62,529.00	0.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	185,710.00	0.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	187,612.00	0.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	193,574.00	0.00
				RHF Total:	2,162,608.00	1,946,347.20	2,162,608.00	2,162,608.00	0.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	21,842,801.00	21,842,801.00	0.00
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Total:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS-Family Self Sufficiency 2019		01-01-20	12-31-20	12-31-20	72,000.00	64,800.00	72,000.00	72,000.00	0.00
ROSS-Family Self Sufficiency 2020		01-01-21	12-31-21	12-31-21	72,000.00	64,800.00	2,667.47	2,667.47	69,332.53
				ROSS Total:	144,000.00	129,600.00	74,667.47	74,667.47	69,332.53
YouthBuild 2018 Grant	(DOL)	01-01-19		04-30-2022	1,075,472.00	967,924.80	848,391.70	848,391.70	227,080.30
				YouthBuild Total:	1,075,472.00	967,924.80	848,391.70	848,391.70	227,080.30
CARES Act									
AMP 1 (WestLake/Cecil Gober Villas/John Wright Homes)		05-01-20	12-31-20	12-31-20	104,415.00	93,973.50	104,415.00	104,415.00	0.00
AMP 2 (Dakota Park dba Carrington Place)		05-01-20	12-31-20	12-31-20	14,635.00	13,171.50	14,635.00	14,635.00	0.00
AMP 3 (Renaissance at Washington Park)		05-01-20	12-31-20	12-31-20	64,418.00	57,976.20	64,418.00	64,418.00	0.00
AMP 4 (Hampton Hills)		05-01-20	12-31-20	12-31-20	2,391.00	2,151.90	2,391.00	2,391.00	0.00
AMP 5 (Williamstown)		05-01-20	12-31-20	12-31-20	17,105.00	15,394.50	17,105.00	17,105.00	0.00
AMP 6 (Twin Lakes Estates)		05-01-20	12-31-20	12-31-20	7,677.00	6,909.30	7,677.00	7,677.00	0.00
				CARES Act Total:	210,641.00	189,576.90	210,641.00	210,641.00	0.00

May 2021 Board Report



Program Manager's Report



During the month of April, the Program Manager:

- Continued to explore the opportunity to coordinate training for Cycle 19 participants at Catapult Lakeland. The Construction Supervisor/Trainer and our participants toured the facility in March (*see pictures above*).
- Made several visits to the construction training site to meet with the Construction Training Supervisor to observe his training methodology for engaging the participants. The visits also offered opportunities for me to observe and interact with the YouthBuild-Lakeland participants at the jobsite.

- Emphasis was placed on safety and providing the participants with the appropriate equipment while on the construction site so that they can be **alert** at times.
 - **Anticipate** (potential dangers of equipment)
 - **Look** (around, notice what is going on at the worksite)
 - **Eliminate** (unsafe conditions)
 - **Respect** (tools, supplies, your co-workers and self)
 - **Today and tomorrow.**

- The YouthBuild-Lakeland participants and staff would like to thank Commissioner Michael Pimentel for his many years of service and support of our program and the Lakeland Housing Authority
- Conducted zoom meeting with Ms. Soni Waterman, Technical Assistant Consultant or Coach for the Department of Labor. Ms. Waterman will replace our longtime Coach, Ms. Connie Bailey who has stepped down for medical reasons.
- Meet with Paris Dean a Development Consultant that offers an array of services from People Development to Strategic Planning and Development.
- Met with Probation Officer to discuss issues regarding his client enrolled in YouthBuild.
- On Friday, April 29, 2021 the YouthBuild-Lakeland participants were afforded the opportunity to visit First Tee. The participants learned the basic skills of golf and the 8 Core Values of First Tee. John Copeland, Retired Veteran and School Principal conducted the lecture and tour. Thanks goes out to Larry Mitchell, Central Florida Diversity Business Council President for scheduling and making this possible.
- Met with Leadership Committee to discuss the removal of several inactive Board Members. The election of Board Members are as follows:
 - President: Xavier Heath
 - Vice-President: Kabrielle Helm
 - Secretary: Jamaia McDonald
 - Assistant: Genecis Marales
 - Treasurer: Andres Colon
 - Parliamentarian: Shalayna London
- The following Community Partners and Organizations are currently providing support to our program and letters of commitment for our 2020 DOL Grant application: The Lakeland

Housing Authority, Career Source Polk, Polk County School Board, Polk State College, Travis Career Center, Tri-County Human Services, Inc., Heartland for Children, We Care Services, Keystone Challenge Fund, Lakeland Police Department, City of Lakeland-Office of the Mayor, New Life Outreach Ministries, Inc., City of Lakeland-Neighborhood Services Division, Paul A. Diggs Neighborhood Association, Simpson Park, Y2Seniors, Inspire Targeted Case Management, and Ridge Career Center.

Academics

During the month of April, participants continued their Academic progression for Cycle 19 by completing academic assignments related to HBI, Penn Foster Diploma Program, studying for the GED. Several participants took the GED Ready test which gauges a participant's potential success in passing the actual GED test. Students also took notes, exams, and viewed videos associated with overall student success. The Educational Agenda includes the Academic Instructor conducting side by side sessions to confirm assignment, portal, and classroom expectations. Participants were part of a Virtual Conference which focused on the importance of nutrition and could ask questions pertaining to their individual nutritional diets. The YBL Office continues to adhere to normal protocols associated with COVID-19, both in and out of the office. The Pandemic continues to be a factor in all office decision making/scheduling conversations; however, Participant and Staff Safety will continue to be Priority 1. Participant Accountability continues to show improvement academically, as participant confidence continues to positive trends. Academic Instruction is given daily to foster positive habits related to studying, importance of sleep, effective steps for assignment documentation, and how to lessen anxiety associated with preparing for, and taking an exam. Students also continue to receive individual and group counseling related to attendance, punctuality, and the maximization of overall academic scores.

Job Development and Placement

During the month of April, the Job Placement Specialist:

- Continued to communicate and provide employment placement and/or post-secondary services, employment retention assistance, and supportive services information to the graduates of Cycles 17, 18 and previous cycles as needed.

- Completed follow-ups on participants of Cycle 18.
- Attended a Job Placement ZOOM meeting in which she was introduced to Mrs. Soni Waterman, our new Department of Labor YouthBuild Coach.
- Worked with the Academic Instructor to complete and submit the updated YouthBuild DYB report for the period ending on April 30, 2021.

Recruiting

Recruitment for our program is continuous. If you know an individual that is between the ages of 16-24, lives in Polk County (Targeted zip code area 33815, 33805 33801) and does not have a high school diploma, please refer them to YouthBuild-Lakeland staff. Interested young adults may also take the first step toward being accepted by completing an application at the YouthBuild Center or at the Lakeland Housing Authority's main office.

The YouthBuild-Lakeland staff continued recruitment efforts by sharing information at with YouthBuild-Lakeland partner agencies, high schools, businesses, and churches throughout Polk County.

Construction

As one team returns to Academics, another team of six participants will join the Construction Trainer on the Construction Site. Each group begins with learning safety tips on various tools to include, but not be limited to the: nail gun, staple gun, sill saw, miter saw, and 6" whole saw. Next, they are introduced to wall-framing, window-framing and how to build door jams. The Construction Trainer was really impressed on how the participants interacted together on the construction site. Their ages were 16-22.

Earl W. Haynes
Senior Program Manager

Willie Easmon
Academic Instructor

Cynthia E. Zorn-Shaw
Job Placement Coordinator

Derrick Bugg
Construction Training Supervisor

RESOLUTIONS

**The Housing Authority of the City of Lakeland
Request for Board Action**

1. Describe Board Action Requested and why it is necessary:

Re: Resolution # (21-1500)

The Board of Commissioners is requested to approve the above-referenced resolution in order to satisfy a United States Department of Housing and Urban Development regulation.

2. Who is making request:

A. Entity: LHA

B. Project: Approval of the LHA 2021 Significant Amendment or Modification to the Annual Agency Plan. These changes and/or actions are considered as significant amendments or modifications to the Five-Year Plan and/or Annual Plan, the changes were specifically done within the Housing Choice Voucher Program.

C. Originator: Carlos Pizarro

3. Cost Estimate:

Nominal cost of submittal to the Department of Housing and Urban Development

Narrative:

Annually, the Board of Commissioners of a Public Housing Agency is required to have its Chair (or other authorized official) sign the Department of Housing and Urban Development's *Annual Plan Attachment No. 1-2021 Significant Amendment or Modification to the Five-Year and/or Annual Plan pursuing 24 CFR Part 903.7 (r)(2) to the Administrative Plan for the HCV Program*, and have staff submit the form to the Department of Housing and Urban Development.

This resolution is to authorize the Chair of the Board of Commissioners of the Housing Authority of the City of Lakeland to sign the Attachment No. 1-2021 and to direct the Executive Director of the Housing Authority of the City of Lakeland to submit the signed form to the Department of Housing and Urban Development.

Attachment:

- *2021 Agency Plan Significant Amendment and/or Modification to the Five-Year Plan and/or Annual Plan to the Housing Choice Voucher Administrative Plan.*
- *Notice of Public Hearing*
- *Attachment 1-2021*

2021 Agency Plan

A PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: The Annual Plan--which each PHA submits to the Department of Housing and Urban Development once a year based on the PHA fiscal year, which is submitted to the Department of Housing and Urban Development every year. It is through the Annual Plan that a PHA receives capital funding.

A PHA Plan also serves as the annual application for grants to support improvements to public housing buildings (Capital Fund Program) as well as safety in public housing.

Any local, regional, or State agency that receives funds to operate Federal public housing or Section 8 tenant-based assistance (vouchers) programs must submit a PHA Plan.

A Significant Amendment or Modification to the Annual Plan is a change in policy pertaining to the operation of the Housing Authority (HA). The HA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

- Housing Choice Voucher Administrative Plan
 - A) Revisions made:
 - 1) LHA waiting list selection policies were revised to meet HUD requirements. Administrative plan preferences were revised.

PHA New Policy

The Lakeland Housing Authority will select families based on the following preferences based on local housing needs and priorities. They are consistent with the Lakeland Housing Authority's Agency Plan and the Consolidated Plan that covers our jurisdiction.

The PHA will use the following local preferences:

1. Insufficient Funding (50 Points): The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.
2. VAWA – Public Housing Resident (45 Points): The PHA will offer a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who is seeking an emergency transfer under VAWA from the PHA's public housing program or other covered housing program operated by the PHA.
3. Disaster Displaced Preference (40 Points): The PHA will offer a preference to any applicant displaced by any Federal, State, or locally declared natural disaster.
4. Residency Preference (35 points): The PHA will provide a preference to families who live, work, or who have been hired to work within the PHA's jurisdiction.
 - a. Use of the residency preference will not have the purpose or effect of delaying admission to the program on the basis of race, color, religion, sex, national origin, age, familial status, disability, sexual orientation, gender identity, or marital status.
 - b. Homeless applicants will qualify for the residency preference if homeless within the Counties of Polk and Highland.
 - i. For purposes of this preference, the term "homeless" generally means— (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence; (2) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a

regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (3) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing); or (4) An individual who resided in a shelter, Foster Home or place not meant for human habitation and who is exiting an institution where he or she temporarily resided.

5. Veterans' Preference (30 Points): The PHA will offer a preference to applicants who have served in the active military, naval, or air service of the United States who received other than a dishonorable discharge. This preference applies to veterans and the unmarried surviving spouses/partners of veterans.
 6. Disability Preference (25 Points): The PHA will offer a preference to a family that includes a person with disabilities.
 7. Working Family Preference (5 Points): A working preference will be provided to an applicant whose head of household, spouse, and/or co-head is employed. For purposes of this preference, employed is defined as having worked an average of 15 hours per week for the most recent three months.
Families in which the qualifying individual is currently enrolled in a full-time training program (as defined by the educational institution) and who have been enrolled for at least three months at the time of selection qualify for the working family preference.
Applicants shall also be given the benefit of the working family preference if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.
Example 1: Head of household is elderly but does not work. There is no spouse or co-head. This family receives benefit of the working preference.
Example 2: Head of household is 64, spouse is disabled. Neither work. This family receives benefit of the working preference.
Example 3: Head of household is 63, spouse is neither elderly nor disabled. Neither work. This family does NOT receive benefit of the working preference since both the head of household and spouse (or cohead) must be elderly and/or disabled to receive benefit of the working preference unless one meets the definition of working above.
- 2) The proposed language for Chapter 7 of the admin plan was revised to be compliant to HUD requirements.
 - 3) Chapter 16 exhibits were revised to customize LHA's specific information. New VAWA forms were added.
 - 4) Chapter 17 PBV new exhibits were recommended to be at the end of the chapter. **EXHIBIT 17-1: PBV DEVELOPMENT INFORMATION**
 - 5) A new waiting list selection language was added to follow LHA's new Admin Plan.
 - 6) Implemented an initial application for the wait list to combine with revised annual recertification.
 - 7) LHA's change forms and briefing packet were also revised. Interims.
 - 8) Preferences were added to Preliminary Waitlist application for both Project Based and housing choice voucher.
 - 9) Preference points were updated to align with the current Admin Plan.

RESOLUTION NO. 21-1500

APPROVING THE 2021 AGENCY PLAN AND POLICIES

WHEREAS, Public Housing Agencies are under the regulations set forth in Public and Indian Housing Notice 99-51 and 2001-26 requiring the submittal of Public Housing Agency Plans and related certifications; and

WHEREAS, the United States Department of Housing and Urban Development requires that all Public Housing Agencies submit the *PHA Significant Amendment or Modification to the Five-Year Plan and Annual Plan*; and

WHEREAS, the Housing Authority of the City of Lakeland made modifications to its *Agency Plan, Housing Choice Voucher Program Administrative Plan*; and

WHEREAS, the Housing Authority of the City of Lakeland posted a Notice of Public Hearing to discuss the *PHA Significant Amendment or Modification to the Five-Year Plan and Annual Plan 2021* with any interested parties; and

WHEREAS, the Housing Authority of the City of Lakeland conducted public meetings to obtain the public's input and comments on its *PHA Significant Amendment or Modification to the Five-Year Plan and Annual Plan*;

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Lakeland that the Board Chairman is authorized to sign the *PHA Significant Amendment or Modification to the Five-Year Plan and Annual Plan* Attachment No. 1-2021 which the Executive Director will afterwards submit to the Department of Housing and Urban Development.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted the Resolution No. 21-1500, dated May 17, 2021.

Attested by:

Benjamin Stevenson, Secretary

Don Brown, Chairman

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARING
Lakeland Housing Authority
FY 2021 Agency Plan

The Lakeland Housing Authority (LHA) has scheduled one public meeting to discuss a Significant Amendment to the FY 2021 Agency Plan specifically the Housing Choice Voucher Administrative Plan with the general public at 9:00 a.m. on April 16, 2021 at the LHA Administrative Offices, 430 Hartsell Avenue, Lakeland.

The Public Hearing is scheduled for April 16, 2021 at 9:00 a.m.

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

The Significant Amendment for the Housing Choice Voucher Program is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, beginning on April 1, 2021. The Significant Amendment to the Agency Plan will be posted for 45 days. Inquiries and comments may be directed to Carlos Pizarro, Senior Vice-president of Housing, at cpizarro@lakelandhousing.org and/or Sendia Garcia, at Sgarcia@lakelandhousing.org and/or Florida Relay services at 711 and/or by visiting: www.LakelandHousing.org.

Copies of the Significant Amendment to the Agency Plan will only be available for review at the at the main LHA office:

430 Hartsell Avenue, Lakeland, Florida 33815

The Housing Authority of the City of Lakeland dated April 1, 2021.

L2021 04/01-2021-Public and Legal Notice



Annual Plan Attachment No. 1-2021

Criteria for Substantial Deviation and Significant Amendments
24 CFR Part 903.7 (r) (2)

Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

A Significant Amendment or Modification to the Annual Plan is a change in policy pertaining to the operation of the Housing Authority (HA). The HA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

- Housing Choice Voucher Administrative Plan (Resolution 21-1500)

We will attach the new policy to the 2021 Approved Agency Plan as required.

Signature of the Executive Director

Date

Signature of Chairman-Board of Commissioners

Date

OTHER BUSINESS



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

OFFICE OF PUBLIC AND INDIAN HOUSING

Mr. Benjamin Stevenson
Executive Director
The Housing Authority of the City of Lakeland
430 Hartsell Avenue
Lakeland, FL 33815

Dear Mr. Stevenson:

This letter is in response to the Lakeland Housing Authority’s (LHA) proposed amendment to its previous approved and recently renewed Designated Housing Plan (DHP). The request was received in the Department’s Office of Public and Indian Housing on March 17, 2021. The amended DHP proposes to designate 10 additional elderly-only public housing (PH) units located at the Twin Lakes development, resulting in the designation of 137 units or 47% of the LHA’s total public housing inventory of 293 units. Details of the amended Plan are noted below:

Elderly-Only and Mixed

Development Name	Development Number	Bedroom Type Proposed for Designation				Total Units Proposed for Elderly	Total Units Proposed for Mixed Designation	Total Public Housing Units Designated
		0-BR	1-BR	2-BR	3-BR			
Cecil Gober Villas	AMP 1		37			37		37
Manor at Washington Oaks/Ridge	AMP 3		30			30		30
Duplexes at Washington Oaks	AMP 3			12			12	12
Micro Cottages at Williamstown	AMP 5		10	38		48		48
Twin Lakes Estates Phase I	AMP 6		10			10		10
Total						125	12	137
Total PH units in inventory								293

The amended DHP was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937, as amended, and Notice PIH 2010-28 (HA). Based on the information available to us, the amendment is approved. The DHP will be in effect for the duration given in its most recent approval letter (April 20, 2023). Prior to expiration, LHA may apply to extend the designation for additional 2-year increments.

Thank you for your interest in the Department's programs. If you have questions, please contact Bernita James, Housing Program Specialist, Public Housing Management and Occupancy Division, at (202) 402-7169. The Department wishes the Lakeland Housing Authority success in implementing its Designated Housing Plan.

Sincerely,

for
Todd Thomas
Director
for Public Housing and Voucher Programs

Internal HUD Distribution:						
Identification Lines: (LHA) DHP						
Correspondence Code	Originator	Concurrence	Concurrence	Concurrence	Concurrence	Concurrence
Name	B.C. James	M.C. Shepherd	T. Thomas			
Date						

Official Record Copy

U.S. Department of Housing and Urban Development
Previous edition is obsolete.

form HUD-713.1 (02/03)