



430 Hartsell Ave
Lakeland, FL 33815

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<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Shelly Asbury

REGULAR BOARD MEETING

Monday, February 26, 2018

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA
Regular Meeting of the
Board of Commissioners for
The Housing Authority of the City of Lakeland, Florida
Monday, February 26, 2018 at 6:00 P.M.
LHA Board Room

Pledge of Allegiance
Moment of Silence
Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Minutes of the Regular Board Meeting held Friday, December 15, 2017**
- 3. Approval of the Minutes of the Regular Board Meeting held Monday, January 22, 2018**
- 4. Public Forum**
- 5. Old Business**
 - LHA Recovery Plan Update
- 6. New Business**
- 7. Secretary's Report**
 - Housing and Operations
 - Administration
 - Resolutions
 - 18-1452 Housing Choice Voucher- SEMAP 2017 Certification and Submission
- 8. Legal Report**
- 9. Other Business**
- 10. Adjournment**

MINUTES
Special Called Board Meeting of
The Housing Authority of the City of Lakeland
Friday, December 15, 2017

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

LHA Board Members Present: Michael Pimentel, Chairman
Richard Richardson, Vice-Chairman
Shelly Asbury, Commissioner
Dorothy Sanders, Commissioner

Secretary: Benjamin Stevenson

The meeting was called to order at 12:05 p.m. by Chairman Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

- Motion to approve and accept the meeting agenda.
Motion by Richardson, seconded by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye Shelly Asbury – Aye
Richard Richardson – Aye Dorothy Sanders – Aye

RESOLUTION

Resolution No. 17-1450 - The Board of Commissioners is requested to authorize its Executive Director and the Developer Partner to execute a ground lease and submit an application for Low Income Housing Tax Credits and other available funding opportunities for the redevelopment of Phase III of the West Lake Apartments community.

- Motion to approve Resolution No. 17-1450.
Motion by Richardson and seconded by Sanders.

Votes: Commissioners

Michael Pimentel – Aye Shelly Asbury – Aye
Richard Richardson – Aye Dorothy Sanders – Aye

The meeting adjourned at 12:20 P.M.

Benjamin Stevenson, Secretary

MINUTES
The Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, January 22, 2017

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

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

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:02 p.m. by Chairman Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

- Motion to approve and accept the meeting agenda.
Motion by Asbury, seconded by Richardson.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Shelly Asbury – Aye
Richard Richardson – Aye Joseph DiCesare – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, November 27, 2017.

Motion by Richardson, seconded by Asbury.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Shelly Asbury – Aye
Richard Richardson – Aye Joseph DiCesare – Aye

- Motion to approve and accept the minutes of the Special Board of Commissioners meeting held Friday, December 15, 2017.

Mr. Stevenson indicated that he received a telephone call from Commissioner Sanders with corrections to the minutes. The date of the meeting needs to be changed from Monday, December 15, 2017 to Friday, December 15, 2017. Mr. Gilmore stated the minutes cannot be approved due to a lack of a

quorum from the commissioners that attended the meeting. Corrections are to be made to the minutes and resubmitted at the next board meeting.

Commissioners Asbury's name need to be added to the list of commissioners in attendance list. Commissioner Pimentel tabled the approval of the minutes until the actual quorum of commissioners that were present at the December 15, 2017 meeting is available to vote.

PUBLIC FORUM

None

OLD BUSINESS

● Recovery Plan Review Committee Update:

Commissioner Richardson gave brief updates from the Recovery Plan Review Committee meeting held January 18, 2018. The West Lake demo-deposition application was approved by the HUD SAC office. Phase I will include only 19 families in the relocation. The Phase III tax credit application did not receive a favorable lottery number. So, it will not receive 9% tax credits in this round of funding. Construction on the Williamstown project is progressing well. Ten of the housing units will be set aside for veterans.

The City of Lakeland is going to clean up the lake around the Villas of Lake Bonnet property. The City of Lakeland and Publix partnership are building a park in the area to be completed by 2021.

Mr. Stevenson stated a copy of the SAC approval letter is in the Board report. The letter also approved the Phase I Relocation Plan along with 19 Section 8 vouchers for the families of Phase I. The closing for Twin Lakes Phase I is anticipated to be completed sometime in February 2018.

Commissioner Robinson joined the meeting.

Commissioner Richardson mentioned that a draft copy of the Sustainability Plan was distributed at the November 2017 Board meeting. The plan references the Recovery Plan. He advised that all items in the Recovery Plan has been completed. It is now the recommendation of the Recovery Plan Review Committee that the committee continues to meet but, change the name of the name of the committee to the Sustainability Plan Review Committee. This committee will continue to meet monthly to ensure that LHA maintains our status and goals for the next (5) years. Commissioner Richardson reviewed the Sustainability Plan with the Board. Mr. Stevenson requested that the Board make a motion to accept and approve the Sustainability Plan and approve to change the name of the Recovery Plan Review Committee to the Sustainability Plan Review Committee. Mr. Stevenson also requested that he be allowed to combine the Secretary Report and Sustainability Plan Reports together within the Secretary's Report. The Board agreed.

●Motion to abolish the Recovery Plan Review Committee.

Motion by Richardson and seconded by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Shelly Asbury – Aye
Richard Richardson – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye

- Motion to accept and approve the Sustainability Plan and establish an ad hoc committee to be known as the Sustainability Plan Review Committee.

Motion by Richardson and seconded by Robinson.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Shelly Asbury – Aye
Richard Richardson – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye

NEW BUSINESS

None

SECRETARY’S REPORT

Report submitted as written.

• Housing/Operations

Report submitted as written.

• Administration/Finance

Ms. Brown gave a thorough overview of the Financial Report.

• Resolution

Resolution No. 18-1451 – Approving and ratifying the sale of Hampton Hills Homeownership Properties in accordance with the Section 32 Implementing Agreement with HUD, dated March 25, 2014, and authorizing the Executive Director to execute documents required to effectuate the sale of Hampton Hills homeownership properties.

Motion by Robinson seconded by Richardson.

Votes: Commissioners

Michael Pimentel – Aye Edward Hall – Aye Shelly Asbury – Aye
Richard Richardson – Aye Joseph DiCesare – Aye Lorenzo Robinson – Aye

OTHER BUSINESS

None

The meeting adjourned at 7:20 P.M.

Benjamin Stevenson, Secretary

SECRETARY'S REPORT

Secretary's Report
February 2018
HOPE VI Funds Expenditure

The Williamstown project satisfies the HUD requirement to obligate the remaining HOPE VI funds while constructing some affordable housing rental units for senior citizens. This project also will obligate some RHF funds that are nearing their expiration date. LHA received final approval of the Williamstown project from the HUD-Washington, D.C. office in April 2017. A copy of the HUD approval letter for the Mixed-Finance Evidentiary Documents was included with the Development Report of the May 2017 Board Packet. Staff also previously received HUD approval of the Designated Housing Plan and Site Neighborhood Review documents.

The project has a fourteen month construction schedule. The General Contractor started construction activity by clearing the site for vertical construction work in June and laying concrete foundations for the housing units on July 6, 2017. LHA completed the draw down the balance of the HOPE VI funds at the end of December 2017.

The contractor continues to make extremely good progress with the construction of the units. Nearly all of the dwelling units have foundations and framing installed. The contractor has started installing the color siding on the units. Plumbing installation inside the units has also started.

Annual Budget/Agency Update

The LHA Recovery Plan has been completed. Now, staff needs to maintain the strategies that were established and implemented under the plan. Previously, an updated memorandum on Recovery Plan activities was a standard part of the Board agenda. Staff created a Sustainability Plan to provide strategies for sustaining the agency on a long-term basis. The Sustainability Plan was approved by the LHA Board of Commissioners at the January 2018 meeting. Unlike the Recovery Plan, the Sustainability Plan does not need to be submitted to HUD for review or approval. The Secretary Report and Sustainability Plan update will be combined into one report since a monthly Sustainability Plan update will not be required to be submitted to the HUD Field Office. So, Sustainability updates will be included with the Secretary Report.

The Board also agreed to rename the Recovery Plan Review Committee to the Sustainability Review Committee. The committee would continue to serve the same function of reviewing LHA financial stability and reports received from staff.

A copy of the draft 2018 Annual Budget was distributed to the Board at the September meeting. The budget was discussed in detail at a Budget Workshop with LHA Commissioners held on October 3, 2017. The Budget was presented for approval at the November 2017 meeting. The Board approved the Budget.

Secretary's Report
February 2018
Agency Plan

LHA staff drafted the 2018 Agency Plan in June 2017. Copies were being distributed to the Board along with July 2017 Board packet. Copies of the document were made available for review and comment by the Resident Advisory Board and general public for 45 days. Locations where physical copies of the Plan were made available included LHA, the Larry Jackson Library and the City of Lakeland. A copy was also available on the LHA website. LHA staff held public meetings with the RAB and the general public to discuss their comments regarding the Plan on July 6th and July 20, 2017. Members of the RAB were given an overview of the revisions and updates to last year's Plan. A Public Hearing with the general public was held on July 24, 2017. All of the meetings were held in the LHA Boardroom. The Plan was submitted to the LHA Board for approval at the August 2017 meeting. It was submitted to HUD in October 2017.

The HUD-Jacksonville Office sent written approval of the 2017 Agency Plan in December 2016. LHA staff anticipates a similar time frame for approval of the 2018 document. A copy of the HUD Approval Letter for the 2017 Agency Plan was included with the December 2016 Board packet. Staff is still waiting on HUD approval of the 2018 Agency Plan.

West Lake

LHA continues to have meetings with the Developer Partner for the West Lake project. We discussed plans for relocation, demolition, overall master plan, communication with residents, timing of finances and construction schedules as well as developer fees. The Developer Partner has received a preliminary award of 4% tax credits for Phase II. We are discussing additional financing options to bring in more soft money to support the bonds.

LHA and the Developer Partner received notification in July 2017 of the award of \$1.2 million dollars from the Federal Home Loan Bank of San Francisco for Phase I of the West Lake project. This award addresses a funding gap on Phase I, so the Developer requested that LHA transfer the loan of public housing funds to Phase II. It was also requested that LHA provide a commitment letter that obligates the FHLB funds to Phase I. LHA agreed to both requests since it was in the best interest of the project. Copies of both commitment letters were included with the July 2017 Recovery Plan Update.

Staff continues to have Relocation Meetings with the residents of West Lake Apartments. The most recent meeting was held on November 16, 2017. Section 8 and Public Housing staff was in attendance and answered questions from the residents.

A design charrette was also held with the residents on June 28, 2017. Residents were shown updated architectural renderings and staff answered questions about the construction schedule and development phases. The Developer and Project Architect were also in attendance to answer questions.

**Secretary's Report
February 2018**

On December 21, 2017, the HUD Special Application Center approved the Demolition-Disposition Application for West Lake Phase I. The Relocation Plan for Phase I was submitted to HUD-Miami Field Office on December 22, 2017. LHA requested Section 8 vouchers for the twenty (20) families impacted by the Phase I relocation. The HUD-SAC office approved 19 Section 8 vouchers for Phase I. So, no families will be allowed to split their household and use two vouchers. A copy of the Relocation Plan was included with the May 2017 Board packet. Previously, the Relocation Manager completed a survey of the Phase I residents regarding their preferences for relocation. 100% of the residents have requested a Section 8 voucher for relocation. On January 8, 2018, the Relocation Manager gave 90-Day Notices to persons residing in Phase I.

Staff will submit the Demolition/Disposition application for Phase II to the HUD-SAC Office sometime during the first quarter of 2018. A subsequent application for Phases III will be submitted sometime in 2018 if the sequence of events are favorable.

The HUD-Jacksonville Field Office approved the Request to Award the Section 8 Project-Based Vouchers to the West Lake Phase I project in July 2017. Basically, the Field Office approved the process whereby the City of Lakeland reviewed the RFP responses and made a recommendation for award of the Section 8 vouchers. The next step was for LHA to submit the Subsidy Layering Review (SLR) documents to HUD-Washington, D.C. for review and approval. The SLR documents were submitted in August 2017. After approval of the SLR, LHA will enter into an Agreement to enter into Housing Assistance Payment (AHAP) contract with the Developer to provide 80 Section 8 project-based vouchers to the project. The AHAP is one of the documents that will be included with the Mixed Finance Evidentiary closing.

The closing on the HUD documents has been tentatively scheduled for some time in February 2018. LHA has also received approval of the Site and Neighborhood Review and Subsidy Layering Review documents. We expect to receive the approval letters any day now. Updated information on the Development Proposal was submitted to HUD in October. LHA received approval from the HUD Grant Manager of the Development Proposal in December 2017. The Development Proposal was submitted to the full Panel in December 2017.

The HUD-SAC Office approved the demo-dispo application for West Lake Phase I on December 21, 2017. A copy of the document was made available at the August Board meeting. A copy of the approval letter included with the January Recovery Plan Update Memorandum. The Phase I Evidentiary Documents were submitted in January 2018 to the HUD Attorney for review and approval. The HUD Attorney has 45 days to review the documents. Once the documents are approved the HUD Attorney, the team may proceed with the closing, hopefully, before the end of February. Staff received comments on the Evidentiary documents from the HUD Attorney. The comments are considered to be minor. Saxon Gilmore is providing a response. It is anticipated that the closing will be completed on or before March 1, 2018.

**Secretary's Report
February 2018**

LHA staff met with the Board of Directors for Lakeland Polk Housing Corporation in November 21, 2017. The LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phase III and the Arbor Manor property. Previously, the LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phases I and II as well as the submittal of Mixed Finance Evidentiary documents for the Williamstown project. LHA and the Developer wanted to use LPHC's status as a 501c3 for the applications. The non-profit option provides more points during the application process. The application for West Lake Phase III did not receive a favorable lottery number. So, the project will not be awarded tax credits during this round. The Developer Partner may apply for 9% tax credits in the next round of funding.

Other Activities

I participated in another conference call with Timothy Wilt, Senior Legislative Aid to Congressman Dennis Ross on Monday, February 5, 2018. FAHRO President Debbie Johnson, William Russell, Executive Director of Sarasota Housing Authority and FAHRO Legal Council also participated in the call. We continued to discuss Rent Reform Proposal for Congress. Mr. Wilt indicated he was very impressed with the FAHRO's proposal and it was very similar to what Congressman Ross and Speaker of the House Paul Ryan were proposing. He incorporated some of FAHRO's comments into the pending draft of the legislation that will be presented to Congress.

I have been invited to serve on the Board of Directors for United Way of Central Florida. The invitation was given Don Selvage, incoming Chairman of the Board.

I am also serving on the Age Friendly Lakeland committee. This is steering committee that will be looking ways to provide services for local senior citizens. The members include Mayor Mutz and other senior City staff and representatives from the medical profession.

I had an introductory meeting with City of Lakeland Mayor Bill Mutz. We discussed affordable housing and other issues in the city of Lakeland.

Respectfully submitted,

Benjamin Stevenson

Secretary

AFFORDABLE HOUSING REPORT

◀ **Housing Report**

◀ **FSS & Resident Activities**

Affordable Housing Department

Board Report

February 2018

- **Public Housing (PH), Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), Resident Activities and West Lake Management Communities Reports**
 - Housing communities reports
 1. West Lake
 2. West Lake Addition
 3. Cecil Gober
 4. John Wright Homes
 5. Carrington Place (Formerly known as Dakota Apartments)
 6. Renaissance/Washington Ridge
 7. Villas at Lake Bonnet
 8. Colton Meadow
 9. The Manor at West Bartow
 - Housing Choice Voucher Program
 1. Intake & Occupancy Report
 2. Housing Choice Voucher report
 - Family Self-Sufficiency Program and Resident Activities
- **Updates for the month of January:**

We are happy to report that the following residents have become homeowners:

1. Villas at Lake Bonnet
 - a) Jorge Torres
 - b) Anthony Merced
2. Colton Meadows
 - a) Jessica Singleton
3. Hampton Hills
 - a) Emily Mieles
 - b) Shureka Lattimore
 - c) Denis Willio
 - d) Kelly Waring
 - e) Shakeria Bradley
 - f) Ada Betances
 - g) Keshia Lattimore

Congress Votes to End Government Shutdown

Jan 22, 2018

On Monday, January 22, the Senate voted 81-18 for a stopgap spending measure that would end a three-day shutdown and fund the government through February 8. Senate Democrats agreed to the bill after Majority Leader Mitch McConnell promised to allow an immigration bill to reach the floor next month. The bill, which is identical to the four-week funding measure sent by the House to the Senate last week except for a new expiration date of

February 8, was then sent to the House, who approved it by a vote of 266-150. It was then sent to the President, who signed it.

HUD Releases Details of 2018 Operating Fund Subsidies

Jan 2, 2018

Last week, HUD released its Public Housing Operating Fund Explanation of Calendar Year (CY) 2018 Obligations for January. HUD estimated its initial funding using available 2017 and 2018 formula data, including CY 2018 prepopulated formula data and CY 2017 HUD-52723 data. HUD is using an interim proration level of 90 percent. HUD considered 2018 estimated eligibility and Continuing Resolution (CR) status to determine this interim proration. This proration may change once Congress finalizes a FY 2018 Appropriations Bill. The current CR will expire on January 19. Operating Funds should be available in eLOCCS now.

HUD also released the 2018 Utility Expense Level (UEL) Inflation Factor and the Rental Income Inflation Factor that is applied to Formula Income (FI) last week. For 2018, HUD is applying an inflation factor of 5.37 percent for UELs, and an inflation factor of 4.39 percent for rental income. Last year, HUD applied a -7.01 percent inflation factor for UELs, and a 4.12 percent inflation factor for rental income. HUD determines 2018 rental income by inflating 2016 rent with 2017 and 2018 inflation factors and annualizing inflation rates based on a PHA's financial calendar.

HUD uses formula expense levels and formula income levels to determine the Operating Fund subsidy provided to each PHA. The formula expense level is comprised of the project expense level (PEL), the utility expense level (UEL), add-ons, and transition funding. Formula income level is rental income as calculated from the last submitted Financial Data Schedule (FDS) for each Asset Management Project (AMP). An AMP receives funding based upon the difference between the formula expense level and the formula income level. AMPs receive greater subsidies when there are higher formula expense levels and lower formula income levels, and HUD applies an inflation factor to formula income each year.

To calculate the inflation factor for rental income, HUD calculates the 5-year average growth rate for Total Tenant Payment (TTP), annualizes the rates, based upon a PHA's fiscal year start date, applies the 2018 inflation factor, and then inflates 2016 rents with 2017 and 2018 inflation rates (4.12 percent and 4.39 percent, respectively) to determine the 2018 inflated per unit month (PUM) rate. As HUD combines 2017 and 2018 inflation factors to determine the inflated 2018 PUM rate, HUD is applying inflation factors between 6.45 percent and 9.54 percent to 2016 rents to determine 2018 rental income. Those with fiscal years ending earlier in the year (March 31) will see the highest inflation factor applied to their 2016 rents, and those ending at the end of the year (December 31) will see the lowest. This determines the 2018 PUM rate.

HUD uses data from the Bureau of Labor Statistics (BLS) 'Consumer Price Index for All Urban Consumers (CPI-U) to determine UEL inflation factors. The reporting period for the operating subsidy calculation runs from July 1 to June 30. Using the monthly indices for the 12-month period, an average index is calculated for each of the reporting periods, by utility type. Utility types include water, electricity, gas, fuel, and other utilities. HUD applies this deflation factor at the national level, regardless of the energy source used by an AMP. The deflation that occurred in 2017 was mainly attributed to declines in fuel and gas prices that have somewhat stabilized for 2018.

Dec 22, 2017

Congress Passes, President Signs Continuing Resolution

On Thursday, Congress approved and today, the President signed a continuing resolution that will fund the government until Friday, January 19. Despite last-minute disputes over what to include in the CR package, it was easily approved in the House by a vote of 231-188 and in the Senate by a vote of 66-32. In addition to the CR, the House also approved an \$81 billion disaster relief package for Hurricanes Harvey, Irma, and Maria, as well as the wildfires in the west. The Senate declined to take up the disaster relief package before adjourning for the final time in 2017, delaying decisions on disaster relief until next year.

HUD Withdraws Five Proposed Rules

Today, HUD is withdrawing five proposed rules in an effort to reduce regulatory and financial burdens. As HUD is only withdrawing proposed rules that have yet to go into effect, PHA operations will not be impacted.

On Friday, December 22, HUD withdrew five proposed rules in an effort to reduce regulatory and financial burdens. As HUD is only withdrawing proposed rules that have yet to go into effect, PHA operations will not be impacted. PHAs are not required to follow proposed rules, HUD's action is consistent with Executive Order 13771 that requires at least two prior regulations be identified for removal for every new regulation issued and Executive Order 13777 that established a Regulatory Task Force aimed at identifying agency regulations that should be repealed, replaced, or modified.

The five proposed rules to be withdrawn include:

- Demolition or Disposition of Public Housing Projects and Conversion of Public Housing to Tenant-Based Assistance (79 FR 62249, October 16, 2014);
- Streamlining Requirements Applicable to Formation of Consortia of Public Housing Agencies (79 FR 40019, July 11, 2014);
- Public Housing: Physical Needs Assessments (76 FR 43219, July 20, 2011);
- Floodplain Management Protection of Wetlands; Minimum Property Standards for Flood Hazard Exposure; Building to the Federal Flood Risk Management Standard (81 FR 74967, October 28, 2016);
- Homeless Emergency Assistance and Rapid Transition to Housing Rural Housing Stability Program (78 FR 18725, March 27, 2013).

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
01/31/2018	97.70%	02/12/2018

REAC Inspections

- Renaissance obtained a score of 80.
- Hampton Hills Homes obtained a score of 86.

Program type : **Public Housing**

Level of Information : **Housing Agency within State FL**

Effective Dates Included : **October 01, 2016 through January 31, 2018**

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

Race/Ethnicity

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

HA	White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
FL	39	60	0	0	0	0	0	0	0
FL011 - LAKELAND	25	75	0	0	0	0	0	0	0

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

HA	Hispanic or Latino	Non - Hispanic or Latino
FL	28	72
FL011 - LAKELAND	21	79

Housing Choice Voucher Program (Section 8)

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 has nineteen (19) port-outs in the month of January 31. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has seventy four (74) active port ins for the month of January 31. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

Lease-up & Movers

As of January 31, 2018, Lakeland Housing Authority issued twelve (12) vouchers to movers. We received twelve (19) Requests for Tenancy Approvals during the month of January 31. We processed one (1) initial move-in, and one (1) port-in.

Active Clients

As of January 31, 2018, LHA is servicing 1221 families on the Housing Choice Voucher program.

Program	Total Vouchers
<ul style="list-style-type: none">• Regular Vouchers & Project Based Vouchers	1041
<ul style="list-style-type: none">• Mainstream	43
<ul style="list-style-type: none">• VASH	65
<ul style="list-style-type: none">• Tenant Protection	53
<ul style="list-style-type: none">• Port Out	19
Total	1221

EOP – End of Participation

LHA processed one (1) EOP's with a date effective the month of January 2017. 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	0
<ul style="list-style-type: none">• Deceased	0
<ul style="list-style-type: none">• Landlord Eviction	0
<ul style="list-style-type: none">• Lease and/or Program Violations non-curable	1
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
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01/31/2017	96%	02/05/2018
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General information and activities for the month of January 2017

- The Housing Choice Voucher Department processed fifty-six (56) annual certifications and forty-three (43) interim certifications.
- The Inspections Unit conducted a total of seventy (70) inspections.
- A total of zero (0) informal hearings were processed during this month.

Repayment Agreements for Unreported Income

1/31/2018

Accumulative report

Total of unreported income that has been identified	\$	224,398.00
Non reponsive	\$	62,789.00
Identified as uncollectible	\$	65,081.90
Repayment agreement signed		<u>145,346.00</u>
Pending repayments to be signed	\$	16,263.00
Downpayments received	\$	15,166.00
Lump sum received	\$	2,236.00
Payments towards agreement	\$	<u>37,052.65</u>
	\$	54,454.65

		G/L	Pending	Estimated balances as of 01/31/2018
RNP	\$	25,196.86	\$ 875.00	\$ 26,071.86
UNP	\$	<u>25,196.79</u>	\$ 875.00	<u>\$ 26,071.79</u>
	\$	50,393.65	\$ 1,750.00	\$ 52,143.65
	\$	4,061.00		

RECEPTION MONTHLY REPORT 2018			
VISITOR'S COUNT RFTA INTERIM CHANGE			
January	1,315	12	43



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

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99.30% averaged	100%	99%	98%	100%	99%	97%	100%	100%	100%
Down units due to modernization /Insurance						3-Fire			
Vacant units	0	1	1	0	1	4	0	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Jeannette Albino	Gladys Delgado	Lisa Peardon

Resident Services January 2018

West Lake Apartments

Our Computer Lab is open daily, Monday thru Thursday from 10:00am – 2:00pm. It is also open upon request of the residents. A We Care Rep has a direct line that can be reached after hours and on Saturdays if there is a need to access the Lab.

Job Search/Florida ACCESS Center

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

Prayer Breakfast

Our residents rose early to be fed in the natural and the spirit. They had a wonderful time of fellowship at the breakfast; they also saw a skit called “Roll Call from Hell”. Two of our seniors won raffle prizes and several received personal ministry.



Gober Villa Birthday Celebrations

We kicked off our year of birthday celebrations, with a blow out party! Our birthday honorees for January & February are the following; James Russ 1/31, George Dunn 2/4, Clifford Hill 2/9, Rubbie Lethand 2/10, Robert UpChurch 2/13, Maxine DuValt 2/15 and Ernestine Marshall 2/24. Jorge and his team from Lakeland Medical partnered with us to make this event a success. The residents enjoyed a healthy lunch, they had deserts, listened to old but goodies and the honorees danced to their favorite songs.



Upcoming Events

February 2, 2018 @ Noon
Community Fish Fry Elks Lodge (Senior Center)

February 3, 2018
Show Give Away @ Noon
West Lake Community Room

February 6, 2018 @ 6pm
Diamond In the Rough Women's Empowerment Workshop

February 9, 2018
L. B. Brown Heritage Festival
Bartow Florida

February 14, 2018
Valentine's Dance 2pm-5pm

Cecil Gober Villa's

February 21, 2018
Mardi Gras Casino Day
Emma Turner Center

Respectfully,

Carlos R. Pizarro An

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



DON'T MISS CAREERSOURCE POLK'S WHAT'S NEXT EXPO 2018

OPTIONS FOR AFTER HIGH SCHOOL & BEYOND

What's NEXT?

March 26, 2018
1:00pm - 4:00pm

Chain O'Lakes Complex
Poolside Room
210 Cypress Gardens Blvd
Winter Haven, FL 33880

Join the CareerSource Polk Young Leaders program in an expo that will showcase options in education, careers and community opportunities for young adults ages 16-24.

LEARN ABOUT VARIOUS OPPORTUNITIES:

- CAREER & TRAINING PROGRAMS
- COLLEGES & UNIVERSITIES
- COMMUNITY ORGANIZATIONS
 - EMPLOYERS
 - MILITARY BRANCHES
 - MOCK INTERVIEWS
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Don't Miss the Chance to...

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Learn About "Dress for Success"



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ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: February 21, 2018

RE: January 2018 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending January 25, 2018 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and one month (Year to Date) ended January 25, 2018

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$7,235 for the year.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of \$55,694 for Program Administration and -\$19,894 for Housing Assistance Payment (HAP).
 - B. On February 6, 2018, LHA submitted a request for \$105,107 of additional funding to HUD's Financial Management Center to offset the shortfall in net restricted position (NRP).
3. Public Housing (AMP 1: WestLake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI is \$69,911.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place's NOI is \$11,655 before depreciation.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$56,946 before depreciation.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$14,376 before depreciation.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet's has a NOI of \$5,895 before depreciation for year-to-date.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$17,075 before depreciation.
9. Hampton Hills
 - A. This property has a NOI of -\$48,625.
 - B. Negative NOI is due to the sale of one home in January. The loss was recorded to document the transfer of the house to the homebuyer.
10. YouthBuild
 - A. YouthBuild has a NOI of -\$25,766. The negative NOI is due to timing of the grant reimbursement from the Department of Labor.

Conclusion: Calendar Year 2018 opened with a good start. The Finance department continues to finalize 2017 audits and taxes for the five (5) partnership. Staff is also in the process of preparing the financial data schedule (FDS) submission to HUD for LHA's authority-wide programs.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and One Month Ended January 25, 2018**

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	807.96	(807.96)	-100.00%	-	808	(808)	-100.00%	9,696
Public Housing & Sec 8 Management Income	28,523	28,583	(60)	-0.21%	28,523	28,583	(60)	-0.21%	343,000
Other Income	25,461	35,183	(9,721)	-27.63%	25,461	35,183	(9,721)	-0.28	422,193
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%	1,000	1,000	-	0.00%	12,000
Total Revenue	54,985	65,574	(10,589)	-16.15%	54,985	65,574	(10,589)	-16.15%	786,889
Tenant Services	-	-	-	#DIV/0!	-	-	-	#DIV/0!	-
Administrative Expenses	41,106	60,404	(19,298)	-31.95%	41,106	60,404	(19,298)	-31.95%	724,852
Utility Expense	43	520	(477)	-91.73%	43	520	(477)	-91.73%	6,234
Maintenance Expense	5,387	1,019	4,368	428.66%	5,387	1,019	4,368	428.66%	12,227
General Expenses	812	895	(83)	-9.31%	812	895	(83)	-9.31%	10,745
Financing Expenses	-	-	-		-	-	-		-
Total Expense before depreciation	47,348	62,838	(15,490)	-24.65%	47,348	62,838	(15,490)	-24.65%	754,058
Operating Income (Loss) before Depreciation	7,637	2,736	4,901	179.13%	7,637	2,736	4,901	179.13%	32,830
Depreciation	402	402	0	0.00%	402	402	0	0.00%	4,824
Total Expense	47,750	63,240	(15,490)	-24.49%	47,750	63,240	(15,490)	-24.49%	758,882
Net Operating Income (Loss)	7,235	2,334	4,901	209.99%	7,235	2,334	4,901	209.99%	- 28,006

Comments

- 1 Variance for the period is due to timing of administrative fees from the ROSS Service Coordinator Grant and development activities at Williamstown.
- 2 Variance reflects expenses less than the budget.
- 3 Variance is due to costs associated with uniforms for the maintenance crew.

Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
January 25, 2018

ASSETS

Unrestricted Cash	
Cash Operating 1	19,991.04
Cash-Payroll	<u>62,084.95</u>
Total Unrestricted Cash	<u>82,075.99</u>
TOTAL CASH	<u>82,075.99</u>
ACCOUNTS AND NOTES RECEIVABLE	
Cash - Vending	2,826.50
A/R - ROSS/HUD	833.33
Due from Hampton Hills	172.59
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
A/R - Youthbuild DOL	71,194.16
A/R - Capital Fund Grants/HUD	96,000.00
Due from Development-Williamstown	<u>7,408.00</u>
TOTAL DUE FROM	<u>179,978.05</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>179,978.05</u>
OTHER CURRENT ASSETS	
Prepaid Expenses and Other Assets	1,771.48
Prepaid Insurance	8,932.64
Prepaid Software Licenses	<u>1,458.34</u>
TOTAL OTHER CURRENT ASSETS	<u>12,162.46</u>
TOTAL CURRENT ASSETS	<u>274,216.50</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-28,613.07
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>5,155.37</u>
TOTAL NONCURRENT ASSETS	<u>5,155.37</u>
TOTAL ASSETS	<u>279,371.87</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	1,794.88
Workers Compensation	0.01
401 Plan Payable	-0.02
Other Current Liabilities	65,458.31
Accrued Audit Fees	3,470.09
Due to Federal Master	2,752,669.60
Due to West Lake Mgmt.	46,210.18
Due to Polk County Developers, Inc.	323,800.00
Accrued Compensated Absences-Current	16,614.93
TOTAL CURRENT LIABILITIES	<u>3,210,017.98</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	30,856.31
TOTAL NONCURRENT LIABILITIES	<u>30,856.31</u>
TOTAL LIABILITIES	<u>3,240,874.29</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,961,502.42
TOTAL RETAINED EARNINGS:	<u>-2,961,502.42</u>
TOTAL EQUITY	<u>-2,961,502.42</u>
TOTAL LIABILITIES AND EQUITY	<u>279,371.87</u>

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

For the Current Month and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	29,758.45	19,991.04	-9,767.41
Cash-Payroll	59,986.66	62,084.95	2,098.29
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	2,826.50	2,826.50	0.00
Total Cash	92,571.61	84,902.49	-7,669.12

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	29,758.45	19,991.04	-9,767.41
Cash-Payroll	59,986.66	62,084.95	2,098.29
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	2,826.50	2,826.50	0.00
Total Cash	92,571.61	84,902.49	-7,669.12

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	100,181	53,826	46,355	86.12%		100,181	53,826	46,355	86.12%	645,916
Other Income	873	6	867	14865.71%		873	6	867	14865.71%	70
Total Revenue	101,054	53,832	47,222	87.72%	1	101,054	53,832	47,222	87.72%	645,986
Administrative Expenses	44,786	53,238	(8,452)	-15.88%	2	44,786	53,238	(8,452)	-15.88%	638,858
Tenant Services	-	-	-			-	-	-		-
Utilities	-	177	(177)	-100.00%	2	-	177	(177)	-100.00%	2,120
Maintenance Expense	100	200	(100)	-50.00%	2	100	200	(100)	-50.00%	2,400
General Expenses (Insurance, etc.)	130	130	-	0.00%		130	130	-	0.00%	1,565
Total Expense before Depreciation	45,017	53,745	(8,729)	-16.24%		45,017	53,745	(8,729)	-16.24%	644,943
Operating Income (Loss) before Depreciation	56,037	87	55,950			56,037	87	55,950	64353.93%	1,043
Depreciation	344	350	(6)			344	350	(6)		4,200
Total Expense	45,360	54,095	(8,735)	-16.15%		45,360	54,095	(8,735)	-16.15%	649,143
Net Operating Income (Loss)	55,694	(263)	55,957	-21271.60%		55,694	(263)	55,957		(3,157)

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	783,797	695,511	88,286	12.69%		783,797	695,511	88,286	12.69%	8,346,128
Port In HAP Reimbursements Received	2,685	18,727	(16,042)	-85.66%	3	2,685	18,727	(16,042)	-85.66%	224,724
Other income	-	-	873	0.00%		-	-	873	0.00%	-
Total Revenue	786,482	714,238	72,244	10.11%		786,482	714,238	72,244	10.11%	8,570,852
Housing Assistance Payments	758,646	668,135	90,511	13.55%		758,646	668,135	90,511	13.55%	8,017,615
Tenant Utility Reimbursement	28,469	26,601	1,868	7.02%	4	28,469	26,601	1,868	7.02%	319,216
Port Out HAP Payments	16,905	15,211	1,694	11.14%	5	16,905	15,211	1,694	11.14%	182,528
FSS Escrow Payments	2,356	2,943	(587)	-19.95%	2	2,356	2,943	(587)	-19.95%	35,316
Operating Expenses Before Depreciation	806,376	712,890	93,486	13.11%		806,376	712,890	93,486	13.11%	8,554,674
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expense	806,376	712,890	93,486	13.11%		806,376	712,890	93,486	13.11%	8,554,674
Net Operating Income (Loss)	(19,894)	1,348	(21,242)	-1575.62%		(19,894)	1,348	(21,242)	-1575.62%	16,178

Comments

- 1 Variance reflects fraud recovery.
- 2 Variance reflects expenses less than the budget.
- 3 Variance is due to LHA absorbing clients from other housing agencies.
- 4 Additional costs are a result of HUD increasing the utility allowances for Polk County.
- 5 The increase in costs is due to clients porting their vouchers to other housing agencies.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of January 25, 2018

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	79,831.19	A/P Vendors and Contractors	-12,361.25
Cash-Payroll	4,106.59	Accrued Audit Fees	17,237.47
Cash Operating 2B	<u>86,352.95</u>	Due to Federal Master	180,561.29
Total Unrestricted Cash	170,290.73	Due to Section 8	-19,842.25
Restricted Cash		Tenant Prepaid Rents	23,965.73
Cash Restricted - FSS Escrow	<u>58,842.80</u>	State of FL Unclaimed Funds	33,224.76
Total Restricted Cash	58,842.80	Accrued Compensated Absences-Current	<u>6,802.17</u>
Clearing	<u>2,777.03</u>	TOTAL CURRENT LIABILITIES	229,587.92
TOTAL CASH	231,910.56		
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants/Vendors	239,620.22	Accrued Compensated Absences-LT	12,632.59
Allowance for Doubtful Accounts-Tenants/Vendors	-182,273.86	FSS Due to Tenant Long Term	58,824.80
AR-TPA/Fraud Recovery	33,823.98		
A/R WF Dec ACH	3,400.10		
Allowance for Doubtful Accounts-Aff. Hsg. Subsidies	-25,537.78		
Due from Section 8 Mainstream	<u>-19,842.25</u>		
TOTAL DUE FROM	-19,842.25		
A/R-Other Government	<u>2,825.02</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	52,015.43	TOTAL NONCURRENT LIABILITIES	71,457.39
OTHER CURRENT ASSETS			
Prepaid Insurance	<u>1,434.58</u>		
TOTAL OTHER CURRENT ASSETS	1,434.58		
TOTAL CURRENT ASSETS	285,360.57	TOTAL LIABILITIES	301,045.31
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Furniture & Fixtures	26,461.08	Retained Earnings-Unrestricted Net Assets	<u>-15,546.28</u>
Accum Depreciation- Misc FF&E	-28,728.62	TOTAL RETAINED EARNINGS:	-15,546.28
Intangible Assets			
TOTAL FIXED ASSETS (NET)	-2,267.54		
Non-Dwelling Equipment	<u>2,406.00</u>		
TOTAL NONCURRENT ASSETS	138.46	TOTAL EQUITY	-15,546.28
TOTAL ASSETS	285,499.03	TOTAL LIABILITIES AND EQUITY	285,499.03

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

For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	21,082.93	79,831.19	58,748.26
Cash-Payroll	4,286.59	4,106.59	-180.00
Cash Operating 2B	90,787.26	86,352.95	-4,434.31
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
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	56,483.04	58,842.80	2,359.76
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	172,639.82	229,133.53	56,493.71

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	21,082.93	79,831.19	58,748.26
Cash-Payroll	4,286.59	4,106.59	-180.00
Cash Operating 2B	90,787.26	86,352.95	-4,434.31
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
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	56,483.04	58,842.80	2,359.76
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	172,639.82	229,133.53	56,493.71

Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	25,435	26,848	(1,413)	-5.26%	1	25,435	26,848	(1,413)	-5.26%	322,178
Other Tenant Income	2,568	1,260	1,308	103.82%	2	2,568	1,260	1,308	103.82%	15,118
Government Subsidy Income	126,460	65,789	60,671	92.22%	3	126,460	65,789	60,671	92.22%	789,468
Interest Income Restricted	9,138	9,298	(160)	-1.72%		9,138	9,130	9	0.09%	109,557
Other Income	-	32	(32)	-100.00%		-	32	(32)	-100.00%	384
Total Revenue	163,601	103,227	60,373	58.49%		163,601	103,059	60,542	58.75%	1,236,704
Administrative Expenses	33,301	48,220	(14,920)	-30.94%	4	33,301	48,220	(14,920)	-30.94%	578,646
Tenant Services Expenses	87	869	(782)	-89.97%	4	87	869	(782)	-89.97%	10,425
Utility Expense	7,416	9,918	(2,502)	-25.23%	4	7,416	9,918	(2,502)	-25.23%	119,011
Maintenance and Development Expense	20,215	28,160	(7,945)	-28.21%	4	20,215	28,160	(7,945)	-28.21%	337,926
General Expenses	(9,401)	6,859	(16,261)	-237.06%	4	(9,401)	6,859	(16,261)	-237.06%	82,314
Housing Assistance Payments	3,109	2,813	296	10.51%	5	3,109	2,813	296	10.51%	33,759
Transfer Out	-	-	-			-	-	-		-
Operating expense before Depreciation	54,727	96,840	(42,113)	-43.49%		54,727	96,840	(42,113)	-43.49%	1,162,080
Net Operating Income (Loss)	108,874	6,387	102,486	1604.54%		108,874	6,219	102,655	1650.75%	74,624
Depreciation	33,938	13,310	20,629	154.99%		33,938	13,310	20,629	154.99%	159,716
Capital Replacement Items	5,024	-	5,024			5,024	-	5,024		-
Total Expenses	93,689	110,150	(16,460)	-14.94%		93,689	110,150	(16,460)	-14.94%	1,321,796
Net Income (Loss)	69,911	(6,922)	76,834	-1109.93%		69,911	(7,091)	77,002	-1085.92%	(85,092)

Comments

- 1** Property consists of 177 public housing units (WestLake, John Wright, and Cecil Gober Villas). Rental income slightly lower than the budget.
- 2** Variance reflects collection of late fees.
- 3** Variance is due to timing of receipt of subsidy from HUD. Subsidy for two months (January and February 2018) was received during the same month.
- 4** Variance is due to expenses being less than the budget.
- 5** Variance is a result of FSS escrow payments.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
January 25, 2018

ASSETS		LIABILITIES & EQUITY	
CASH		LIABILITIES	
		CURRENT LIABILITIES	
Cash Operating 1	1,919,699.18	A/P Vendors and Contractors	17,834.30
Cash-Payroll	-6,944.90	Tenant Security Deposits	51,113.00
Petty Cash	500.00	Security Deposit-Pet	1,500.00
Petty Cash Public Housing	<u>300.00</u>	Accrued PILOT	29,443.18
Total Unrestricted Cash	1,913,554.28	Accrued Audit Fees	41,717.79
Restricted Cash		Due to Federal Master	-475,081.19
Cash Restricted-Security Deposits	51,913.00	Due to YB-2014	76,756.98
Cash Restricted - FSS Escrow	<u>36,729.40</u>	HOPE VI Funds on Hand	249,952.85
Total Restricted Cash	<u>88,642.40</u>	Due to Magnolia Pointe	155,869.65
		Resident Participation Funds - LHA	-514.01
		Tenant Prepaid Rents	6,504.03
		Accrued Compensated Absences-Current	<u>4,506.33</u>
TOTAL CASH	<u>2,002,196.68</u>	TOTAL CURRENT LIABILITIES	159,602.91
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants/Vendors	11,710.02		
Allowance for Doubtful Accounts-Tenants/Vendors	118.88		
AR-TPA/Fraud Recovery	25,607.23		
Due from Commercial Lot	11,320.77		
Due from West Lake	-112,207.27		
Due from West Lake Addition	-159,356.73		
Due from John Wright Homes	-34,301.27		
Due from Cecil Gober	-182,477.66		
Due from Paul Colton	243.75		
Due from Arbor Manor	1,697.24		
A/R - ROSS/HUD	17,353.04		
Due from Hampton Hills	2,899.25		
Due from Renaissance FAM Non ACC	349.72		
Due from Polk County Housing	61.25		
Due from Arbor Manor LTD	376.98		
Due from West Lake Management, LLC	124,711.11		
A/R - Youthbuild DOL	9,576.21		
A/R - Capital Fund Grants/HUD	-86,733.13		
Due from Replacement Housing Factor	466,506.77		
Due from Development-General	448,653.03		
Due from Development-Williamstown	1,483.34		
Due from Development-10th Street	-1,320,637.50		
Due From Public Housing Reserve	-7,408.00		
Due From FSS	36,582.79		
Due from Section 8 HCV	181,005.46		
Due from Central Office Cost Center	<u>2,760,077.61</u>		
TOTAL DUE FROM	2,159,776.76		
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	<u>385,581.49</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,346,516.38		
		NONCURRENT LIABILITIES	
OTHER CURRENT ASSETS		Accrued Compensated Absences-LT	8,368.90
Eviction Deposit Acct.	1,000.00	FSS Due to Tenant Long Term	36,729.40
Prepaid Insurance	58,976.67	Notes Payable-LT	<u>303,000.00</u>
Prepaid Software Licenses	17,485.40	TOTAL NONCURRENT LIABILITIES	348,098.30
Insurance Deposit	37,400.00		
Utility Deposit - Electric	<u>2,600.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>117,462.07</u>		
TOTAL CURRENT ASSETS	6,466,175.13	TOTAL LIABILITIES	507,701.21
NONCURRENT ASSETS			
FIXED ASSETS			
Land	1,466,869.23		
Buildings	388,223.77		
Machinery & Equipment	6,687.73		
Automobiles	200,268.20		
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings	-9,791,562.90		
Accum Depreciation- Misc FF&E	-457,899.09		
Accum Depreciation-Infrastructure	-582,079.00		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>-8,187,413.06</u>		
Fees & Costs - Architect & Engineering	72,255.82		
Site Improvement	3,945,759.65		
Dwelling Structures	5,154,722.42		
Dwelling Equipment	26,717.87		
Non-Dwelling Structures	679,307.53		
Non-Dwelling Equipment	<u>737,435.65</u>		
TOTAL NONCURRENT ASSETS	2,428,785.88		
TOTAL ASSETS	<u>8,894,961.01</u>		
		EQUITY	
		RETAINED EARNINGS	
		Invested in Capital Assets-Net of Debt	5,668,053.00
		Retained Earnings-Unrestricted Net Assets	<u>2,719,206.80</u>
		TOTAL RETAINED EARNINGS:	8,387,259.80
		TOTAL EQUITY	8,387,259.80
		TOTAL LIABILITIES AND EQUITY	8,894,961.01

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

For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,254,285.90	1,919,699.18	-334,586.72
Cash-Payroll	-8,669.21	-6,944.90	1,724.31
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,313.00	51,913.00	-400.00
Cash Restricted - FSS Escrow	35,052.40	36,729.40	1,677.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	2,332,982.09	2,001,396.68	-331,585.41

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	2,254,285.90	1,919,699.18	-334,586.72
Cash-Payroll	-8,669.21	-6,944.90	1,724.31
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,313.00	51,913.00	-400.00
Cash Restricted - FSS Escrow	35,052.40	36,729.40	1,677.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	2,332,982.09	2,001,396.68	-331,585.41

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,061	11,084	(23)	-0.20%	1	11,061	11,084	(23)	-0.20%	133,004
Other Tenant Income	304	775	(471)	-60.76%	2	304	775	(471)	-60.76%	9,300
Government Subsidy	13,897	7,236	6,661	92.05%	3	13,897	7,236	6,661	92.05%	86,831
Other Income	-	20	(20)	-100.00%	4	-	20	(20)	-100.00%	239
Total Revenue	25,262	19,114	6,147	32.16%		25,262	19,114	6,147	32.16%	229,373
Administrative Expenses	4,820	5,430	(610)	-11.23%	5	4,820	5,430	(610)	-11.23%	65,160
Tenant Services Expense	-	42	(42)	-100.00%	5	-	42	(42)	-100.00%	500
Utility Expense	464	1,740	(1,277)	-73.36%	5	464	1,740	(1,277)	-73.36%	20,883
Maintenance Expense	1,342	3,079	(1,738)	-56.43%	5	1,342	3,079	(1,738)	-56.43%	36,949
General Expenses	2,548	2,631	(83)	-3.14%		2,548	2,631	(83)	-3.14%	31,567
Housing Assistance Payments	528	582	(54)	-9.28%		528	582	(54)	-9.28%	6,984
Financing Expenses	3,905	5,589	(1,684)	-30.12%		3,905	5,589	(1,684)	-30.12%	67,068
Operating Expenses before Depreciation	13,607	19,093	(5,486)	-28.73%		13,607	19,093	(5,486)	-28.73%	229,111
Net Operating Income (Loss)	11,655	22	11,633	53319.23%		11,655	22	11,633	53319.23%	262
Depreciation & Amortization	2,341	3,239	(898)	-27.72%		2,341	3,239	(898)	-27.72%	38,865
Capital Replacement Items	-	522	(522)	-100.00%		-	522	(522)	-100.00%	6,258
Reimburse Replacement Reserves	-	(522)	522	-100.00%		-	(522)	522	-100.00%	(6,258)
Total Expense	15,948	22,331	(6,383)	-28.59%		15,948	22,331	(6,383)	-28.59%	267,976
Net Income (Loss)	9,314	(3,217)	12,531	-389.52%		9,314	(3,217)	12,531	-389.52%	(38,603)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income is consistent with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance is due to timing of receipt of subsidy from HUD. Subsidy for two months (January and February 2018) was received during the same month.
- 4 Variance is due to it being the beginning of the year and no fees have yet to be earned for processing of third party evictions.
- 5 Variance reflects expenses that are less than the budget.

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of January 25, 2018

ASSETS

Unrestricted Cash	
Cash Operating 1	29,293.53
Cash-Payroll	-1,318.84
Total Unrestricted Cash	<u>27,974.69</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,987.00
Cash Restricted - FSS Escrow	1,091.00
Cash Restricted-Reserve for Replacement	26,016.22
Total Restricted Cash	<u>38,094.22</u>
 TOTAL CASH	 <u>66,068.91</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	8,430.11
Allowance for Doubtful Accounts-Tenants/Vendors	-6,073.99
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,356.12</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	425.36
Prepaid Insurance	17,791.97
Prepaid Software Licenses	875.00
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>26,652.33</u>
 TOTAL CURRENT ASSETS	 <u>95,077.36</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Building Improvements	5,600.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-135,925.46
Accum Depreciation- Misc FF&E	-1,650.15
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,640.00
AA Monitoring Fees	-32,238.83
AA Loan Costs	-16,086.08
TOTAL FIXED ASSETS (NET)	<u>823,799.38</u>
TOTAL NONCURRENT ASSETS	<u>823,799.38</u>
 TOTAL ASSETS	 <u>918,876.74</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	1,836.32
Tenant Security Deposits	11,002.00
Accrued Property Taxes	2,778.63
Accrued Interest - HOPE VI	560,019.33
Accrued - Developer Fee	149,859.50
Accrued Audit Fees	20,562.50
Due to (15) Renaissance Senior Public Housing	7,961.49
Due to (17) Renaissance Family Non-ACC	36,226.34
Tenant Prepaid Rents	84.79
Accrued Compensated Absences-Current	676.08
TOTAL CURRENT LIABILITIES	<u>81,128.15</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	1,255.57
FSS Due to Tenant Long Term	1,091.00
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	334,946.07
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,988,096.11</u>
 TOTAL LIABILITIES	 <u>2,069,224.26</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
TOTAL CONTRIBUTED CAPITAL	<u>-978,613.87</u>
 RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-171,733.65
TOTAL RETAINED EARNINGS:	<u>-171,733.65</u>
 TOTAL EQUITY	 <u>-1,150,347.52</u>
 TOTAL LIABILITIES AND EQUITY	 <u>918,876.74</u>

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and One Month Ended January 25, 2018**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,890.80	29,293.53	16,402.73
Cash-Payroll	-1,669.62	-1,318.84	350.78
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,002.00	10,987.00	-15.00
Cash Restricted - FSS Escrow	1,091.00	1,091.00	0.00
Cash Restricted-Reserve for Replacement	25,349.55	26,016.22	666.67
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	48,663.73	66,068.91	17,405.18

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	12,890.80	29,293.53	16,402.73
Cash-Payroll	-1,669.62	-1,318.84	350.78
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,002.00	10,987.00	-15.00
Cash Restricted - FSS Escrow	1,091.00	1,091.00	0.00
Cash Restricted-Reserve for Replacement	25,349.55	26,016.22	666.67
Cash Restricted - Escrow	0.00	0.00	0.00
Restricted Cash - Partnership Devmt	0.00	0.00	0.00
Dakota Working Cap Resv	0.00	0.00	0.00
Total Cash	48,663.73	66,068.91	17,405.18

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	58,925	60,444	(1,519)	-2.51%	1	58,925	60,444	(1,519)	-2.51%	725,327
Other Tenant Income	1,433	1,722	(288)	-16.74%	2	1,433	1,722	(288)	-16.74%	20,660
Government Subsidy	65,763	32,033	33,730	105.30%	3	65,763	32,033	33,730	105.30%	384,396
Other Income	669	849	(180)	0.00%		669	849	(180)	0.00%	10,192
Total Revenue	126,790	95,048	31,742	33.40%		126,790	95,048	31,742	33.40%	1,140,576
Administrative Expenses	22,679	32,963	(10,284)	-31.20%	4	22,679	32,963	(10,284)	-31.20%	395,555
Tenant Services	-	490	(490)	-100.00%	4	-	490	(490)	-100.00%	5,884
Utility Expense	2,458	7,359	(4,900)	-66.59%	4	2,458	7,359	(4,900)	-66.59%	88,302
Maintenance Expense	25,034	27,320	(2,286)	-8.37%	4	25,034	27,320	(2,286)	-8.37%	327,835
General Expenses	6,646	6,845	(198)	-2.90%		6,646	6,845	(198)	-2.90%	82,138
Housing Assistance Payments	1,818	1,754	64	3.65%		1,818	1,754	64	3.65%	21,048
Financing Expenses	11,209	12,934	(1,725)	-13.34%		11,209	12,934	(1,725)	-13.34%	155,211
Operating Expense before Depreciation	69,844	89,664	(19,820)	-22.11%		69,844	89,664	(19,820)	-22.11%	1,075,973
Net Operating Income (Loss)	56,946	5,384	51,563	957.78%		56,946	5,384	51,563	957.78%	64,603
Depreciation & Amortization	56,896	64,059	(7,163)	-11.18%		56,896	64,059	(7,163)	-11.18%	768,702
Capital Replacement Items	1,135	6,854	(5,718)	-83.43%		1,135	6,854	(5,718)	-83.43%	82,244
Reimburse Replacement Reserves	-	(6,854)	6,854	-100.00%		-	(6,854)	6,854	-100.00%	(82,244)
Total Expense	127,875	153,723	(25,848)	-16.81%		127,875	153,723	(25,848)	-16.81%	1,844,675
Net Income (Loss)	(1,085)	(58,675)	57,590	-98.15%		(1,085)	(58,675)	57,590	-98.15%	(704,099)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income is consistent with the budget.
- 2 Variance is a result of less damages to the units.
- 3 Variance is due to timing of receipt of subsidy from HUD. Subsidy for two months (January and February 2018) was received during the same month.
- 4 Variance reflects expenses that are less than the budget.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

January 25, 2018

ASSETS

Unrestricted Cash	
Cash Operating 1	379,966.51
Cash-Payroll	4,302.35
Petty Cash	300.00
Total Unrestricted Cash	<u>384,568.86</u>
Restricted Cash	
Cash Restricted-Security Deposits	52,813.39
Cash Restricted - FSS Escrow	7,723.00
Cash Restricted-Reserve for Replacement	186,994.34
Restricted Cash - Partnership Devmt	1,179.16
Restricted Cash - OA Reserve	76,215.57
Restricted Cash - AA Reserve	46,966.45
Investment 1	259,041.67
Investment 2	258,372.00
Total Restricted Cash	<u>889,305.58</u>
TOTAL CASH	<u>1,273,874.44</u>

ACCOUNTS AND NOTES RECEIVABLE

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	8,655.88
Allowance for Doubtful Accounts-Tenants/Vendors	-3,883.98
Due from Dakota Park PH	7,961.49
Due from Dakota Park Non-ACC	36,226.34
Due from Central Office Cost Center	65,458.31
TOTAL DUE FROM	<u>109,646.14</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>114,418.04</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Insurance	71,085.56
Prepaid Software Licenses	5,716.72
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>98,302.28</u>
TOTAL CURRENT ASSETS	<u>1,486,594.76</u>

NONCURRENT ASSETS

FIXED ASSETS

Buildings	21,088,272.28
Building Improvements	161,625.66
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-7,290,735.59
Accum Depreciation- Misc FF&E	-739,344.09
Accum Depreciation-Infrastructure	-1,706,807.24
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-53.64
AA Monitoring Fees	-129,632.52
AA Loan Costs	-131,850.02
TOTAL FIXED ASSETS (NET)	<u>14,649,397.17</u>
TOTAL NONCURRENT ASSETS	<u>14,649,397.17</u>

TOTAL ASSETS

16,135,991.93

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	17,837.66
Tenant Security Deposits	47,928.39
Security Deposit-Pet	4,000.00
Accrued Interest - HOPE VI	705,236.20
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	24,419.50
Due to Federal Master	349.72
Tenant Prepaid Rents	320.04
Accrued Compensated Absences-Current	3,570.15

TOTAL CURRENT LIABILITIES

98,425.46

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	6,630.29
FSS Due to Tenant Long Term	7,723.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	570,188.35
TOTAL NONCURRENT LIABILITIES	<u>5,179,431.16</u>

TOTAL LIABILITIES

5,277,856.62

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,937,937.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,061,201.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-3,203,066.10
TOTAL RETAINED EARNINGS:	<u>-3,203,066.10</u>

TOTAL EQUITY

10,858,135.31

TOTAL LIABILITIES AND EQUITY

16,135,991.93

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Changes in Cash
For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	331,060.84	379,966.51	48,905.67
Cash-Payroll	5,742.44	4,302.35	-1,440.09
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,828.39	52,813.39	-15.00
Cash Restricted - FSS Escrow	7,470.00	7,723.00	253.00
Cash Restricted-Reserve for Replacement	183,767.67	186,994.34	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	259,041.67	259,041.67	0.00
Investment 2	258,372.00	258,372.00	0.00
Total Cash	1,222,644.19	1,273,574.44	50,930.25

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	331,060.84	379,966.51	48,905.67
Cash-Payroll	5,742.44	4,302.35	-1,440.09
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,828.39	52,813.39	-15.00
Cash Restricted - FSS Escrow	7,470.00	7,723.00	253.00
Cash Restricted-Reserve for Replacement	183,767.67	186,994.34	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	259,041.67	259,041.67	0.00
Investment 2	258,372.00	258,372.00	0.00
Total Cash	1,222,644.19	1,273,574.44	50,930.25

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,961	44,348	613	1.38%	1	44,961	44,348	613	1.38%	532,175
Other Tenant Income	865	1,074	(209)	-19.46%	2	865	1,074	(209)	-19.46%	12,888
Other Income	109	123	(14)	-11.53%		109	123	(14)	-11.53%	1,475
Total Revenue	45,935	45,545	390	0.86%		45,935	45,545	390	0.86%	546,537
Administrative Expense	9,518	13,845	(4,327)	-31.26%	3	9,518	13,845	(4,327)	-31.26%	166,140
Tenant Services	-	150	(150)	-100.00%	3	-	150	(150)	-100.00%	1,800
Utility Expense	6,354	5,740	613	10.68%	4	6,354	5,740	613	10.68%	68,884
Maintenance Expense	5,725	9,857	(4,132)	-41.92%	3	5,725	9,857	(4,132)	-41.92%	118,287
General Expense	5,973	7,412	(1,439)	-19.41%	3	5,973	7,412	(1,439)	-19.41%	88,949
Financing Expense	3,989	4,157	(168)	-4.03%		3,989	4,157	(168)	-4.03%	49,878
Operating Expense before Depreciation	31,558	41,162	(9,603)	-23.33%		31,558	41,162	(9,603)	-23.33%	493,938
Net Operating Income (Loss)	14,376	4,383	9,993	227.98%		14,376	4,383	9,993	227.98%	52,599
Depreciation & Amortization Expense	39,095	39,013	82	0.21%		39,095	39,013	82	0.21%	468,154
Capital Replacement Items	-	1,655	(1,655)	-100.00%		-	1,655	(1,655)	-100.00%	19,855
Reimburse Replacement Reserves	(3,228)	(1,655)	(1,573)	95.10%		(3,228)	(1,654.58)	(1,573)	95.10%	(19,855)
Total Expense	67,425	80,174	(12,749)	-15.90%		67,425	80,174	(12,749)	-15.90%	962,092
Net Operating Income (Loss)	(21,491)	(34,630)	13,139	-37.94%		(21,491)	(34,630)	13,139	-37.94%	(415,555)

Comments

- 1** Consists of 72 Tax Credit apartment units. Rent collections are consistent with the budget.
- 2** Variance reflects less damage to units.
- 3** Variance reflects expenses that are less than the budget.
- 4** Variance is due to costs associated with water service being higher than budgeted.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

January 25, 2018

ASSETS

CASH

Unrestricted Cash	
Cash Operating 1	76,809.48
Cash-Payroll	1,374.61
Petty Cash	225.00
Total Unrestricted Cash	<u>78,409.09</u>
Restricted Cash	
Cash Restricted-Security Deposits	26,575.00
Cash Restricted-Operating Reserve	441,181.45
Cash Restricted-Reserve for Replacement	124,534.60
Cash-Tax & Insurance Escrow	54,357.68
Total Restricted Cash	<u>646,648.73</u>

TOTAL CASH	<u>725,057.82</u>
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	15,329.04
Allowance for Doubtful Accounts-Tenants/Vendors	-7,575.17
Due from Colton Meadow GP, Inc.	101,151.61
TOTAL DUE FROM	<u>101,151.61</u>

TOTAL ACCOUNTS AND NOTES RECEIVABLE	108,905.48
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OTHER CURRENT ASSETS

Eviction Deposit Acct.	1,000.00
Prepaid Expenses and Other Assets	4,021.42
Prepaid Insurance	3,917.43
Prepaid Software Licenses	1,458.35
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>15,397.20</u>

TOTAL CURRENT ASSETS	849,360.50
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NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,815,518.85
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-3,216,439.05
Intangible Assets	
Amortization Tax Credit Fees	97,376.42
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>8,960,052.22</u>

Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>9,064,697.99</u>

TOTAL ASSETS	<u>9,914,058.49</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	6,299.49
Tenant Security Deposits	25,275.00
Security Deposit-Pet	1,300.00
Accrued Property Taxes	7,692.39
Accrued Interest Payable	13,919.59
Accrued Audit Fees	9,208.29
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	183.60
Accrued Compensated Absences-Current	1,869.81
First Mortgage - TCAP	1,231,424.00
Tax Credit Exchange Program (TCEP)	5,714,356.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>7,927,254.75</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,472.51
Developer Fee Payable - PCHD	92,184.00
TOTAL NONCURRENT LIABILITIES	<u>109,576.10</u>

TOTAL LIABILITIES	8,036,830.85
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EQUITY

CONTRIBUTED CAPITAL

Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	671,895.52
TOTAL RETAINED EARNINGS:	<u>671,895.52</u>

TOTAL EQUITY	<u>1,877,227.64</u>
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TOTAL LIABILITIES AND EQUITY	<u>9,914,058.49</u>
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**Lakeland Housing Authority
Colton Meadow, LLLP
Changes in Cash**

For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,072.54	76,809.48	16,736.94
Cash-Payroll	1,653.65	1,374.61	-279.04
Cash Restricted-Security Deposits	26,575.00	26,575.00	0.00
Cash Restricted-Operating Reserve	441,173.47	441,181.45	7.98
Cash Restricted-Reserve for Replacement	122,703.60	124,534.60	1,831.00
Cash-Tax & Insurance Escrow	49,193.08	54,357.68	5,164.60
Total Cash	701,371.34	724,832.82	23,461.48
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	60,072.54	76,809.48	16,736.94
Cash-Payroll	1,653.65	1,374.61	-279.04
Cash Restricted-Security Deposits	26,575.00	26,575.00	0.00
Cash Restricted-Operating Reserve	441,173.47	441,181.45	7.98
Cash Restricted-Reserve for Replacement	122,703.60	124,534.60	1,831.00
Cash-Tax & Insurance Escrow	49,193.08	54,357.68	5,164.60
Total Cash	701,371.34	724,832.82	23,461.48

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	49,342	47,982	1,360	2.83%	1	49,342	47,982	1,360	2.83%	575,787
Other Tenant Income	601	1,207	(606)	-50.21%	2	601	1,207	(606)	-50.21%	14,479
Other Income	12	59	(47)	-80.02%		12	59	(47)	-80.02%	707
Total Revenue	49,955	49,248	707	1.44%		49,955	49,248	707	1.44%	590,974
Administrative Expense	12,266	14,560	(2,295)	-15.76%	3	12,266	14,560	(2,295)	-15.76%	174,721
Tenant Services	35	100	(65)	-64.69%	3	35	100	(65)	-64.69%	1,200
Utility Expense	6,837	5,431	1,406	25.90%	4	6,837	5,431	1,406	25.90%	65,171
Maintenance Expense	8,318	9,693	(1,376)	-14.19%	3	8,318	9,693	(1,376)	-14.19%	116,319
General Expense	6,946	8,692	(1,746)	-20.08%	3	6,946	8,692	(1,746)	-20.08%	104,301
Financing Expense	9,658	10,304	(646)	-6.27%	3	9,658	10,304	(646)	-6.27%	123,651
Operating Expense before Depreciation	44,060	48,780	(4,720)	-9.68%		44,060	48,780	(4,720)	-9.68%	585,364
Net Operating Income (Loss)	5,895	467	5,427	1160.96%		5,895	467	5,427	1160.96%	5,610
Depreciation & Amortization Expense	40,004	40,004	-	0.00%		40,004	40,004	-	0.00%	480,052
	-	-	-			-	-	-		-
Capital Replacement Items	3,206	2,634	572.23	21.73%		3,206	2,634	572.23	21.73%	31,605
Reimburse Replacement Reserve	-	(2,634)	2,633.72	-100.00%		-	(2,634)	2,633.72	-100.00%	(31,605)
Total Expense	87,271	88,785	(1,514)	-1.71%		87,271	88,785	(1,514)	-1.71%	1,065,417
Net Income (Loss)	(37,316)	(39,537)	2,221	-5.62%		(37,316)	(39,537)	2,221	-5.62%	(474,443)

Comments

1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rental income is consistent with the budget.

2 Variance is due to residents timely payment of rents as well as causing less damage to the units.

3 Variance reflects expenses being less than the budget.

4 Utility expenses are over budget due to costs associated with electricity.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
January 25, 2018

ASSETS

Unrestricted Cash	
Cash Operating 1	103,907.27
Cash-Payroll	905.92
Petty Cash	300.00
Total Unrestricted Cash	<u>105,113.19</u>
Restricted Cash	
Cash Restricted-Security Deposits	28,425.00
Cash Restricted-Operating Reserve	460,563.22
Cash Restricted-Reserve for Replacement	126,686.19
Cash-Tax & Insurance Escrow	63,912.20
Total Restricted Cash	<u>679,586.61</u>
TOTAL CASH	<u>784,699.80</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	12,487.51
Allowance for Doubtful Accounts-Tenants/Vendors	-7,103.46
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>5,384.05</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	1,961.68
Prepaid Insurance	5,831.69
Prepaid Software Licenses	1,458.35
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>14,751.72</u>
TOTAL CURRENT ASSETS	<u>804,835.57</u>

NONCURRENT ASSETS

FIXED ASSETS

Land	300,000.00
Buildings	11,447,110.83
Automobiles	24,477.33
Furniture & Fixtures	423,152.78
Site Improvement-Infrastructure	679,255.00
Accum Depreciation-Buildings	-2,948,490.23
Accum Depreciation- Misc FF&E	-447,630.44
Accum Depreciation-Infrastructure	-320,773.32
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	14,689.54
Compliance Fees	246,589.00
Amortization Tax Credit Fees	116,447.26
TOTAL FIXED ASSETS (NET)	<u>9,313,973.15</u>
TOTAL NONCURRENT ASSETS	<u>9,313,973.15</u>

TOTAL ASSETS

10,118,808.72

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	482.49
Tenant Security Deposits	27,025.00
Security Deposit-Pet	1,400.00
Accrued Property Taxes	10,093.65
Accrued Interest Payable	42,029.95
Accrued Interest - 2nd Mortgage	385,581.49
Accrued Audit Fees	9,208.29
Tenant Prepaid Rents	896.42
Accrued Compensated Absences-Current	2,187.49
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,397,034.83</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	4,062.48
TOTAL NONCURRENT LIABILITIES	<u>46,092.43</u>
TOTAL LIABILITIES	<u>5,443,127.26</u>

EQUITY

CONTRIBUTED CAPITAL

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

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-2,034,676.28
TOTAL RETAINED EARNINGS:	<u>-2,034,676.28</u>

TOTAL EQUITY

4,675,681.46

TOTAL LIABILITIES AND EQUITY

10,118,808.72

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and One Month Ended January 25, 2018**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	85,363.49	103,907.27	18,543.78
Cash-Payroll	2,074.33	905.92	-1,168.41
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,875.00	28,425.00	550.00
Cash Restricted-Operating Reserve	460,554.89	460,563.22	8.33
Cash Restricted-Reserve for Replacement	130,357.96	126,686.19	-3,671.77
Cash-Tax & Insurance Escrow	58,987.53	63,912.20	4,924.67
Total Cash	765,213.20	784,399.80	19,186.60

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	85,363.49	103,907.27	18,543.78
Cash-Payroll	2,074.33	905.92	-1,168.41
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	27,875.00	28,425.00	550.00
Cash Restricted-Operating Reserve	460,554.89	460,563.22	8.33
Cash Restricted-Reserve for Replacement	130,357.96	126,686.19	-3,671.77
Cash-Tax & Insurance Escrow	58,987.53	63,912.20	4,924.67
Total Cash	765,213.20	784,399.80	19,186.60

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	73,308	71,511.59	1,796	2.51%	1	73,308	71,511.59	1,796	2.51%	858,139
Other Tenant Income	(685)	(402.62)	(282)	70.13%	2	(685)	(402.62)	(282)	70.13%	(4,831)
Other Income	32	176.88	(145)	-81.72%		32	176.88	(145)	-81.72%	2,123
Total Revenue	72,655	71,286	1,369	1.92%		72,655	71,286	1,369	1.92%	855,430
Administrative Expenses	14,337	17,175.16	(2,838)	-16.52%	3	14,337	17,175.16	(2,838)	-16.52%	206,102
Tenants Service Expenses	-	169.01	(169)	-100.00%	3	-	169.01	(169)	-100.00%	2,028
Utility Expense	8,664	9,027.55	(363)	-4.02%	3	8,664	9,027.55	(363)	-4.02%	108,331
Maintenance Expense	5,802	10,735.93	(4,934)	-45.95%	3	5,802	10,735.93	(4,934)	-45.95%	128,831
General Expenses	4,434	3,854.49	579	15.02%	4	4,434	3,854.49	579	15.02%	46,254
Financing Expenses	22,343	25,317.18	(2,974)	-11.75%	3	22,343	25,317.18	(2,974)	-11.75%	303,806
Operating expense before depreciation	55,581	66,279	(10,699)	-16.14%		55,581	66,279	(10,699)	-16.14%	795,352
Net Operating Income (Loss)	17,075	5,007	12,068	241.05%		17,075	5,007	12,068	241.05%	60,078
Depreciation & Amortization	42,139	42,139	0	0.00%		42,139	42,139	0	0.00%	505,666
Capital Replacement Items	845	2,102	(1,258)	-59.83%		845	2,102	(1,258)	-59.83%	25,228
Reimburse Replacement Reserve	-	(2,102)	2,102	-100.00%		-	(2,102)	2,102	-100.00%	(25,228)
Transfer In	-	-	-			-	-	-		-
Total Expense	98,564	42,139	845	2.00%		98,564	108,418	(9,854)	-9.09%	1,301,018
Net Operating Income (Loss)	(25,909)	29,147	525	1.80%		(25,909)	(37,132)	11,223	-30.23%	(445,588)

Comments

- 1 Consists of 100 Tax Credit and Project-Based Section 8 Voucher units. Tenant rents are consistent with the budget.
- 2 Variance is due to section 8 processing fees.
- 3 Variance reflects expenses that are lower than the budget.
- 4 General expenses were over budget due to costs associated with general liability and auto insurance.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
January 25, 2018

ASSETS

Unrestricted Cash	
Cash Operating 1	69,302.11
Cash-Payroll	-2,572.37
Petty Cash	300.00
Total Unrestricted Cash	<u>67,029.74</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,350.00
Cash Restricted-Operating Reserve	25,119.58
Cash Restricted-Reserve for Replacement	233,728.31
Cash-Tax & Insurance Escrow	46,227.52
Investment 1	230,618.53
Total Restricted Cash	<u>546,043.94</u>
 TOTAL CASH	 <u>613,073.68</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants/Vendors	3,343.20
Allowance for Doubtful Accounts-Tenants/Vendors	-2,366.43
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>976.77</u>
 OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	860.00
Prepaid Insurance	11,134.35
Prepaid Software Licenses	1,750.00
TOTAL OTHER CURRENT ASSETS	<u>14,244.35</u>
TOTAL CURRENT ASSETS	<u>628,294.80</u>
 NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	35,770.50
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-2,749,748.28
Accum Depreciation- Misc FF&E	-991,628.27
Accum Depreciation-Infrastructure	-305,393.87
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	159,787.37
Compliance Fees	200,558.00
Amortization Tax Credit Fees	114,756.73
TOTAL FIXED ASSETS (NET)	<u>10,637,570.04</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>11,349,167.04</u>
TOTAL ASSETS	<u>11,977,461.84</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	30,527.40
Tenant Security Deposits	9,400.00
Security Deposit-Pet	950.00
Accrued Property Taxes	1,072.27
Accrued Interest NLP Loan	4,651.52
Accrued Audit Fees	9,208.29
Tenant Prepaid Rents	1,023.48
Accrued Compensated Absences-Current	249.59
Mortgage Note Payable	3,029,283.10
Second Mortgage Payable	850,000.00
Third Mortgage Payable	348,866.40
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,366,634.36
TOTAL CURRENT LIABILITIES	<u>6,616,487.41</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	463.51
Due to Affiliates	5,000.00
TOTAL NONCURRENT LIABILITIES	<u>5,463.51</u>
TOTAL LIABILITIES	<u>6,621,950.92</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,985,758.71
GP Equity	-13.00
Special LP Equity	111,288.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>7,067,033.71</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-1,711,522.79
TOTAL RETAINED EARNINGS:	<u>-1,711,522.79</u>
TOTAL EQUITY	<u>5,355,510.92</u>
TOTAL LIABILITIES AND EQUITY	<u>11,977,461.84</u>

**Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Changes in Cash
For the Current and One Month Ended January 25, 2018**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,629.27	69,302.11	15,672.84
Cash-Payroll	-1,124.09	-2,572.37	-1,448.28
Cash Restricted-Security Deposits	10,253.00	10,350.00	97.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	231,200.97	233,728.31	2,527.34
Cash-Tax & Insurance Escrow	41,667.52	46,227.52	4,560.00
Investment 1	230,618.53	230,618.53	0.00
Total Cash	591,364.78	612,773.68	21,408.90

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,629.27	69,302.11	15,672.84
Cash-Payroll	-1,124.09	-2,572.37	-1,448.28
Cash Restricted-Security Deposits	10,253.00	10,350.00	97.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	231,200.97	233,728.31	2,527.34
Cash-Tax & Insurance Escrow	41,667.52	46,227.52	4,560.00
Investment 1	230,618.53	230,618.53	0.00
Total Cash	591,364.78	612,773.68	21,408.90

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	4,225	1,987	2,238	112.63%	1	4,225	1,987	2,238	112.63%	23,844
Other Tenant Income	100	22	78	361.54%	2	100	22	78	361.54%	260
Grant Income	1,117	1,597	(480)	-30.07%	3	1,117	1,597	(480)	-30.07%	19,158
Other Income	(52,542)	8,333	(60,875)			(52,542)	8,333	(60,875)		100,000
Total Revenue	(47,100)	11,939	(59,039)	-494.52%		(47,100)	11,939	(59,039)	-494.52%	143,262
Administrative Expenses	2,737	5,103	(2,366)	-46.37%	4	2,737	5,103	(2,366)	-46.37%	61,241
Tenant Services Expenses	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance and Development Expense	1,116	2,464	(1,348)	-54.71%	4	1,116	2,464	(1,348)	-54.71%	29,571
General Expenses	(2,631)	274	(2,905)	-1059.27%	4	(2,631)	274	(2,905)	-1059.27%	3,291
Housing Assistance Payments	276	63	213	338.10%	5	276	63	213	338.10%	756
Transfer In	-	-	-			-	-	-		-
Operating expense before Depreciation	1,498	7,905	(6,407)	-81.05%		1,498	7,905	(6,407)	-81.05%	94,859
Net Operating Income (Loss)	(48,598)	4,034	(52,632)			(48,598)	4,034	(52,632)		48,403
Depreciation	27	27	(0)			27	27	(0)		324
Total Expenses	1,525	7,932	(6,407)	-80.78%		1,525	7,932	(6,407)	-80.78%	95,183
Net Income (Loss)	(48,625)	4,007	(52,631)			(48,625)	4,007	(52,631)		48,079

Comments

- 1 Property is comprised of 7, Section 32 Public Housing units. Rental income is higher than budgeted for the period due to evictions of homebuyers that were paying very little to no rent.
- 2 Variance is due to LHA enforcing the lease to purchase agreement. Management is also enforcing the requirement that homebuyers pay for damages caused to their homes prior to moving out.
- 3 Variance is due to a reduction in subsidy from HUD.
- 4 Variance reflects expenses that were less than the budget.
- 5 Variance is due to FSS Escrow payments.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

January 25, 2018

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	1,135.00
Cash Operating 1	39,260.81	Tenant Security Deposits	2,700.00
Cash-Payroll	-567.67	Lease Purchase Escrow	1,000.00
Cash Operating 3	233,192.90	Due to Federal Master	2,899.25
Total Unrestricted Cash	<u>271,886.04</u>	Due to Central Office Cost Center	172.59
Restricted Cash		Tenant Prepaid Rents	4.68
Cash Restricted-Security Deposits	2,700.00	Accrued Compensated Absences-Current	32.31
Cash Restricted - FSS Escrow	3,208.00	TOTAL CURRENT LIABILITIES	<u>7,943.83</u>
Total Restricted Cash	<u>5,908.00</u>		
TOTAL CASH	<u>277,794.04</u>	NONCURRENT LIABILITIES	
ACCOUNTS AND NOTES RECEIVABLE		Accrued Compensated Absences-LT	60.00
A/R-Tenants/Vendors	1,314.34	FSS Due to Tenant Long Term	2,208.00
AR-TPA/Fraud Recovery	2,848.08	TOTAL NONCURRENT LIABILITIES	<u>2,268.00</u>
Lakeridge Homes 2nd Mortgage	290,900.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>295,062.42</u>	TOTAL LIABILITIES	<u>10,211.83</u>
OTHER CURRENT ASSETS			
Eviction Deposit Acct.	500.00		
Prepaid Insurance	4,602.85		
Prepaid Software Licenses	1,732.50		
TOTAL OTHER CURRENT ASSETS	<u>6,835.35</u>		
TOTAL CURRENT ASSETS	<u>579,691.81</u>		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	748,993.00	Retained Earnings-Unrestricted Net Assets	1,319,086.58
Furniture & Fixtures	2,248.94	TOTAL RETAINED EARNINGS:	<u>1,319,086.58</u>
Accum Depreciation- Misc FF&E	-1,635.34		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>749,606.60</u>	TOTAL EQUITY	<u>1,319,086.58</u>
TOTAL NONCURRENT ASSETS	<u>749,606.60</u>		
TOTAL ASSETS	<u>1,329,298.41</u>	TOTAL LIABILITIES AND EQUITY	<u>1,329,298.41</u>

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

For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	39,336.12	39,260.81	-75.31
Cash-Payroll	-797.26	-567.67	229.59
Cash Operating 3	185,892.33	233,192.90	47,300.57
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,700.00	2,700.00	0.00
Cash Restricted - FSS Escrow	1,932.00	3,208.00	1,276.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,063.19	277,794.04	48,730.85

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	39,336.12	39,260.81	-75.31
Cash-Payroll	-797.26	-567.67	229.59
Cash Operating 3	185,892.33	233,192.90	47,300.57
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,700.00	2,700.00	0.00
Cash Restricted - FSS Escrow	1,932.00	3,208.00	1,276.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,063.19	277,794.04	48,730.85

Lakeland Housing Authority

YouthBuild-DOL 2016 (49)

Statement of Operations

For the Current and One Month Ended January 25, 2018

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	-	36,045	(36,045)	-100.00%	1	-	36,045	(36,045)	-100.00%	432,537
Other Income	-	-	-			-	-	-		-
Total Revenue	-	36,045	(36,045)	-100.00%		-	36,045	(36,045)	-100.00%	432,537
Administrative Expenses	20,122	25,439	(5,318)	-20.90%	2	20,122	25,439	(5,318)	-20.90%	305,273
Tenant Services Expenses	4,872	10,126	(5,255)	-51.89%	2	4,872	10,126	(5,255)	-51.89%	121,514
Utility Expense	-	-	-			-	-	-		-
Maintenance and Development Expense	480	88	392	443.40%	3	480	88	392	443.40%	1,060
General Expenses	293	391	(98)	-25.14%	2	293	391	(98)	-25.14%	4,690
Operating expense before Depreciation	25,766	36,045	(10,279)	-28.52%		25,766	36,045	(10,279)	-28.52%	432,537
Net Operating Income (Loss)	(25,766)	-	(25,766)			(25,766)	-	(25,766)		-
Depreciation	-	-	-			-	-	-		-
Total Expenses	25,766	36,045	(10,279)	-28.52%		25,766	36,045	(10,279)	-28.52%	432,537
Net Income (Loss)	(25,766)	-	(25,766)			(25,766)	-	(25,766)		-

Comments

- 1 Variance is due to timing of receipt of subsidy from DOL.
- 2 Variance is due to expenses being less than budgeted.
- 3 Variance is due to costs associated with third party financial advisor reconciling the inter-fund with COCC.

Lakeland Housing Authority

YouthBuild-DOL 2016 (49)

Balance Sheet

January 25, 2018

ASSETS

CASH

Cash Operating 1	2,520.00
Cash-Payroll	-19,430.77
Petty Cash	1,000.00
Cash in PH Master Account	76,756.98
Total Unrestricted Cash	<u>60,846.21</u>
TOTAL CASH	60,846.21

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants/Vendors	0.00
TOTAL DUE FROM	<u>0.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	0.00

OTHER CURRENT ASSETS

Prepaid Insurance	438.91
TOTAL OTHER CURRENT ASSETS	<u>438.91</u>
TOTAL CURRENT ASSETS	61,285.12

NONCURRENT ASSETS

FIXED ASSETS

Automobiles	21,299.00
Accum Depreciation- Misc FF&E	-21,299.00

TOTAL FIXED ASSETS (NET)	<u>0.00</u>
TOTAL NONCURRENT ASSETS	0.00

TOTAL ASSETS	61,285.12
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	2,519.94
Due to Federal Master	9,576.21
Due to Central Office Cost Center	71,194.16
Accrued Compensated Absences-Current	<u>3,094.24</u>
TOTAL CURRENT LIABILITIES	86,384.55

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,746.44
TOTAL NONCURRENT LIABILITIES	<u>5,746.44</u>

TOTAL LIABILITIES	92,130.99
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-44,117.87
Retained Earnings - Restricted Net Assets	<u>13,272.00</u>
TOTAL RETAINED EARNINGS:	-30,845.87

TOTAL EQUITY	-30,845.87
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TOTAL LIABILITIES AND EQUITY	61,285.12
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**Lakeland Housing Authority
YouthBuild-DOL 2016 (49)
Changes in Cash**

For the Current and One Month Ended January 25, 2018

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,678.07	2,520.00	-8,158.07
Cash-Payroll	-14,315.35	-19,430.77	-5,115.42
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-3,637.28	-16,910.77	-13,273.49

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,678.07	2,520.00	-8,158.07
Cash-Payroll	-14,315.35	-19,430.77	-5,115.42
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	-3,637.28	-16,910.77	-13,273.49

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of February 21, 2018

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	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	313,186.94	293,069.67	52,505.33
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	144,692.57	120,366.36	238,026.64
				CFP Subtotal:	2,186,904.00	1,968,213.60	1,940,815.51	1,896,372.03	290,531.97
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	278,687.02	162,697.98
RHF - 2011		08-03-11	10-29-16	10-29-18	380,321.00	342,288.90	380,321.00	0.00	380,321.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-18	70,661.00	63,594.90	70,661.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	10-29-18	04-12-19	208,904.00	188,013.60	208,904.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	10-29-16	10-29-18	62,529.00	56,276.10	62,529.00	0.00	62,529.00
RHF - 2014		05-13-14	10-29-18	04-12-19	185,710.00	167,139.00	185,710.00	0.00	185,710.00
RHF - 2015		04-13-15	10-29-18	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
RHF - 2016		04-13-16	10-29-18	04-12-20	193,574.00	174,216.60	193,574.00	0.00	193,574.00
				RHF Subtotal:	2,162,608.00	1,946,347.20	2,162,608.00	710,599.02	1,452,008.98
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 Subtotal:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2016		07-08-16	12-31-17		105,738.00	95,164.20	53,533.65	53,533.65	52,204.35
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	105,738.00	105,738.00	0.00
ROSS - Service Coordinator 2016		02-01-17	01-31-20		219,185.00	197,266.50	20,201.24	20,201.24	198,983.76
				ROSS Subtotal:	430,661.00	387,594.90	179,472.89	179,472.89	# 251,188.11
YouthBuild 2016 Grant (new)	(DOL)	10-17-16	02-16-20		990,024.00	891,021.60	363,474.49	363,474.49	626,549.51
				YouthBuild Subtotal:	990,024.00	891,021.60	363,474.49	363,474.49	626,549.51
YouthBuild 2014 Grant	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	974,124.00	974,124.00	0.00
				YouthBuild Subtotal:	974,124.00	876,711.60	974,124.00	974,124.00	0.00
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2018)

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

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and January 31, 2018.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2018)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
32	Annettie Machuca & Associates	\$246,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
33	West Lake Management	\$135,150.00	No	N/A	0	No	0	No	0
34	West Lake Management	\$10,000.00	No	N/A	0	No	0	No	0
35	We Care Services	\$135,000.00	Yes	African American and Woman-owned	1	Yes	1	No	0
36	BDO USA dba BDO PHA Finance	\$95,000.00	No	N/A	0	No	0	No	0
37	Emphasys Computer Solutions	\$206,250.00	No	N/A	0	No	0	No	0
38	Waller Construction	\$11,197.66	No	N/A	0	No	0	No	0
39	Bonnet Shores, LLLP.	\$97,450.00	No	N/A	0	No	0	No	0
40	Colton Meadow, LLLP.	\$84,050.00	No	N/A	0	No	0	No	0
41	West Bartow Partnership Ltd, LLLP.	\$89,950.00	No	N/A	0	No	0	No	0
42	Solita's House	\$25,375.00	Yes	African-American and Woman-owned	1	No	0	No	0
43	William V. Hunter Educational Foundation	\$0.00	1	African-American	1	No	0	No	0
44	Citrus Air Conditioning	\$18,977.00	No	N/A	0	No	0	No	0
45	R.I.G., Inc. aka Residential Investment Group	\$48,250.00	Yes	Woman-owned	1	No	0	No	0
46	Nan McKay	\$3,975.00	No	N/A	0	No	0	No	0
47	M & M Asphalt Maintenance, Inc	\$8,717.00	No	N/A	0	No	0	No	0
48	M & M Asphalt Maintenance, Inc	\$5,284.00	No	N/A	0	No	0	No	0
49	Leedy Electrical East	\$97,896.00	No	N/A	0	No	0	No	0
50	Evolve Contracting	\$50,658.00	No	N/A	0	No	0	No	0
51	Circuit Electric	\$9,600.00	No	N/A	0	No	0	No	0
52	One Stop Carpet Shop	\$12,490.00	Yes	Woman-Owned	1	No	0	0	0
53	Waller Construction	\$22,177.35	No	N/A	0	No	0	No	0
54	Preferred Compliance Solutions	\$12,500.00	Yes	Hispanic	1	No	0	No	0
55	One Stop Carpet Shop	\$21,774.00	Yes	Woman-Owned	1	No	0	0	0
56	Imperial Cabinets and Millwork	\$24,255.76	Yes	African American	1	No	0	No	0
57	Integrity Pavement Services	\$18,900.00	No	N/A	0	No	0	No	0
58	One Stop Carpet Shop	\$94,300.00	Yes	Woman-Owned	1	No	0	0	0
59	Citrus Air Conditioning	\$7,776.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and January 31, 2018.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2018)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
60	Waller Construction	\$12,789.90	No	N/A	0	No	0	No	0
61	Best Termite & Pest Control	\$35,000.00	No	N/A	0	No	0	No	0
62	AMA Consulting	\$20,000.00	Yes	Hispanic Woman-owned	1	No	0	No	0
63	Lakeland Moving and Storage	\$28,875.00	No	No	0	No	0	No	0
64	Hayes Construction Company	\$106,800.00	No	No	0	No	0	No	0
65	Mid Florida Diesel (Admin Bldg.)	\$1,900.00	No	No	0	No	0	No	0
66	Mid Florida Diesel (Washington Ridge)	\$2,500.00	No	No	0	No	0	No	0
67	Mid Florida Diesel (West Bartow)	\$2,500.00	No	No	0	No	0	No	0
68	Miller Construction Management, Inc.	\$5,301,280.13	No	N/A	2	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
69	GLE Associates	\$27,170.00	No	N/A	0	No	0	No	0
70	Wallis Murphey Boyington	\$271,932.00	No	N/A	0	No	0	No	0
71	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
72	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
73	Valuation Advisors	\$7,700.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
74	DRMP	\$0.00	No	N/A	0	No	0	No	0
75	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0
76	ECON	\$5,020.00	No	N/A	0	No	0	No	0
77	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
78	ACT-American Compliance Technologies	\$24,888.00	No	N/A	0	No	0	No	0
79	GLE Associates	\$16,230.00	No	N/A	0	No	0	No	0
80	Terracon Consultants	\$2,495.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
81	Boggs Engineering (Civil)	\$39,973.00	No	N/A	0	No	0	No	0
82	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
83	EE & G Environmental (Environmental)	\$41,230.00	No	N/A	0	No	0	No	0
84	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and January 31, 2018.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2018)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
85	Biller Reinhart (Structural)	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
86	Baker Tilly	\$6,500.00	No	N/A	0	No	0	No	0
87	Innovative Financial Housing Solutions	\$360,000.00	Yes	Woman-owned	1	No	0	No	0
88	TAG Associates	\$4,303.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
89	Berman Hopkins Wright & LaHam	\$140,000.00	No	N/A	0	No	0	No	0
90	CliftonLarsonAllen	\$102,400.00	No	N/A	0	No	0	No	0
91	RubinBrown, LLP	\$85,000.00	No	N/A	0	No	0	No	0
TOTALS		\$9,433,056.51			27		4		3

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and January 31, 2018.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY
(New Contracts: January 1-31, 2018)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
13									
14									
15									
16									
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
17									
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
18									
19									
20									
21									
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
22									
23									
24									
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
25									
26									
27									
28									
<i>Indefinite Delivery, Indefinite Quantity Legal Services Pool</i>									
29									
30									
31									
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services</i>									
32									
33									
34									
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
35									
36									
37									
TOTALS		\$0.00			0		0		0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendor January 1-31, 2018.

February 2018 Board Report



Program Manager's Report

- Attended YouthBuild Americorp Conference held in Austin, Texas on January 8th – 10th
- Attended Round Table Discussion, held at Polk State Advanced Technology Center in Bartow on January 18, 2018
- Attended Career Source Polk Partners State of Work Summit held at RP Funding Center held on January 25, 2018
- Made weekly visits to Williamstown construction site to observe activities and the interactions of YouthBuild-Participants

Community



Several Cycle 15 participants began Nursing Assistant training with Ms. Nikki Brunson, CEO of Bella Vista Training Center: Brittney Couch, Marie Lefevre, Zontreasure Mike, and D'Andre Morgan began training on January 8th. Also joining this group is Jakara Artis, a graduate of YouthBuild-Lakeland (YBL) Cycle 13. A long-time partner of the Lakeland Housing Authority and YouthBuild-Lakeland, Brunson welcomes the opportunity to sow seeds of knowledge into the minds of YBL participants preparing them to successfully pass the State of Florida exam and receive their certification. The participants will also receive Home Health Aide training.

Academics

The academic progress of the members of Cycle 15 continues to move ahead. Three more students have achieved their High School Equivalency, and others continue to work toward their goal. In the upcoming months, students will be working on financial literacy and workplace literacy.

Recruiting

Recruiting for Cycle 16 continues. Applications have been coming in from the on-line portal and through walk-in candidates. The staff continues to distribute program advertisement flyers throughout the community and keep the community informed of the upcoming Open Houses.

Career Development and Placement

YouthBuild-Lakeland kicked off the New Year with OPERATION EMPOWERMENT: Transform Your Thinking to Transform Your Life. On Friday, January 12, 2018, the City of Lakeland Human Resource staff were the first to facilitate a 3-hour workshop. The agenda was as follows:

- Transform Your Thinking to Transform Your Life – Mark Farrington, Human Resource Director
- Career Planning – Cindy McCalla, Employment Services Human Resource Manager
- City of Lakeland Job Opportunities – Tranice Carmichael, Human Resource Specialist

Farrington, McCalla, and Carmichael shared a wealth of valuable information with Cycle 15 participants that included personal testimony, life experiences, what it takes to become gainfully employed and retain employment with the City of Lakeland in numerous job positions, and much more. On January 18th, Taher H. Hamid, Tobacco Policy Coordinator with the Florida Department of Health-Polk rendered an in-depth presentation to educate participants about the E-cigarette. The participants learned about how to establish and keep good credit on January 26th, as Lisa Cathey, Financial Educator with GTE Financial shared valuable information in a workshop entitled Building Your Credit. The knowledge gained during the month of January will empower YBL participants as they began preparing for college entry and/or the world of full-time employment. Invitations to OPERATION EMPOWERMENT workshops were extended to YBL Cycles 13 and 14 graduates.

During the month of January, by way of mock interviews, the participants of Cycle 15 learned how to have a successful employment interview. The Career Development Specialist continued to assist graduates of YBL Cycles 13 and 14 as needed. Austin Redilla completed the WIOA process at Careersource-Polk. He is now ready to begin post-secondary training at Elite Healthcare Institute on February 12th. His course of study will be Phlebotomy. Peggy White, a Cycle 14 YBL graduate, began the WIOA process. She is excited and has decided to pursue the Phlebotomy training. in to move through the eligibility process for WIOA funding through Careersource-Polk.

Construction

During the month of January, the YouthBuild-Lakeland (YBL) participants have been continuing to help with progress of the Williamstown construction project. To date, the project is approximately 75% complete and is beginning to look more like a 'finished community'. The YBL participants were afforded the opportunity to learn new skills that included, but were not limited to: tile laying, siding, and demolition. The Construction Training Supervisor continues to attend the LHA Williamstown construction meetings.

Earl W. Haynes
Program Director

Richard Mooneyham
Program Manager/Academic Instructor

Cynthia E. Zorn-Shaw
Career Development Specialist

Terry Love
Construction Training Supervisor

Aimee Pickup
Administrative Assistant

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 # 18-1452

The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to execute and submit the 2017 Section 8 Management Assessment Program report to the U.S. Department of Housing and Urban Development.

2. Who is making request:

A. Entity: The Housing Authority of the City of Lakeland

B. Project: Submittal of the 2017 Section 8 Management Assessment Program report

C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The Section 8 Management Assessment Program (also known as SEMAP) was implemented by the U.S. Department of Housing and Urban Development in October 1998 to objectively monitor the performance of Housing Agencies in the administration of the Housing Choice Voucher program. The SEMAP includes (14) fourteen key indicators that measure a Public Housing Agency's management factors in the operation of the Housing Choice Voucher program. The results of this evaluation will indicate if a Housing Agency is rated as a *high, standard, or troubled* performer.

The Code of Federal Regulations, Section 985.101, requires that Public Housing Agency which administers a Section 8 program to annually submit a SEMAP certification to the Department of Housing and Urban Development within 60 calendar days after the end of the Public Housing Agency's fiscal year.

Each of the fourteen SEMAP indicators has an assigned point value. A PHA self-certifies each of the indicators and the Department of Housing and Urban Development verifies the self-certification through annual audits, submission of documents, and through a tenant reporting database system called the *Public and Indian Housing Information Center* (also known as PIC).

The Housing Authority of the City of Lakeland Housing Choice Voucher Program staff have audited the tenant files and conducted quality control inspections to determine the program performance and to prepare the certification form. The overall SEMAP score is based on the cumulative scores of all fourteen indicators.

The following documentation is attached to this narrative:

- Attachment 1 is a matrix of the *Section 8 Management Assessment Program* indicators. This matrix indicates the maximum points available for each indicator as well as the Housing Authority's score based on the self-assessment.
- Attachment 2 is a copy of a letter from an external third-party auditor certifying the self-assessed scores.
- Board Resolution #18-1452 which is a required submittal.
- A completed copy of the HUD Form 52648-*Section 8 Management Assessment Program (SEMAP) Certification*-to be signed by the Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners.

According to the results indicated on Attachment 1 for Fiscal Year 2017, the Housing Authority of the City of Lakeland achieved a total of 140 of 145 maximum possible points. The Housing Authority overall rating is 97%. A housing authority that achieves a score of, at least, 90% is considered to be a *high performer*.

RESOLUTION NO. 18-1452

APPROVING THE SUBMITTAL OF THE 2017 FISCAL YEAR SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

WHEREAS, on October 13, 1998, the U.S. Department of Housing and Urban Development established the *Section 8 Management Assessment Program* to objectively measure a public housing agency's performance in administering a Section 8 Housing Choice Voucher tenant-based program; and

WHEREAS, the U.S. Department of Housing and Urban Development established fourteen performance indicators that address key areas in the management of the Section 8 Housing Choice Voucher program; and

WHEREAS, the U.S. Department of Housing and Urban Development established the *Public and Indian Housing Information Center* as a database system to monitor the housing authorities' compliance with the designated performance indicators; and

WHEREAS, Code of Federal Regulations, Section 985.101 requires each housing authority that administers a Section 8 tenant-based assistance program to annually submit a *Section 8 Management Assessment Program* certification within 60 days after the end of its fiscal year; and

WHEREAS, the *Section 8 Management Assessment Program* certification for the Housing Authority of the City of Lakeland is due to the U.S. Department of Housing and Urban Development by March 1, 2017.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby certifies that:

1. The Executive Director (or his designee) is hereby authorized and directed to prepare a *Section 8 Management Assessment Program* certification attesting that there is no evidence to indicate seriously deficient performance in the operation of the Housing Authority of the City of Lakeland's Section 8 program; and
2. The Executive Director (or his designee) and the Chairman of the Housing Authority of the City of Lakeland Board of Commissioners are hereby authorized to execute said certification on behalf of the Housing Authority of the City of Lakeland and to submit same to the U.S. 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 Resolution No. 18-1452, dated February 26, 2018.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman