



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

REGULAR BOARD MEETING

February 23, 2016

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners Meeting
The Housing Authority of the City of Lakeland, Florida
Tuesday, February 23, 2016 at 6:00 P.M.
LHA Board Room
430 Hartsell Avenue
Lakeland, Florida

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Minutes of the Regular Board Meeting held Tuesday, January 19, 2016**
- 3. Public Forum**
- 4. Old Business**
 - LHA Recovery Plan Update
- 5. New Business**
- 6. Secretary's Report**
 - Operations
 - Administration
 - Resolutions
 - Resolution No. 16-1426 – Approving the submittal of the 2015 Fiscal Year Section 8 Management Assessment Program Report.
- 7. Legal Report**
- 8. Other Business**
- 9. Adjournment**

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
Tuesday, January 19, 2016

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
Rev. Richard Richardson, Vice Chairman
Joseph DiCesare, Commissioner
Eddie Hall, Commissioner
Lorenzo Robinson, Commissioner
Gary Smith, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Rhonda Stringer, Esquire

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

APPROVAL OF THE AGENDA

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

Mr. Stevenson informed the Board of Commissioners that Bryan Finney of Housing Trust Group (HTG), the Developer Partner for the West Lake redevelopment project, would like to be added the agenda so that he can give and update on the project. He asked that HTG be placed on the agenda under "Other Business."

- Motion to approve and accept the agenda.
Motion by Richardson, Second by Hall.

Votes: Commissioners

Michael Pimentel – Aye Eddie Hall – Aye Gary Smith – Aye
Richard Richardson –Aye Joseph DiCesare – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Regular Board Meeting held November 15, 2015.
Motion by DiCesare, Second by Richardson.

Votes: Commissioners

Michael Pimentel – Aye
Richard Richardson –Aye

Eddie Hall – Aye
Joseph DiCesare – Aye

Gary Smith – Aye

OLD BUSINESS

Recovery Plan Review Committee Updates:

The Recovery Plan is continues to make “slow, but sure” progress. There will be a Public Hearing tomorrow at City Hall on the 10th Street project. A couple of LHA commissioners plan to attend the hearing. The Potential Buyer, Circle K and other partners will also be in attendance.

The transition with TD Bank continues to go well. The financial system has been set-up in Yardi and the training is complete. The conversion should be completed sometime next month.

Commissioner Richardson stated for the record that the Recovery Plan Review Committee did not meet during the month of December 2015 due to the holiday schedule.

Mr. Stevenson stated HTG provide an update on the preliminary approval of the SAIL application for the West Lake project. The application still has to go through the appeal process before the funding award is finalized.

For the HOPE VI update, Mr. Stevenson stated the Rental Term Sheet and Development Proposal for the Williamstown project has been submitted to HUD. State will also be submitting the Designated Housing Plan shortly. Staff must wait on HUD’s approval of the documents before starting construction.

NEW BUSINESS

None

PUBLIC FORUM

Delores Canty, a home owner at Lake Ridge Homes spoke regarding concerns about children running through her yard and visitors parking in the alley way. She is also requesting a fence be put up on her property.

Kerry and Sabrina Jones, home owners at Lake Ridge Homes also expressed concerns regarding the resident and neighborhood children running through their yard.

Commissioner Pimentel advised the speakers that Mr. Stevenson would have the staff to follow-up on their concerns and respond in writing.

● SECRETARY’S REPORT

Report submitted as written.

- **Housing/Operations**

Report submitted as written.

- **Administration**

Report submitted as written.

Valerie Brown gave an overview of the December Financial Report. She stated the Annual Financial Report will not be final until the end of February 2016 or the first part of March 2016.

Ms. Brown also advised the Board that a resolution was on the agenda requesting permission to write-off some of the bad debt on the books. She suggested to the Board this debt being on the books does not help the agency's high performance status.

Commissioner Lorenzo Robinson joined the meeting during this segment.

- **Resolutions**

- Resolution # 15-1425**

The Board of Commissioners is requested to approve and authorize the writing-off of debts outlined in the AMP 1 (Public Housing) Budget Report.

- **Motion to approve**

Motion by Hall and second by Richardson.

Votes: Commissioners

Michael Pimentel – Aye
Richard Richardson – Aye

Eddie Hall – Aye
Joseph DiCesare – Aye

Lorenzo Robinson – Aye
Gary Smith - Aye

LEGAL REPORT

None

OTHER BUSINESS

Mr. Finney of HTG introduced Ms. Sandra Sheals and Ms. Catalina Vilma of National Equity Fund (NEF). He also gave updates regarding the West Lake Project. Mr. Finney informed the Board that in order to secure funding for the project, they did something very unusual. HTG applied for a 9% tax credit allocation and when the project did not receive a good lottery number, they immediately applied for a 4% bond allocation under the SAIL program. The second application was approved.

Mr. Finney asked Ms. Sheals to address the Board. She stated NEF are one of the largest equity funding corporations in the country and they look forward to working on the West Lake Project.

Mr. Stevenson stated once the award becomes official, LHA staff will start meeting with the residents of the West Lake community. Staff and HTG will meet on regular basis with the residents in order to keep them updated on construction and relocation.

The meeting adjourned at 6:35 P.M.

Benjamin J. Stevenson, Secretary

OLD BUSINESS



**BOARD OF
COMMISSIONERS**

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
Commissioner

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

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www.LakelandHousing.org

DATE: February 12, 2016
TO: LHA Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Recovery Plan Update

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

1) Purchase Agreement for Sale of LHA Property

Status: LHA received approval in August 2015 for the Request to Amend the Previous Approval for the vacant lot on the corner of 10th Street and N. Florida Avenue at the HOPE VI site. Written approval was provided by the HUD Special Applications Center (SAC). A copy of the approval letter was included in the September 2015 report.

The Potential Buyer remains committed to buy the property. They prepared and submitted a re-zoning application to the City of Lakeland. City staff provided preliminary comments on the application. Most of their comments were standard. The next step is a series of public meetings. The first Public Hearing was held January 20, 2016. The second Public Hearing is scheduled for February 16, 2016. City staff has added some stipulations on their approval. The Potential Buyer and Circle K are negotiating with City staff.

2) Reduce COCC Budget/Overall Agency Debt

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

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

3) Implement Replacement of Yardi System

Status: LHA has terminated its relation with Emphasys Computer Solutions, Inc. Staff started implementation of the TD Bank Banking Services system into Yardi.



4) Developer Partners Update

Status: Housing Trust Group (HTG), the Developer Partner for the West Lake Apartments property, application for low income housing tax credits was not selected for funding. HTG was successful, however, in receiving a preliminary approval of their SAIL application. The application made it through the appeal process. The SAIL award will not provide enough funding to cover the development cost of the first construction phase. HTG continues to pursue other funding opportunities and applications for the West Lake Apartments property.

LHA staff will start meeting with the residents of the West Lake Apartments community next month to discuss relocation. The residents will be given an overview of proposed plans for the property and allowed to ask questions. Residents are being advised to not make any plans for relocation until talking with LHA staff. LHA staff will provide frequent updates, when necessary and appropriate, at future dates and times.

LHA will need to obtain HUD approval for disposition and demolition of the property. LHA will also request relocation vouchers for the residents. The relocation and demolition will be completed in phases over a two-three year period.

5) Use of HOPE VI Funds

Status: LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. Staff has submitted a Rental Term Sheet and Development Proposal to HUD for review and approval, Staff will also be submitting a Designated Housing Plan and Site Neighborhood Review to HUD along with a separate request to designate the development as a near elderly or elderly community.

6) Other Items

Status: Disposition of the Arbor Manor property.

LHA continues to entertain offers for the purchase and/or development of the Arbor Manor property. Staff received written approval from the HUD SAC for the disposition of the Arbor Manor property. A copy of the approval letter was included with the November 2015 Board packet.

BJS

SECRETARY'S REPORT

**Secretary's Report
February 2016**

HOPE VI Funds Expenditure

LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. A copy of the submittal was included with the April 2015 Recovery Plan Update. A copy of the City's approval letter to continue with plans for this new community to serve the near elderly or persons age 55 and older was included with the August 2015 Recovery Plan Update Memo.

Also, a copy of the HUD approval letter for a request to extend the deadline to obligate the RHF funds that are associated with the Williamstown project was included in the November 2015 Board packet. A Rental Term Sheet and Development Proposal have been submitted to HUD for review and approval. Staff has submitted a Designated Housing Plan and Site Neighborhood Review documents to HUD. HUD Field Office has advised that LHA cannot request a Near Elderly Designation at this time. So, LHA will be applying for an Elderly Only Designation and Williamstown will be reserved for persons age 62 and older.

Annual Budget/Agency Update

Previously, a copy of the Corrective Action Plan was submitted to the HUD-Miami office for review and comment on a monthly basis. HUD approved the Corrective Action Plan and recommended acceptance by the LHA Board. The Board provided acceptance at the January 2013 meeting. Periodic updates on the status of items in the Corrective Action Plan were given to the Board on a monthly basis. As of November 2015, all 73 of the 73 items identified by the Forensic Audit and emphasized in the Corrective Action Plan have been completed.

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

Agency Plan

LHA staff was drafted the 2016 Agency Plan. Copies were distributed to the Board at the July 2015 Board meeting. The document was also made available for review and comment by the Resident Advisory Board and general public for 45 days. LHA staff held two meetings with the RAB to discuss their comments regarding the Plan. There was also a separate Public Hearing with the general public during the public comment period. The Board authorized submittal of the Plan at the September 2015 meeting.

Other Activities

Secretary's Report
February 2016

The Recovery Plan and 2015 Budget were approved by the LHA Board of Commissioners at the October 2014 board meeting. The Plan was revised as instructed by the Board and submitted to the HUD-Miami Field Office. Staff is still waiting on comments from HUD.

I attended the second Public Hearing at City Hall on sale of the 10th Street property. The meeting provided an opportunity for the public to discuss potential zoning issues and community concerns. Persons expected to attend include representatives of the Potential Buyer, Circle K, Presidents of the Paul A. Diggs Neighborhood Association and NAACP as well as LHA Commissioners. I will provide an update on the public hearing at the Board meeting

I have been invited to participate in the Achieving Excellence Program at Harvard University's John F. Kennedy School of Government. Achieving Excellence is a performance-driven organization investment program for seasoned nonprofit executive directors/CEOs and is sponsored by Neighborhood Works America, Enterprise Foundation, LISC and the Consortium of Housing and Asset Management. This is the next step in the program after achieving the Certified Housing Asset Manager designation. I will be studying an affordable housing issue that directly affects LHA.

I also met with Willie Horton, Special Assistant to the President, Detroit Tigers, regarding the Arbor Manor property. Ms. Strickland represents a development group that may be interested in developing the property and the surrounding community.

I participated in a conference call with the HUD-Miami and Jacksonville Field Offices to discuss the Williamstown project. Staff provided an update on the status of document submittal to HUD.

Respectfully submitted,

Benjamin Stevenson

Secretary

**HOUSING & OPERATIONS
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

February Meeting 2016

- **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 2016:

House Passes Housing Opportunity Through Modernization Act Feb 3, 2016

On Tuesday, February 2, the House unanimously approved the Housing Opportunity Through Modernization Act (HOTMA, HR 3700). After debating 13 amendments and approving 11, the House approved the bill 427-0. Seven members did not vote. Summaries of the amendments are available below. Previous coverage of H.R. 3700 can be found [here](#).

Amendments to HOTMA

1. Rep. Vern Buchanan (R-Fla.) - Information Available for Income Reviews

This amendment requires the Secretary to develop a mechanism for disclosing information through federal income and employment databases to public housing agencies (PHAs) to verify the employment and income of individuals. It also requires individuals and families assisted under the Section 8 rental assistance and public housing program to authorize PHAs to access any financial record whenever the PHA determines the record is needed to determine eligibility for the program or the amount of benefits the family or individual should receive. If families or individuals receiving or applying for benefits refuse to provide an authorization to the PHA, the PHA may determine that the family or individual is ineligible for benefits.

2. Rep. Maxine Waters (D-Calif.) - Dependent and Childcare Deductions

This amendment retains current law related to the standard \$480 deduction from income for dependents as well as child care costs that public and assisted housing residents may take before their rents are calculated.

3. Rep. Terri Sewell (D-Ala.) - HUD Report on Impacts of Changes to Deductions

This amendment requires a study on elderly and disabled individuals and families assisted under the Section 8 rental assistance and public housing programs to determine the impact of any decreases in the amounts of any deductions from income that result from H.R. 3700.

4. Rep. Ruben Hinojosa (D-Tex.) - Guaranteed Underwriting User Fee

This amendment allows the Secretary of the Department of Agriculture to collect a fee for a lender to access the automated underwriting systems of the Department of Agriculture when that lender is participating in the single family loan program for housing and buildings on adequate farms. The fees will be used to cover the costs of “information technology enhancements, improvements, maintenance, and development for automated underwriting systems” in connection with the program. The collected fees will be credited to the “Rural Development Expense Account.”

5. Rep. Grace Meng (D-N.Y.) - Public Housing Heating Guidelines

This amendment instructs the HUD Secretary to publish model guidelines for minimum heating requirements for public housing dwelling units operated by PHAs.

6. Rep. Peter Welch (D-Vt.) - Use of Vouchers for Manufactured Housing

This amendment allows for Section 8 funds to be used to assist program participants to purchase a manufactured home, pay rent for the underlying property and pay for certain other fees. Voucher funding may be used for the sum of monthly payments used to purchase a manufactured home, including any required insurance and property taxes, the monthly amount allowed for tenant-paid utilities, and the monthly rent charged for the real property on which the manufactured home is located (including the monthly management and maintenance charges). The Secretary of HUD shall issue a notice to implement this amendment.

7. Rep. Scott Peters (D-Calif.) -Coordination to Improve Veterans Housing Services

This amendment inserts a provision requiring HUD’s new Special Assistant for Veterans Affairs to collaborate with the Department of Veterans Affairs (VA) on making joint recommendations to the Congress, HUD, and the VA on how to better coordinate and improve services within each of the department’s respective veterans housing programs, including the VA’s Independent Living Program.

8. Rep. Scott Peters (D-Calif.) - Reopen CoC Program Public Comment Period

This amendment directs HUD to reopen the comment period for the “Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH): Continuum of Care (CoC) Program” so that stakeholders may provide input on how to most equitably utilize HUD resources to address homelessness. The CoC Program interim rule first became effective in 2012, with a public comment period that concluded in the same year. Since then, the re-opening of the CoC interim rule has been long awaited by stakeholders, and Rep. Scott’s amendment would require HUD to reopen a comment period on the CoC Program (for at least 60 days) within 30 days of the enactment of the Act.

9. Rep. Sheila Jackson-Lee (D-Tex.) - Strengthen Family Economic Empowerment

This amendment directs the Secretary of HUD to collaborate with the Secretary of Labor to produce an interagency annual report on strategies to strengthen family economic empowerment. The annual report would focus on bridging housing services with other essential supportive services, such as employment counseling/training, training, financial growth, childcare, transportation, meals, and youth recreational activities. This amendment was also modified on the House floor so that in the territory of Guam, U.S. citizens and nationals are prioritized over certain migrants when receiving federal housing assistance.

10. Rep. David Price (D-N.C.) - Update and Modernize HOPWA Formula

This amendment would update the Housing Opportunities for Persons with AIDS (HOPWA) program funding formula so that funds are distributed to jurisdictions based on living cases of HIV/AIDS. The current statutory formula is based on a jurisdiction’s cumulative AIDS cases, which include individuals deceased from AIDS. Many HIV/AIDS advocates, as well as the current Administration, agree that a restructured HOPWA formula would better target resources to communities with high existing concentrations of this epidemic. Rep. Price’s amendment would also permit HUD to promulgate regulations to include both poverty factor and a housing cost factor into the formula. The formula update would be phased in over a five-year period, and no jurisdiction would lose more than 5 percent in funds or gain more than 10 percent during the five-year period.

11. Rep. Steve Palazzo (R-Miss.) - Makes Resident Board Member Exemption Permanent

This amendment makes permanent the exemption for housing authorities in Mississippi, Iowa, Alaska, and the Housing Authority of the County of Los Angeles from being required to have a resident on their boards of commissioners. This exemption had previously been included in prior appropriation bills.

HUD CONSIDERS NEW RULE ON "OVER INCOME" PUBLIC HOUSING RESIDENTS

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) today (02/02/2016) announced the agency is considering a new rule to ensure that individuals and families residing in public housing actually need housing assistance should their incomes grow well beyond the levels required for their initial admission. HUD is seeking public comment on methods to address ‘over-income’ public housing residents who continue to reside in public housing as other families wait for vacant units to become available.

About 1.1 million families currently reside in public housing across the U.S. To qualify for public housing, local Public Housing Authorities (PHAs) certify applicants’ incomes are sufficiently low for admission. In addition, HUD requires PHAs to conduct annual reviews of their residents’ incomes for purposes of calculating the proper level of subsidy for each household.

However, current law and regulation do not require eviction or termination of residency in circumstances when a household’s income increases significantly and consistently over time, even if that family pays full market rent and receives no subsidy at all. Given the urgent need for affordable rental housing in many communities, HUD is considering ways to possibly limit public housing residency to those households that actually require housing assistance.

HUD’s vision for 2016 is to improve lives and strengthen communities to deliver on America’s dreams. Therefore, we the Lakeland Housing Authority joins HUD in the following pledge:

- **For our Residents: We will improve lives by creating affordable homes in safe, healthy communities of opportunity, and by protecting the rights and affirming the values of a diverse society.**
- **For our Partners: We will be a flexible, reliable problem solver and source of innovation.**
- **For our Employees: We will be a great place to work, where employees are valued, mission driven, results oriented, innovative, and collaborative.**
- **For the Public: We will be a good neighbor, building inclusive and sustainable communities that create value and investing public money responsibly to deliver results that matter.**

Lead the Way | PHA Governance and Financial Management

HUD’s Office of Public and Indian Housing is providing a free, online training to help Public Housing Agency (PHA) boards and staff fulfill their responsibilities in providing effective governance and oversight. See video at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/leadtheway

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
01/01/2016	96%	02/09/2016

Housing Choice Voucher Program Report

- Tenant-Based Waitlist

As of January 31, 2016, the Housing Choice Voucher tenant based waiting list contained seventy nine (79) applicants.

- Project-Based Waitlist – The Manor at West Bartow

As of January 31, 2016, Lakeland Housing Authority project-based waiting list for the Manor at West Bartow contained thirty (30) applicants.

- Project-Based Waitlist – Villas at Lake Bonnet

As of January 31, 2016, Lakeland Housing Authority project-based waiting list for the Villas at Lake Bonnet contained ninety six (96) applicants.

- Port Outs

LHA currently has thirteen (13) port-outs in the month of January. Port outs are clients that use their voucher in another jurisdiction.

- Port Ins

LHA currently has thirty tree (33) port ins for the month of January. 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, 2016, Lakeland Housing Authority issued thirteen (13) vouchers to movers. We received sixteen (16) Requests for Tenancy Approvals during the month of January. We processed five (5) unit transfers, one (1) initial move-in, six (6) port-in.

- Active Clients

As of January 31, 2016, LHA is servicing 1,290 families on the Housing Choice Voucher program. These families include 1,126 regular Housing Choice Voucher holders, 41 Mainstream Disabled Housing Vouchers, 62 VASH, 109 Project-Based Vouchers, and 61 Tenant Protection Program (TenPro).

- EOP – End of Participation

LHA processed seven (7) EOP's with a date effective the month of January 2015. Below are the reasons for leaving the program:

Reason	Number
Termination – Criminal	0
Termination – Unreported income and/or family composition	0
Left w/out notice	0
No longer need S/8 Assistance	2
Deceased	0
Landlord Eviction	1
Lease and/or Program Violations non-curable	5
Voucher Expired	0

- General information and activities for the month of January 2015
- The Housing Choice Voucher Department processed one hundred (100) annual certifications and fifty six (56) interim certifications.

RECEPTION MONTHLY REPORT 2016			
VISITOR'S COUNT RFTA INTERIM CHANGE			
January	760	12	24

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

Family Self-Sufficiency Program and Resident Activities
January 2015 Board Report

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Friday from 10:00am – 1:00pm.

- **We Care Services**

January 20th started their 1st quarter Computer Training. They are offering basic computer skills, Microsoft Word, Excel & Power Point.

- **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

- **Brains & Basket Ball**

This is a positive tool to find constructive activity for the youth in our community.

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

- **Kids Club/Victory Church**

Kids Club is back in action every Tuesday @ 4:30pm

- **Renaissance at Washington Ridge**

Our seniors are getting a huge dose of fitness!! We are going strong with our Tia Chi classes and we are also hosting chair exercise classes during the week in our fellowship dining hall.

Our Movie of the Month was WAR ROOM! All I can say is if you have not seen it yet, it's a MUST SEE, we gave it a thumbs up.

- **Cecil Gober Villas**

We have been blessed again by the Dream Center. One of their partners has agreed to come out and bless our seniors at this community every 3rd Tuesday of the month from 5pm-6pm. Sherry, her husband and daughter opens up with prayer and thanksgiving, then they introduce the craft for the evening, our staff serves refreshments to the seniors while they are making new creations. Once the craft is completed there is a mini devotional and the evening is closed out with a prayer.



- **Colton Meadow Apartments**

Our after school program KIRM (Keeping It Real Ministries) participated in the Martin Luther King Parade. Coach Axxon and the children from our community felt proud to participate.



- **All Community Event**

LHA partnered with The Willie Horton & 360 Foundation, to provide a trip to The Orlando Magic Basketball game for 30 of our residents. The seniors came out in full force, they really enjoyed the game. We all had a phenomenal time the game went into overtime, final score 120-116 Charlotte Hornets won the game.



Upcoming Events

Small Business Workshop

1st Time Homebuyers Training

Health & Nutrition Workshop

Respectfully,

Carlos R. Pizarro In

Carlos R. Pizarro, Vice-President of Affordable Housing

ADMINISTRATION REPORT

ADMINISTRATION REPORT

◀ **Finance**

◀ **Contracting**

◀ **Development**

◀ **YouthBuild**



TO: Lakeland Housing Authority Board of Commissioners

FROM: Valerie Brown, VP of Administration

DATE: February 14, 2016

RE: January 2016 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending January 25, 2016 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and One month (Year to Date) ended January 25, 2016

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$16,800.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of \$7,466.
 - B. Port In HAP reimbursements continue to be less than budgeted due to LHA absorbing clients from other housing agencies.
3. Public Housing (AMP 1: West Lake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI for AMP 1 is \$11,124.
 - B. Tenant utility payments were higher than anticipated.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place has a NOI of \$4,762.
 - B. They property continues to receive less subsidy from HUD.
 - C. Salaries are lower than anticipated because payroll for January 24-31, 2016 must be posted. Note that this will be a regular occurrence for the current period as the cutoff for month end changed from the end of the month to the 25th day of the month.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$39,215 before depreciation.
 - B. Variance in administrative costs is due to the change in month end. See justification for Dakota Park Limited Partnership, LLLP under Item 4C above.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$6,830 before depreciation.
 - B. Utility costs were higher than anticipated due to timing of an invoice from Lakeland Electric.
 - C. Variance in administrative costs is due to the change in month end. See justification for Dakota Park Limited Partnership, LLLP under Item 4C above.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet NOI is \$15,066 before depreciation.
 - B. Variance in administrative costs is due to the change in month end. See justification for Dakota Park Limited Partnership, LLLP under Item 4C above.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$22,361 before depreciation.
 - B. Variance in administrative costs is due to the change in month end. See justification for Dakota Park Limited Partnership, LLLP under Item 4C above.





9. Hampton Hills
 - A. This property has a positive NOI for year-to-date of \$2,529.
 - B. Hampton Hills is not receiving subsidy from HUD at this time due to overpayment of subsidy during calendar year 2015.
 - C. Variance in administrative costs is due to the change in month end. See justification for Dakota Park Limited Partnership, LLLP under Item 4C.

Conclusion: The overall financial health of the authority continues to be good. Additionally, the various properties and programs have positive NOI.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and One Month Ended January 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Public Housing & Sec 8 Management Income	44,359	49,019	(4,660)	-9.51%		44,359	49,019	(4,660)	-9.51%	588,229
Other Income	3,150	-	3,150	#DIV/0!		3,150	-	3,150	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%		1,000	1,000	-	0.00%	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%		5,000	5,000	-	0.00%	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%		3,000	3,000	-	0.00%	36,000
Total Revenue	56,509	58,019	(1,510)	-2.60%		56,509	58,019	(1,510)	-2.60%	696,229
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	39,112	54,844	(15,732)	-28.68%	1	39,112	54,844	(15,732)	-28.68%	658,127
Utility Expense	-	521	(521)	-100.00%	2	-	521	(521)	-100.00%	6,246
Maintenance Expense	73	1,221	(1,148)	-94.00%	2	73	1,221	(1,148)	-94.00%	14,658
General Expenses	-	1,148	(1,148)	-100.00%	2	-	1,148	(1,148)	-100.00%	13,781
Total Expense before depreciation	39,186	57,734	(18,549)	-32.13%		39,186	57,734	(18,549)	-32.13%	692,812
Operating Income (Loss) before Depreciation	17,323	285	17,038	5983.61%		17,323	285	17,038	5983.61%	3,417
Depreciation	523	523	-	0.00%		523	523	-	0.00%	6,276
Total Expense	39,709	58,257	(18,549)	-31.84%		39,709	58,257	(18,549)	-31.84%	- 699,088
Net Operating Income (Loss)	16,800	(238)	17,038	-7151.54%		16,800	(238)	17,038	-7151.54%	- (2,859)

Comments

- 1 Variance is due to expenses being lower than budgeted.
- 2 Variance is due to salaries. Payroll for January 24-31, 2016 needs to be posted.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
January 25, 2016**

ASSETS

Unrestricted Cash	
Cash Operating 1	39,995.76
Negative Cash LHA Master	-31.34
Total Unrestricted Cash	<u>39,964.42</u>
Clearing	4,358.09
TOTAL CASH	<u>44,322.51</u>
ACCOUNTS AND NOTES RECEIVABLE	
Due from Public Housing General	-6,484.71
A/R - ROSS/HUD	54,840.65
Due from Hampton Hills	3,165.80
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-52,378.21
A/R - 21st Century/DOE	182.15
Due from Youthbuild-DOL2011	17,208.05
A/R - Youthbuild DOL 2014	75,207.93
A/R - Capital Fund Grants/HUD	104,000.00
Due from Villas at Lake Bonnet	405.03
A/R - Twin Lakes LLLP	139.00
Due from Development-General	18,103.67
Due from Section 8 HCV	55,151.77
Due from Section 8 HCV	-57,153.55
TOTAL DUE FROM	<u>213,931.05</u>
A/R-Dakota Park	-180.00
A/R-Youthbuild Non-Grant	<u>13,000.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	226,751.05
OTHER CURRENT ASSETS	
Prepaid Software Licenses	<u>26,999.92</u>
TOTAL OTHER CURRENT ASSETS	<u>26,999.92</u>
TOTAL CURRENT ASSETS	298,073.48
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,858.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-19,086.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>15,355.44</u>
TOTAL NONCURRENT ASSETS	<u>15,355.44</u>
TOTAL ASSETS	<u>313,428.92</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	24,216.35
State Unemployment Tax	1,156.10
Workers Compensation	34,593.88
401 Plan Payable	56,716.66
457 Plan Payable	4,168.97
Aflac Payable	8,738.65
Health Insurance Payable	11,758.79
Accrued Audit Fees	15,000.00
Due to Federal Master	2,831,247.32
Due to (17) Renaissance Family Non-ACC	30,400.00
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	<u>7,164.78</u>
TOTAL CURRENT LIABILITIES	<u>3,278,961.50</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>13,306.01</u>
TOTAL NONCURRENT LIABILITIES	<u>13,306.01</u>
TOTAL LIABILITIES	<u>3,292,267.51</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-2,978,838.59</u>
TOTAL RETAINED EARNINGS:	<u>-2,978,838.59</u>
TOTAL EQUITY	<u>-2,978,838.59</u>
TOTAL LIABILITIES AND EQUITY	<u>313,428.92</u>

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

For the Current Month and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,523.82	39,995.76	12,471.94
Negative Cash LHA Master	-31.34	-31.34	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	27,492.48	39,964.42	12,471.94

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,523.82	39,995.76	12,471.94
Negative Cash LHA Master	-31.34	-31.34	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	27,492.48	39,964.42	12,471.94

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and One Month Ended January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	60,931	73,774	(12,844)	-17.41%	1	60,931	73,774	(12,844)	-17.41%	885,293
Other Income	0	-	0	#DIV/0!		0	-	0	#DIV/0!	-
Total Revenue	60,931	73,774	(12,843)	-17.41%		60,931	73,774	(12,843)	-17.41%	885,293
Administrative Expenses	52,061	71,327	(19,265)	-27.01%	2	52,061	71,327	(19,265)	-27.01%	855,922
Utility Expense	-	493	(493)	-100.00%	3	-	493	(493)	-100.00%	5,915
Maintenance Expense	1,060	1,404	(344)	-24.51%	3	1,060	1,404	(344)	-24.51%	16,850
General Expenses (Insurance, etc.)	-	130	(130)	-100.00%	3	-	130	(130)	-100.00%	1,564
Total Expense before Depreciation	53,121	73,354	(20,233)	-27.58%		53,121	73,354	(20,233)	-27.58%	880,251
Operating Income (Loss) before Depreciation	7,810	420	7,390	1758.66%		7,810	420	7,390	1758.66%	5,042
Depreciation	344	344	(0)			344	344	(0)		4,124
Total Expense	53,465	73,698	(20,233)	-27.45%		53,465	73,698	(20,233)	-27.45%	884,375
Net Operating Income (Loss)	7,466	77	7,390	9656.33%		7,466	77	7,390	9656.33%	918

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, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	726,163	725,885	277	0.04%		726,163	725,885	277	0.04%	8,710,623
Port In HAP Reimbursements Received	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Other income	-	513	(512)	0.00%		-	513	(513)	0.00%	6,153
Total Revenue	726,163	726,398	(235)	-0.03%		726,163	726,398	(235)	-0.03%	8,716,776
Housing Assistance Payments	720,955	689,082	31,873	4.63%		720,955	689,082	31,873	4.63%	8,268,984
Tenant Utility Reimbursement	20,850	23,673	(2,823)	-11.92%	3	20,850	23,673	(2,823)	-11.92%	284,073
Port Out HAP Payments	6,830	6,402	428	6.69%		6,830	6,402	428	6.69%	76,824
FSS Escrow Payments	5,432	5,883	(451)	-7.67%		5,432	5,883	(451)	-7.67%	70,598
Total Expense	754,067	725,040	29,027	4.00%		754,067	725,040	29,027	4.00%	8,700,479
Net Operating Income (Loss)	(27,905)	1,358	(29,263)	0.00%		(27,905)	1,358	(29,263)	0.00%	16,297

Comments

- 1 Variance is due to LHA absorbing clients from other housing agencies.
- 2 Variance is due to salaries. Payroll for January 24-31, 2016 has not been posted.
- 3 Variance is due to expenses being less than budgeted.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of January 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash			
Cash Operating 1	1,242,228.92		
Cash Operating 2B	-34,031.28	A/P Vendors and Contractors	1,116,535.80
Cash Operating 3	73,187.50	Accrued Audit Fees	58,784.85
Negative Cash S8 Voucher	<u>1,320.82</u>	Due to Federal Master	180,561.29
Total Unrestricted Cash	<u>1,282,705.96</u>	Due to Section 8	49,567.05
		Due to West Lake Mgmt.	-7,900.00
Restricted Cash		Due to Central Office Cost Center	-13,595.40
Cash Restricted - FSS Escrow	<u>149,348.36</u>	Tenant Prepaid Rents	9,676.57
Total Restricted Cash	<u>149,348.36</u>	State of FL Unclaimed Funds	33,224.76
		Accrued Compensated Absences-Current	<u>4,448.79</u>
TOTAL CASH	<u>1,432,054.32</u>	TOTAL CURRENT LIABILITIES	<u>1,431,303.71</u>
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	59,621.47		
AR-Tenant Payment Agreement	4,706.04		
Due from Public Housing General	-23,768.54		
Due from Section 8 Mainstream	-35,384.08		
Due from Section 8 VASH	7,119.00		
Due from The Manor at West Bartow	62,055.00		
Due from Section 8 Tenant Protection Vouchers	32,464.00	NONCURRENT LIABILITIES	
Due from PortProp	<u>-17,213.67</u>	Accrued Compensated Absences-LT	8,262.04
TOTAL DUE FROM	25,271.71	FSS Due to Tenant Long Term	<u>190,052.39</u>
A/R-Other Government	<u>2,031.49</u>	TOTAL NONCURRENT LIABILITIES	<u>198,314.43</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>91,630.71</u>		
TOTAL CURRENT ASSETS	<u>1,523,685.03</u>	TOTAL LIABILITIES	<u>1,629,618.14</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08	RETAINED EARNINGS	
Accum Depreciation- Misc FF&E	-20,476.76	Retained Earnings-Unrestricted Net Assets	-97,542.79
Intangible Assets		TOTAL RETAINED EARNINGS:	<u>-97,542.79</u>
TOTAL FIXED ASSETS (NET)	<u>5,984.32</u>		
Non-Dwelling Equipment	<u>2,406.00</u>	TOTAL EQUITY	<u>-97,542.79</u>
TOTAL NONCURRENT ASSETS	<u>8,390.32</u>		
TOTAL ASSETS	<u>1,532,075.35</u>	TOTAL LIABILITIES AND EQUITY	<u>1,532,075.35</u>

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

For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,235,270.34	1,242,228.92	6,958.58
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	15,788.39	-34,031.28	-49,819.67
Cash Operating 3	73,188.21	73,187.50	-0.71
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	1,320.82	1,320.82
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	149,387.42	149,348.36	-39.06
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,473,634.36	1,432,054.32	-41,580.04

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,235,270.34	1,242,228.92	6,958.58
Cash Operating 2	0.00	0.00	0.00
Cash Operating 2B	15,788.39	-34,031.28	-49,819.67
Cash Operating 3	73,188.21	73,187.50	-0.71
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	1,320.82	1,320.82
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	149,387.42	149,348.36	-39.06
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,473,634.36	1,432,054.32	-41,580.04

Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and One Month Ended January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	26,092	24,190	1,902	7.86%	1	26,092	24,190	1,902	7.86%	290,285
Other Tenant Income	50	1,085	(1,035)	-95.39%	2	50	1,085	(1,035)	-95.39%	13,018
Government Subsidy Income	58,785	57,796	989	1.71%		58,785	57,796	989	1.71%	693,557
Interest Income Restricted	2,818	2,820	(2)	-0.08%		2,818	2,820	(2)	-0.08%	33,844
Other Income	-	30	(30)	-100.00%		-	30	(30)	-100.00%	360
Total Revenue	87,745	85,922	1,823	2.12%		87,745	85,922	1,823	2.12%	1,031,064
Administrative Expenses	38,000	41,763	(3,763)	-9.01%		38,000	41,763	(3,763)	-9.01%	501,156
Tenant Services Expenses	318	761	(443)	-58.20%	3	318	761	(443)	-58.20%	9,128
Utility Expense	5,740	7,998	(2,259)	-28.24%	3	5,740	7,998	(2,259)	-28.24%	95,981
Maintenance and Development Expense	26,038	26,432	(394)	-1.49%		26,038	26,432	(394)	-1.49%	317,183
General Expenses	3,182	6,384	(3,202)	-50.15%	3	3,182	6,384	(3,202)	-50.15%	76,608
Housing Assistance Payments	3,344	2,500	844	33.76%	4	3,344	2,500	844	33.76%	30,000
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	76,621	85,838	(9,217)	-10.74%		76,621	85,838	(9,217)	-10.74%	1,030,057
Net Operating Income (Loss)	11,124	84	11,040	13157.08%		11,124	84	11,040	13157.08%	1,007
Depreciation	-	44,611	(44,611)	-100.00%		-	44,611	(44,611)	-100.00%	535,336
Capital Replacement Items	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	76,621	130,449	(53,828)	-41.26%		76,621	130,449	(53,828)	-41.26%	1,565,393
Net Income (Loss)	11,124	(44,527)	55,651	-124.98%		11,124	(44,527)	55,651	-124.98%	(534,329)

Comments

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance reflects less damage to units.
- 3 Variable expenses where actual costs are less than budgeted.
- 4 Variance is due to tenant utility payments being higher than anticipated.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
January 25, 2016

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	1,568,119.02	A/P Vendors and Contractors	25,320.28
Negative Cash LHA Master	-23,263.46	Tenant Security Deposits	49,313.00
Petty Cash	500.00	Security Deposit Clearing Account	-50.00
Petty Cash Public Housing	300.00	Security Deposit-Pet	1,200.00
Total Unrestricted Cash	1,545,655.56	Dakota Subsidy Payable	-4,603.50
Restricted Cash		Accrued PILOT	71,051.14
Cash Restricted-Security Deposits	49,833.00	Accrued Audit Fees	41,240.55
Cash Restricted - FSS Escrow	17,349.40	Due to Federal Master	-113,874.37
Total Restricted Cash	67,182.40	YouthBuild Funds on Hand	312,751.21
Clearing	310.00	HOPE VI Funds on Hand	249,952.85
TOTAL CASH	1,613,147.96	Due to LPHC General	303,000.00
		Due to Section 8	-23,768.54
		Due to Magnolia Pointe	155,869.65
		Due to Central Office Cost Center	-384,819.38
		Dakota Park Subsidy Payable	-2,289.50
		Renaissance Subsidy Payable	-24,511.33
		Hampton Hills Subsidy Payable	-0.34
		Resident Participation Funds - LHA	-514.01
		Tenant Prepaid Rents	7,517.94
		Accrued Compensated Absences-Current	4,998.60
ACCOUNTS AND NOTES RECEIVABLE		TOTAL CURRENT LIABILITIES	667,784.93
A/R-Tenants	10,457.38		
Allowance for Doubtful Accounts-Tenants	-3,153.22	NONCURRENT LIABILITIES	
AR-Tenant Payment Agreement	29,546.77	Accrued Compensated Absences-LT	9,283.12
Due from Commercial Lot	2,979.15	FSS Due to Tenant Long Term	17,659.40
Due from West Lake	-13,027.68	TOTAL NONCURRENT LIABILITIES	26,942.52
Due from West Lake Addition	-33,711.16	TOTAL LIABILITIES	694,727.45
Due from John Wright Homes	-3,529.08		
Due from Cecil Gober	-58,986.21		
A/R - ROSS/HUD	-28,177.80		
Due from Hampton Hills	727.06		
Due from West Lake Management, LLC	124,711.11		
Due from Youthbuild-DOL2011	-93,433.79		
A/R - Capital Fund Grants/HUD	6,107.06		
Due from Development-General	445,998.01		
Due from Development-Williamstown	400.00		
Due from Cecil Gober, LLLP	2,655.02		
Due From Public Housing Reserve	164,463.23		
Due from Section 8 HCV	180,561.29		
Due from Central Office Cost Center	2,909,609.72		
TOTAL DUE FROM	3,607,345.93		
Lakeridge Homes 3rd Mortgage	251,000.00		
Lakeridge Homes 2nd Mortgage	52,000.00		
Colton Meadow Mortgage	450,845.00		
A/R Colton Meadow Mortgage Interest	2,818.00		
Villas at Lake Bonnet Mortgage	1,009,877.00		
A/R Villas at Lake Bonnet Mort. Interest	151,485.00		
A/R FSS Grant	-27,368.54		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,534,853.32		
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	1,000.00		
Prepaid Expenses and Other Assets	675.78		
Prepaid Insurance	1,497.99		
Prepaid Software Licenses	0.02		
Insurance Deposit	37,400.00		
Utility Deposit - Electric	2,600.00		
TOTAL OTHER CURRENT ASSETS	43,173.79		
TOTAL CURRENT ASSETS	7,191,175.07		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Land	1,466,869.23	Invested in Capital Assets-Net of Debt	5,668,053.00
Buildings	387,372.77	Retained Earnings-Unrestricted Net Assets	3,994,477.53
Machinery & Equipment	6,687.73	TOTAL RETAINED EARNINGS:	9,662,530.53
Automobiles	149,853.20		
Furniture & Fixtures	727.50	TOTAL EQUITY	9,662,530.53
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings	-9,075,728.43		
Accum Depreciation- Misc FF&E	-59,973.27		
Accum Depreciation-Infrastructure	-582,079.00		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	-7,124,191.27		
Fees & Costs - Architect & Engineering	72,255.82		
Site Improvement	3,934,551.27		
Dwelling Structures	5,068,651.47		
Dwelling Equipment	26,489.50		
Non-Dwelling Structures	565,396.18		
Non-Dwelling Equipment	622,929.94		
TOTAL NONCURRENT ASSETS	3,166,082.91		
TOTAL ASSETS	10,357,257.98	TOTAL LIABILITIES AND EQUITY	10,357,257.98

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

For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,517,383.17	1,568,119.02	50,735.85
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	-35,093.78	-23,263.46	11,830.32
Cash Restricted-Security Deposits	49,783.00	49,833.00	50.00
Cash Restricted - FSS Escrow	17,349.40	17,349.40	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,549,421.79	1,612,037.96	62,616.17

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,517,383.17	1,568,119.02	50,735.85
Cash Operating 2	0.00	0.00	0.00
Negative Cash LHA Master	-35,093.78	-23,263.46	11,830.32
Cash Restricted-Security Deposits	49,783.00	49,833.00	50.00
Cash Restricted - FSS Escrow	17,349.40	17,349.40	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,549,421.79	1,612,037.96	62,616.17

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, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,436	11,226	210	1.87%	1	11,436	11,226	210	1.87%	134,712
Other Tenant Income	1,002	1,151	(149)	-12.93%	2	1,002	1,151	(149)	-12.93%	13,814
Government Subsidy	4,621	6,449	(1,828)	-28.34%	3	4,621	6,449	(1,828)	-28.34%	77,385
Other Income	1	1	(0)	-12.00%		1	1	(0)	-12.00%	12
Total Revenue	17,060	18,827	(1,766)	-9.38%		17,060	18,827	(1,766)	-9.38%	225,922
Administrative Expenses	3,926	6,010	(2,084)	-34.67%	4	3,926	6,010	(2,084)	-34.67%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	5	-	104	(104)	-100.00%	1,250
Utility Expense	(1,371)	1,698	(3,069)	-180.71%	5	(1,371)	1,698	(3,069)	-180.71%	20,379
Maintenance Expense	303	4,702	(4,399)	-93.57%	5	303	4,702	(4,399)	-93.57%	56,419
General Expenses	896	2,139	(1,243)	-58.11%	5	896	2,139	(1,243)	-58.11%	25,663
Housing Assistance Payments	617	1,324	(707)	-53.40%	5	617	1,324	(707)	-53.40%	15,890
Financing Expenses	5,843	5,437	406	7.47%		5,843	5,437	406	7.47%	65,245
Operating Expenses before Depreciation	10,214	21,414	(11,200)	-52.30%		10,214	21,414	(11,200)	-52.30%	256,970
Net Operating Income (Loss)	6,847	(2,587)	9,434	-364.62%		6,847	(2,587)	9,434	-364.62%	(31,047)
Depreciation & Amortization	2,196	2,199	(2)	-0.11%		2,196	2,199	(2)	-0.11%	26,386
Capital Replacement Items	(112)	942	(1,054)	-111.90%		(112)	942	(1,054)	-111.90%	11,306
Reimburse Replacement Reserves	-	(942)	942	-100.00%		-	(942)	942	-100.00%	(11,306)
Total Expense	12,298	23,613	(11,315)	-47.92%		12,298	23,613	(11,315)	-47.92%	283,356
Net Income (Loss)	4,762	(4,786)	9,548	-199.50%		4,762	(4,786)	9,548	-199.50%	(57,433)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Property continues to receive less subsidy from HUD.
- 4 Variance is due to salaries. Payroll for January 24-31, 2016 has not been posted.
- 5 Variance reflects lower than budgeted expenses.

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of January 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	5,231.96
Negative Cash - Partnership	7,519.30
Total Unrestricted Cash	<u>12,751.26</u>
Restricted Cash	
Cash Restricted-Security Deposits	10,650.00
Cash Restricted-Reserve for Replacement	22,639.61
Total Restricted Cash	<u>33,289.61</u>
TOTAL CASH	<u>46,040.87</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	8,521.23
Allowance for Doubtful Accounts-Tenants	-845.25
Due from Dakota Park Non-ACC	-8,124.53
Due from LPHC	550.00
Due from West Lake Management, LLC	-17,371.48
TOTAL DUE FROM	<u>-25,496.01</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-17,270.03</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Insurance	8,275.61
Prepaid Software Licenses	0.04
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>15,835.65</u>
TOTAL CURRENT ASSETS	<u>44,606.49</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Accum Depreciation-Buildings	-91,062.66
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,444.00
AA Monitoring Fees	-26,672.00
AA Loan Costs	-13,758.00
TOTAL FIXED ASSETS (NET)	<u>865,508.24</u>
TOTAL NONCURRENT ASSETS	<u>865,508.24</u>
TOTAL ASSETS	<u>910,114.73</u>

LIABILITIES & EQUITY

A/P Vendors and Contractors	13,854.79
Tenant Security Deposits	10,650.00
Security Deposit Clearing Account	-2,116.32
Accrued Property Taxes	-2,980.23
Accrued Interest - HOPE VI	478,555.89
Accrued - Developer Fee	149,859.50
Accrued Interest Payable	1,719.34
Accrued Audit Fees	10,600.44
Due to (13) Dakota Park Public Housing	-7,376.14
Due to (15) Renaissance Senior Public Housing	7,661.49
Due to (17) Renaissance Family Non-ACC	1,869.72
Due to West Lake Mgmt.	26,904.80
Due to Central Office Cost Center	-180.00
Tenant Prepaid Rents	-361.39
TOTAL CURRENT LIABILITIES	<u>688,661.89</u>
NONCURRENT LIABILITIES	
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	352,613.30
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,293,537.94</u>
TOTAL LIABILITIES	<u>1,982,199.83</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	-93,471.23
TOTAL RETAINED EARNINGS:	<u>-93,471.23</u>
TOTAL EQUITY	<u>-1,072,085.10</u>
TOTAL LIABILITIES AND EQUITY	<u>910,114.73</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, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,735.89	5,231.96	1,496.07
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	7,519.30	7,519.30
Cash Restricted-Security Deposits	10,650.00	10,650.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,972.06	22,639.61	667.55
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	36,357.95	46,040.87	9,682.92

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,735.89	5,231.96	1,496.07
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	7,519.30	7,519.30
Cash Restricted-Security Deposits	10,650.00	10,650.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,972.06	22,639.61	667.55
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	36,357.95	46,040.87	9,682.92

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and One Month ending January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	57,920	59,343	(1,423)	-2.40%	1	57,920	59,343	(1,423)	-2.40%	712,114
Other Tenant Income	856	2,182	(1,326)	-60.75%	2	856	2,182	(1,326)	-60.75%	26,182
Government Subsidy	24,981	24,601	380	1.54%		24,981	24,601	380	1.54%	295,208
Other Income	-	176	(176)	0.00%		-	176	(176)	0.00%	2,110
Total Revenue	83,757	86,301	(2,544)	-2.95%		83,757	86,301	(2,544)	-2.95%	1,035,613
Administrative Expenses	18,941	28,013	(9,073)	-32.39%	3	18,941	28,013	(9,073)	-32.39%	336,159
Tenant Services	281	250	31	12.47%	4	281	250	31	12.47%	3,000
Utility Expense	39	5,949	(5,910)	-99.35%	5	39	5,949	(5,910)	-99.35%	71,389
Maintenance Expense	9,853	26,466	(16,613)	-62.77%	3	9,853	26,466	(16,613)	-62.77%	317,586
General Expenses	157	6,812	(6,655)	-97.69%	5	157	6,812	(6,655)	-97.69%	81,745
Housing Assistance Payments	1,882	5,485	(3,603)	-65.69%	5	1,882	5,485	(3,603)	-65.69%	65,824
Financing Expenses	13,388	13,192	196	1.49%		13,388	13,192	196	1.49%	158,308
Operating Expense before Depreciation	44,542	86,168	(41,626)	-48.31%		44,542	86,168	(41,626)	-48.31%	1,034,012
Net Operating Income (Loss)	39,215	133	39,082	29288.78%		39,215	133	39,082	29288.78%	1,601
Depreciation & Amortization	60,979	60,979	-	0.00%		60,979	60,979	-	0.00%	731,748
Capital Replacement Items	2,422	5,869	(3,447)	-58.73%	5	2,422	5,869	(3,447)	-58.73%	70,424
Reimburse Replacement Reserves	-	(5,869)	5,869	-100.00%	5	-	(5,869)	5,869	-100.00%	(70,424)
Total Expense	107,943	147,147	(39,204)	-26.64%		107,943	147,147	(39,204)	-26.64%	1,765,760
Net Income (Loss)	(24,186)	(60,846)	36,660	-60.25%		(24,186)	(60,846)	36,660	-60.25%	(730,147)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Variance reflects less damage to units.
- 3 Variance is because payroll for January 24-31, 2016 has not been posted.
- 4 Tenant services expenses were a little higher than anticipated for the period but remain within budget for year-to-date.
- 5 Variance is due to expenses being less than budgeted.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

January 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	250,775.16
Negative Cash - Partnership	48,523.65
Petty Cash	300.00
Total Unrestricted Cash	<u>299,598.81</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,715.39
Cash Restricted - FSS Escrow	6,886.00
Cash Restricted-Reserve for Replacement	168,136.42
Restricted Cash - Partnership Devmt	1,189.11
Restricted Cash - OA Reserve	76,240.48
Restricted Cash - AA Reserve	46,993.31
Investment 1	255,196.84
Investment 2	254,525.43
Total Restricted Cash	<u>858,882.98</u>
TOTAL CASH	1,158,481.79

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	9,704.65
Allowance for Doubtful Accounts-Tenants	-488.46
AR-Tenant Payment Agreement	-500.00
Due from Public Housing General	-26,511.33
Due from Dakota Park PH	7,661.49
Due from LPHC	550.00
Due from West Lake Management, LLC	7,000.00
Due from Central Office Cost Center	30,400.00
TOTAL DUE FROM	<u>18,550.16</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	27,816.35

OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Insurance	2,784.22
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>24,284.22</u>
TOTAL CURRENT ASSETS	1,210,582.36

NONCURRENT ASSETS

FIXED ASSETS

Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-6,223,493.30
Accum Depreciation- Misc FF&E	-821,470.60
Accum Depreciation-Infrastructure	-1,468,577.60
Intangible Assets	
Loan Costs	137,065.70
Monitoring Fees	131,658.00
AA Compliance Fees	-10,234.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-117,044.00
TOTAL FIXED ASSETS (NET)	<u>15,743,426.18</u>
TOTAL NONCURRENT ASSETS	15,743,426.18

TOTAL ASSETS

16,954,008.54

LIABILITIES & EQUITY

A/P Vendors and Contractors	15,120.98
Tenant Security Deposits	48,015.39
Security Deposit Clearing Account	-2,680.37
Security Deposit-Pet	1,700.00
Accrued Interest - HOPE VI	475,116.28
Accrued - Developer Fee	1,308,453.00
Accrued Audit Fees	25,250.00
Due to (15) Renaissance Senior Public Housing	7,961.49
Due to West Lake Mgmt.	-76,086.27
HAP Overpayments	649.00
Tenant Prepaid Rents	-984.27
Accrued Compensated Absences-Current	4,361.94
TOTAL CURRENT LIABILITIES	<u>1,806,877.17</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	8,100.74
FSS Due to Tenant Long Term	7,038.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	607,296.36
TOTAL NONCURRENT LIABILITIES	<u>3,203,635.42</u>

TOTAL LIABILITIES

5,010,512.59

EQUITY

CONTRIBUTED CAPITAL

Capital - LP	6,951,274.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,074,538.41</u>

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-2,131,042.46
TOTAL RETAINED EARNINGS:	<u>-2,131,042.46</u>

TOTAL EQUITY

11,943,495.95

TOTAL LIABILITIES AND EQUITY

16,954,008.54

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Changes in Cash

For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	255,721.11	250,775.16	-4,945.95
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	48,523.65	48,523.65
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,415.39	49,715.39	300.00
Cash Restricted - FSS Escrow	6,886.00	6,886.00	0.00
Cash Restricted-Reserve for Replacement	164,909.75	168,136.42	3,226.67
Restricted Cash - Partnership Devmt	1,189.11	1,189.11	0.00
Restricted Cash - OA Reserve	76,240.48	76,240.48	0.00
Restricted Cash - AA Reserve	46,993.31	46,993.31	0.00
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,111,077.42	1,158,181.79	47,104.37

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	255,721.11	250,775.16	-4,945.95
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash - Partnership	0.00	48,523.65	48,523.65
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	49,415.39	49,715.39	300.00
Cash Restricted - FSS Escrow	6,886.00	6,886.00	0.00
Cash Restricted-Reserve for Replacement	164,909.75	168,136.42	3,226.67
Restricted Cash - Partnership Devmt	1,189.11	1,189.11	0.00
Restricted Cash - OA Reserve	76,240.48	76,240.48	0.00
Restricted Cash - AA Reserve	46,993.31	46,993.31	0.00
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,111,077.42	1,158,181.79	47,104.37

**Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2016**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	45,143	44,193	950	2.15%	1	45,143	44,193	950	2.15%	530,318
Other Tenant Income	-	706	(706)	-100.00%	2	-	706	(706)	-100.00%	8,469
Other Income	-	1	(1)	-100.00%		-	1	(1)	-100.00%	15
Total Revenue	45,143	44,900	243	0.54%		45,143	44,900	243	0.54%	538,802
Administrative Expense	13,003	13,754	(751)	-5.46%		13,003	13,754	(751)	-5.46%	165,050
Tenant Services	89	150	(61)	-40.91%	3	89	150	(61)	-40.91%	1,800
Utility Expense	8,990	5,037	3,953	78.49%	4	8,990	5,037	3,953	78.49%	60,442
Maintenance Expense	5,365	9,903	(4,538)	-45.83%	5	5,365	9,903	(4,538)	-45.83%	118,838
General Expense	6,877	8,483	(1,605)	-18.92%	3	6,877	8,483	(1,605)	-18.92%	101,793
Financing Expense	3,989	7,422	(3,433)	-46.25%	3	3,989	7,422	(3,433)	-46.25%	89,061
Operating Expense before Depreciation	38,313	44,749	(6,436)	-14.38%		38,313	44,749	(6,436)	-14.38%	536,984
Net Operating Income (Loss)	6,830	152	6,679	4407.19%		6,830	152	6,679	4407.19%	1,819
Depreciation & Amortization Expense	39,013	39,013	-	0.00%		39,013	39,013	-	0.00%	468,156
Capital Replacement Items	573	1,373	(801)	-58.30%		573	1,373	(801)	-58.30%	16,480
Reimburse Replacement Reserves	-	(1,373)	1,373	-100.00%		-	(1,373.33)	1,373	-100.00%	(16,480)
Total Expense	77,898	83,762	(5,863)	-7.00%		77,898	83,762	(5,863)	-7.00%	1,005,140
Net Operating Income (Loss)	(32,755)	(38,861)	6,106	-15.71%		(32,755)	(38,861)	6,106	-15.71%	(466,337)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses lower than the budget.
- 4 Utility costs associated with water and sewer were higher than anticipated for the current period due to the timing of an invoice from Lakeland Electric for sewer.
- 5 Variance is due to salaries. Payroll for January 24-31, 2016 still needs to be posted.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

January 25, 2016

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	33,232.40	A/P Vendors and Contractors	11,734.70
Petty Cash	225.00	Tenant Security Deposits	23,916.72
Total Unrestricted Cash	<u>33,457.40</u>	Security Deposit Clearing Account	-5.00
Restricted Cash		Security Deposit-Pet	1,300.00
Cash Restricted-Security Deposits	25,216.72	Accrued Property Taxes	32,582.40
Cash Restricted-Operating Reserve	440,827.29	Accrued Interest Payable	13,512.76
Cash Restricted-Reserve for Replacement	100,800.00	Accrued Audit Fees	18,930.00
Cash-Tax & Insurance Escrow	88,915.21	Due to West Lake Mgmt.	-8,189.59
Total Restricted Cash	<u>655,759.22</u>	Due to Polk County Developers, Inc.	362,901.17
		Tenant Prepaid Rents	2,687.79
		Accrued Compensated Absences-Current	5,728.80
TOTAL CASH	<u>689,216.62</u>	First Mortgage - TCAP	1,231,424.00
		Tax Credit Exchange Program (TCEP)	7,370,157.40
ACCOUNTS AND NOTES RECEIVABLE		HOME Funds	115,899.60
A/R-Tenants	13,340.17	Mortgage Note Payable	<u>450,845.00</u>
Allowance for Doubtful Accounts-Tenants	-2,891.22	TOTAL CURRENT LIABILITIES	<u>9,633,425.75</u>
Due from LPHC	550.00		
Due from West Bartow Partnership LTD, LLP	24,536.38	NONCURRENT LIABILITIES	
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>	Accrued Compensated Absences-LT	10,639.20
TOTAL DUE FROM	<u>125,687.99</u>	Developer Fee Payable - PCHD	<u>127,415.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	136,686.94	TOTAL NONCURRENT LIABILITIES	<u>138,054.20</u>
OTHER CURRENT ASSETS		TOTAL LIABILITIES	<u>9,771,479.95</u>
Eviction Escrow Acct.	1,000.00		
Prepaid Expenses and Other Assets	4,267.81		
Prepaid Insurance	4,739.70		
Utility Deposit	<u>5,000.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>15,007.51</u>		
TOTAL CURRENT ASSETS	<u>840,911.07</u>		
NONCURRENT ASSETS			
FIXED ASSETS		EQUITY	
Land	300,000.00	CONTRIBUTED CAPITAL	
Buildings	856,353.89	Capital - LP	1,205,286.00
Building Acquisition	2,010,000.00	GP Equity	<u>46.12</u>
Building Improvements	5,802,500.00	TOTAL CONTRIBUTED CAPITAL	1,205,332.12
Machinery & Equipment	67,970.48		
Automobiles	15,484.50	RETAINED EARNINGS	
Furniture & Fixtures	1,503,657.00	Retained Earnings-Unrestricted Net Assets	<u>-109,486.59</u>
Site Improvement-Infrastructure	1,496,187.97	TOTAL RETAINED EARNINGS:	<u>-109,486.59</u>
Accum Depreciation-Buildings	-2,269,520.20		
Intangible Assets		TOTAL EQUITY	<u>1,095,845.53</u>
Amortization Tax Credit Fees	69,560.00		
Monitoring Fees	<u>208,695.00</u>		
TOTAL FIXED ASSETS (NET)	9,921,768.64		
Site Improvement	16,364.00		
Non-Dwelling Structures	28,019.32		
Non-Dwelling Equipment	<u>60,262.45</u>		
TOTAL NONCURRENT ASSETS	<u>10,026,414.41</u>		
TOTAL ASSETS	<u>10,867,325.48</u>	TOTAL LIABILITIES AND EQUITY	<u>10,867,325.48</u>

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

For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	22,992.72	33,232.40	10,239.68
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,216.72	25,216.72	0.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	99,000.00	100,800.00	1,800.00
Cash-Tax & Insurance Escrow	82,851.82	88,915.21	6,063.39
Total Cash	670,888.55	688,991.62	18,103.07
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	22,992.72	33,232.40	10,239.68
Cash Operating 2	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,216.72	25,216.72	0.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	99,000.00	100,800.00	1,800.00
Cash-Tax & Insurance Escrow	82,851.82	88,915.21	6,063.39
Total Cash	670,888.55	688,991.62	18,103.07

Lakeland Housing Authority

Bonnet Shores, LLLP

Statement of Operations

For the Current and One Month Ended January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	48,008	49,456	(1,447)	-2.93%	1	48,008	49,456	(1,447)	-2.93%	593,470
Other Tenant Income	1,001	1,147	(146)	-12.74%	2	1,001	1,147	(146)	-12.74%	13,759
Other Income	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Revenue	49,009	50,602	(1,593)	-3.15%		49,009	50,602	(1,593)	-3.15%	607,229
Administrative Expense	11,262	14,029	(2,766)	-19.72%	3	11,262	14,029	(2,766)	-19.72%	168,343
Tenant Services	115	208	(93)	-44.68%	4	115	208	(93)	-44.68%	2,500
Utility Expense	203	4,342	(4,139)	-95.32%	4	203	4,342	(4,139)	-95.32%	52,107
Maintenance Expense	4,372	11,342	(6,970)	-61.45%	3	4,372	11,342	(6,970)	-61.45%	136,109
General Expense	8,332	9,137	(805)	-8.81%		8,332	9,137	(805)	-8.81%	109,641
Financing Expense	9,658	10,327	(669)	-6.48%		9,658	10,327	(669)	-6.48%	123,927
Operating Expense before Depreciation	33,943	49,386	(15,443)	-31.27%		33,943	49,386	(15,443)	-31.27%	592,627
Net Operating Income (Loss)	15,066	1,217	13,849	1138.10%		15,066	1,217	13,849	1138.10%	14,602
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		47,465	47,465	0.07	0.00%	569,579
Capital Replacement Items	-	1,373	(1,373.33)	-100.00%	4	-	1,373	(1,373.33)	-100.00%	16,480
Reimburse Replacement Reserve	-	(1,373)	1,373.33	-100.00%	4	-	(1,373)	1,373.33	-100.00%	(16,480)
Total Expense	81,408	96,850	(15,442)	-15.94%		81,408	96,850	(15,442)	-15.94%	1,162,206
Net Income (Loss)	(32,399)	(46,248)	13,849	-29.94%		(32,399)	(46,248)	13,849	-29.94%	(554,977)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance is due to less damages to the units.
- 3 Variance is due to salaries. Payroll for January 24-31, 2016 needs to be posted.
- 4 Variance is due to expenses being less than budgeted.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
January 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 2	109,746.34
Petty Cash	225.00
Total Unrestricted Cash	<u>109,971.34</u>
Restricted Cash	
Cash Restricted-Security Deposits	26,204.00
Cash Restricted-Operating Reserve	460,094.78
Cash Restricted-Reserve for Replacement	120,000.00
Cash-Tax & Insurance Escrow	38,010.00
Total Restricted Cash	<u>644,308.78</u>
 TOTAL CASH	 <u>754,280.12</u>
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	15,323.41
Allowance for Doubtful Accounts-Tenants	-4,789.09
Due from Bonnet Shores GP, Inc	7,062.23
TOTAL DUE FROM	<u>7,062.23</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>17,596.55</u>
 OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	2,550.26
Prepaid Insurance	9,870.67
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>17,920.93</u>
TOTAL CURRENT ASSETS	<u>789,797.60</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	-2,115,975.50
Accum Depreciation- Misc FF&E	-455,078.00
Accum Depreciation-Infrastructure	-230,202.00
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	10,543.00
Compliance Fees	246,589.00
Amortization Tax Credit Fees	83,568.04
TOTAL FIXED ASSETS (NET)	<u>10,266,637.40</u>
TOTAL NONCURRENT ASSETS	<u>10,266,637.40</u>
 TOTAL ASSETS	 <u>11,056,435.00</u>

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	6,931.03
Tenant Security Deposits	25,404.00
Security Deposit Clearing Account	736.22
Security Deposit-Pet	800.00
Accrued Property Taxes	2,007.63
Current Portion of LT Debt	38,193.00
Accrued Interest Payable	259,879.49
Accrued Audit Fees	18,660.00
Due to West Bartow	14,619.06
Due to West Lake Mgmt.	-13,051.88
Due to Colton Meadow, LLLP	-12,012.68
Due to Central Office Cost Center	405.03
Tenant Prepaid Rents	1,792.82
Accrued Compensated Absences-Current	2,683.35
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,277,968.95</u>
 NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	4,983.35
Developer Fee Payable - PCHD	70,487.00
TOTAL NONCURRENT LIABILITIES	<u>75,470.35</u>
TOTAL LIABILITIES	<u>5,353,439.30</u>
 EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,812,347.00
GP Equity	-162.00
Syndication Costs	-40,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,772,185.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-1,069,189.30
TOTAL RETAINED EARNINGS:	<u>-1,069,189.30</u>
TOTAL EQUITY	<u>5,702,995.70</u>
 TOTAL LIABILITIES AND EQUITY	 <u>11,056,435.00</u>

Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash Operating 2	92,241.25	109,746.34	17,505.09
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	26,204.00	-221.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	120,000.00	1,875.00
Cash-Tax & Insurance Escrow	31,613.58	38,010.00	6,396.42
Total Cash	728,499.61	754,055.12	25,555.51

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash Operating 2	92,241.25	109,746.34	17,505.09
Cash Operating 3	0.00	0.00	0.00
Negative Cash - Partnership	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	26,204.00	-221.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	120,000.00	1,875.00
Cash-Tax & Insurance Escrow	31,613.58	38,010.00	6,396.42
Total Cash	728,499.61	754,055.12	25,555.51

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	73,678	69,175	4,503	6.51%	1	73,678	69,175	4,503	6.51%	830,101
Other Tenant Income	193	(485)	678	-139.72%	2	193	(485)	678	-139.72%	(5,823)
Other Income	85	85	(1)	-0.75%		85	85	(1)	-0.75%	1,022
Total Revenue	73,955	68,775	5,180	7.53%		73,955	68,775	5,180	7.53%	825,300
Administrative Expenses	12,276	15,423	(3,147)	-20.40%	3	12,276	15,423	(3,147)	-20.40%	185,074
Tenants Service Expenses	281	300	(19)	-100.00%	4	281	300	(19)	-100.00%	3,600
Utility Expense	8,787	8,372	415	4.96%		8,787	8,372	415	4.96%	100,468
Maintenance Expense	5,248	10,845	(5,597)	-51.61%	3	5,248	10,845	(5,597)	-51.61%	130,143
General Expenses	2,064	4,208	(2,144)	-50.95%	4	2,064	4,208	(2,144)	-50.95%	50,490
Financing Expenses	22,938	26,778	(3,841)	-14.34%	4	22,938	26,778	(3,841)	-14.34%	321,339
Operating expense before depreciation	51,595	65,926	(14,331)	-21.74%		51,595	65,926	(14,331)	-21.74%	791,114
Net Operating Income (Loss)	22,361	2,849	19,512	684.92%		22,361	2,849	19,512	684.92%	34,185
Depreciation & Amortization	41,940	41,940	-	0.00%		41,940	41,940	-	0.00%	503,280
Capital Replacement Items	-	6,633.00	(6,633)	-100.00%		-	6,633.00	(6,633)	-100.00%	79,596
Reimburse Replacement Reserve	-	-	-			-	-	-		(79,596)
Transfer In	8,048	-	8,048			8,048	-	8,048		-
Total Expense	85,487	114,499	(20,964)	-18.31%		85,487	114,499	(20,964)	-18.31%	1,294,394
Net Operating Income (Loss)	(11,532)	(45,724)	26,145	-57.18%		(11,532)	(45,724)	26,145	-57.18%	(469,095)

Comments

- 1 Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance is due to salaries. Payroll for January 24-31, 2016 still needs to be posted.
- 4 Variance reflects expenses that are lower than the budget.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
January 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	120,183.21
Petty Cash	300.00
Total Unrestricted Cash	<u>120,483.21</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,151.44
Cash Restricted-Operating Reserve	25,119.58
Cash Restricted-Reserve for Replacement	173,106.89
Cash-Tax & Insurance Escrow	48,452.41
Investment 1	229,003.90
Total Restricted Cash	<u>484,834.22</u>
TOTAL CASH	<u>605,317.43</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	1,271.18
Allowance for Doubtful Accounts-Tenants	2,000.00
Due from West Lake Management, LLC	250.00
Due from Villas at Lake Bonnet	-14,619.06
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-11,097.88</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	896.34
Prepaid Insurance	15,855.08
Prepaid Software Licenses	0.14
Utility Deposit	85.00
TOTAL OTHER CURRENT ASSETS	<u>17,336.56</u>
TOTAL CURRENT ASSETS	<u>611,556.11</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-2,106,134.00
Accum Depreciation- Misc FF&E	-760,031.00
Accum Depreciation-Infrastructure	-234,234.00
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	122,557.00
Compliance Fees	200,558.00
Amortization Tax Credit Fees	88,018.00
TOTAL FIXED ASSETS (NET)	<u>11,612,140.06</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>12,323,737.06</u>
TOTAL ASSETS	<u>12,935,293.17</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	6,728.68
Tenant Security Deposits	8,201.44
Security Deposit Clearing Account	448.56
Security Deposit-Pet	950.00
Accrued Property Taxes	2,154.84
Accrued Interest NLP Loan	4,440.70
Accrued Audit Fees	22,470.00
Due to West Lake Mgmt.	-8,517.76
Due to Colton Meadow, LLLP	24,536.38
HAP Overpayments	28.00
Tenant Prepaid Rents	4,081.19
Accrued Compensated Absences-Current	384.32
Mortgage Note Payable	3,132,616.43
Second Mortgage Payable	850,000.00
Third Mortgage Payable	372,092.18
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,425,717.67
TOTAL CURRENT LIABILITIES	<u>6,810,953.63</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	713.73
Due to Affiliates	5,000.00
TOTAL NONCURRENT LIABILITIES	<u>5,713.73</u>
TOTAL LIABILITIES	<u>6,816,667.36</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	54,658.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>6,961,455.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-842,829.19
TOTAL RETAINED EARNINGS:	<u>-842,829.19</u>
TOTAL EQUITY	<u>6,118,625.81</u>
TOTAL LIABILITIES AND EQUITY	<u>12,935,293.17</u>

**Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP**

**Changes in Cash
For the Current and One Month Ended January 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	94,051.25	120,183.21	26,131.96
Cash Restricted-Security Deposits	9,330.60	9,151.44	-179.16
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	173,106.89	2,500.00
Cash-Tax & Insurance Escrow	43,971.41	48,452.41	4,481.00
Investment 1	228,919.40	229,003.90	84.50
Total Cash	572,011.13	605,017.43	33,006.30

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	94,051.25	120,183.21	26,131.96
Cash Restricted-Security Deposits	9,330.60	9,151.44	-179.16
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	173,106.89	2,500.00
Cash-Tax & Insurance Escrow	43,971.41	48,452.41	4,481.00
Investment 1	228,919.40	229,003.90	84.50
Total Cash	572,011.13	605,017.43	33,006.30

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and One Month Ended January 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	4,754	5,303	(549)	-10.35%	1	4,754	5,303	(549)	-10.35%	63,632
Other Tenant Income	25	25	-	0.00%		25	25	-	0.00%	300
Government Subsidy Income	-	2,727	(2,727)	-100.00%	2	-	2,727	(2,727)	-100.00%	32,727
Other Income	1	0	1	469.41%		1	0	1	469.41%	3
Total Revenue	4,780	8,055	(3,275)	-40.66%		4,780	8,055	(3,275)	-40.66%	96,661
Administrative Expenses	699	2,735	(2,036)	-74.44%	3	699	2,735	(2,036)	-74.44%	32,814
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	826	3,075	(2,248)	-73.12%	4	826	3,075	(2,248)	-73.12%	36,896
General Expenses	59	886	(827)	-93.36%	4	59	886	(827)	-93.36%	10,635
Housing Assistance Payments	667	-	667	#DIV/0!		667	-	667	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	2,251	6,695	(4,444)	-66.38%		2,251	6,695	(4,444)	-66.38%	80,345
Net Operating Income (Loss)	2,529	1,360	1,169	86.00%		2,529	1,360	1,169	86.00%	16,316
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	2,251	6,695	(4,444)	-66.38%		2,251	6,695	(4,444)	-66.38%	80,345
Net Income (Loss)	2,529	1,360	1,169	86.00%		2,529	1,360	1,169	86.00%	16,316

Comments

- 1 Property is comprised of 11 Section 32 Homeownership Units.
- 2 Variance is due to a reduction in subsidy from HUD.
- 3 Variance is due to salaries. Payroll for January 24-31, 2016 still needs to be posted.
- 4 Variance reflects less than anticipated expenses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

January 25, 2016

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash			
Cash Operating 1	75,087.07	A/P Vendors and Contractors	181.37
Negative Cash LHA Master	-3,489.00	Tenant Security Deposits	3,300.00
Total Unrestricted Cash	<u>71,598.07</u>	Lease Purchase Escrow	2,755.00
Restricted Cash		Due to Federal Master	8,326.45
Cash Restricted-Security Deposits	3,266.87	Due to Central Office Cost Center	3,165.80
Cash Restricted - Escrow	2,755.00	Hampton Hills Subsidy Payable	2,717.67
Total Restricted Cash	<u>6,021.87</u>	Tenant Prepaid Rents	<u>242.00</u>
TOTAL CASH	<u>77,619.94</u>	TOTAL CURRENT LIABILITIES	<u>15,252.95</u>
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	1,494.00		
Allowance for Doubtful Accounts-Tenants	-49.00		
AR-Tenant Payment Agreement	303.00		
Lakeridge Homes 2nd Mortgage	50,000.00	FSS Due to Tenant Long Term	2,343.00
Hampton Hills Operating Subsidy Receivable	0.33	TOTAL NONCURRENT LIABILITIES	<u>2,343.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>51,748.33</u>		
OTHER CURRENT ASSETS		 	
Eviction Escrow Acct.	500.00		
Prepaid Insurance	-9.81		
TOTAL OTHER CURRENT ASSETS	<u>490.19</u>		
TOTAL CURRENT ASSETS	<u>129,858.46</u>	TOTAL LIABILITIES	<u>17,595.95</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	1,405,662.07		
Furniture & Fixtures	2,248.94	Retained Earnings-Unrestricted Net Assets	1,519,531.24
Accum Depreciation- Misc FF&E	-642.28	TOTAL RETAINED EARNINGS:	<u>1,519,531.24</u>
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>1,407,268.73</u>		
TOTAL NONCURRENT ASSETS	<u>1,407,268.73</u>	TOTAL EQUITY	<u>1,519,531.24</u>
TOTAL ASSETS	<u>1,537,127.19</u>	TOTAL LIABILITIES AND EQUITY	<u>1,537,127.19</u>

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

For the Current and One Month Ended January 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,015.50	75,087.07	4,071.57
Negative Cash LHA Master	-2,775.00	-3,489.00	-714.00
Cash Restricted-Security Deposits	3,208.67	3,266.87	58.20
Cash Restricted - Escrow	2,755.00	2,755.00	0.00
Total Cash	74,204.17	77,619.94	3,415.77

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,015.50	75,087.07	4,071.57
Negative Cash LHA Master	-2,775.00	-3,489.00	-714.00
Cash Restricted-Security Deposits	3,208.67	3,266.87	58.20
Cash Restricted - Escrow	2,755.00	2,755.00	0.00
Total Cash	74,204.17	77,619.94	3,415.77

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of February 14, 2016

		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	305,556.81	21,857.19
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	245,005.25	178,501.06	73,036.94
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	231,649.08	16,803.50	324,200.50
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	63,904.87	0.00	345,575.00
				CFP Subtotal:	1,828,511.00	1,645,659.90	1,430,953.20	1,063,841.37	764,669.63
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-15	07-27-17	282,108.00	253,897.20	0.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-15	10-29-17	149,804.00	134,823.60	0.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-15	10-29-17	441,385.00	397,246.50	0.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-15	10-29-17	380,321.00	342,288.90	0.00	0.00	380,321.00
RHF - 2012(a)		03-12-12	10-29-15	10-29-17	185,485.00	166,936.50	0.00	0.00	185,485.00
RHF - 2012(b)		03-12-12	10-29-15	10-29-17	70,661.00	63,594.90	0.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-15	09-08-17	208,904.00	188,013.60	0.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-15	09-08-17	62,529.00	56,276.10	0.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	0.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	0.00	0.00	187,612.00
				RHF Subtotal:	2,154,519.00	1,939,067.10	0.00	0.00	2,154,519.00
				RHF Total	1,969,034.00	1,772,130.60	0.00	0.00	1,969,034.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Subtotal:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	0.00	0.00	105,738.00
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	104,856.00	104,856.00	0.00
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084.00	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838.00	140,838.00	0.00
				ROSS Subtotal:	403,516.00	363,164.40	297,778.00	297,778.00	105,738.00
YouthBuild	(DOL)	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
				YouthBuild Subtotal:	997,492.00	897,742.80	997,492.00	997,492.00	0.00
YouthBuild (new)	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	433,895.11	433,895.11	540,228.89
				YouthBuild Subtotal:	974,124.00	876,711.60	433,895.11	433,895.11	540,228.89
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50

Administration Department

Board Report February Meeting 2016

I. Authority-Wide Updates

Section 3 and M/WBE: The Housing Authority of the City of Lakeland, Florida (LHA) did not contract with any vendors during this reporting period. Subsequently, percentages for Section 3 and M/WBE remain **"unchanged"**. The following is a summary of LHA's metrics for Section 3 and M/WBE:

- The total dollar volume of work contracted to outside vendors by LHA, or its affiliates, remained **"unchanged"** at \$3,108,412.
- The total dollar volume of work contracted to M/WBE firms is \$1,091,721. This equates to 35% of the total dollar volume contracted by LHA.
- Twenty (20) of the 72 contracts are with M/WBE firms. This represents 28% of the contracts.
- Four (4) of the 72 contracts are with Section 3 Business Concerns; which represents approximately 6% of the contracts.
- Three (3) Section 3 Hires have been employed as part of LHA's existing contracts.

Lake Ridge Home Owners Association (HOA): The Lake Ridge HOA is a part of the Renaissance at Washington Ridge Master (RWR) Master Association. Several of the homeowners attended LHA's January 2016 Board of Commissioners Meeting. During the Public Forum portion of the meeting, they expressed their concerns in reference to the RWR Master Association. A detailed response is located under the section entitled **"Other Business"** of this Board Report.

LHA Audited Financials: Staff continued to reconcile accounts for year end. Close out of calendar year ended December 31, 2015 continued to be critical as the U.S. Department of Housing and Urban Development (HUD) typically requires that the unaudited Financial Data Schedule (FDS) be submitted by February 28, 2016. However, the Real Estate Assessment Center (REAC) sent notification that it is in the process of upgrading the Financial Assessment Subsystem-Public Housing (FASS-PH). Consequently, users will not be able to enter the unaudited FDS in REAC before February 15, 2016. Subsequently, public housing authorities with a December 31st year end will have until April 15, 2016 to submit the unaudited FDS without penalty. Audited FDS must still be submitted to HUD via REAC by September 30, 2016.

II. LHA Portfolio

Arbor Manor

There are no updates to provide for the sale of this property.

Cecil Gober

Aging-In-Place Design: There are no updates to provide for this item.

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

Hampton Hills

Homeownership Plan: On January 20, 2016, LHA entered into an "AS IS" Residential Contract For Sale And Purchase of 3841 Rollingsford Circle. Caliber Home Loans, lender, had the property appraised on January 30, 2016. Staff and outside counsel commenced the process to have HUD release the Declaration of Trust on the Property. All parties are working diligently to close on this home by March 1, 2016.

LHA Administration Building

Remediation and Renovation of Administration Building: On January 6, 2016, staff received all outstanding closeout documents from *Johnson Laux Construction*. Review of the submission was completed on January 19, 2016. LHA issued final payment in the amount of \$17,969.78 on January 25, 2016. The project is now officially closed.

Backup Electrical Systems: *Leedy Electric East, LLC (Leedy)* delivered the emergency generator in December 2015. LHA had planned to mobilize *Leedy* the same month; however, the City of Lakeland had concerns with the plans for the server room. *GLE Associates*, architect of record, incorporated the City's comments into the construction documents during the month of January. The City of Lakeland approved the plans the same month. Staff is in the process of submitting the *Notice of Commencement* to the City of Lakeland so that *Leedy*, contractor for the emergency generator, and *Miller Construction Management, Inc.*, contractor for the server room can mobilize in February to commence the work.

WestLake

Redevelopment of Westlake: On January 28, 2016, staff received notification that the award of \$5,298,200 in SAIL financing was final. Subsequently, staff issued a request for task order proposals to the on-call environmental firms. On February 10, 2016, LHA received two proposals. Staff is in the process of performing due diligence on the proposals. Additionally, *the Housing Trust Group*, West Lake developer, continued to move the project through Florida Housing Finance Corporation's due diligence process.

Williamstown

On January 25, 2016, staff received notification that LHA's request to amend its Second Increment RHF Plan FY's 2009-2013 cannot be approved as submitted. During this reporting period staff commenced incorporating required revisions into the plan. Staff is working to submit the revised plan to HUD's Miami Field Office the week of February 15, 2016. On February 10, 2016, staff received notification that HUD no longer approves nearly elderly designations. Subsequently, the Designated Housing Plan that was submitted to HUD Headquarters on January 13, 2016 must be revised to request elderly only designation (age 62 or older). Staff is in the process of revising the plan to remove near elderly from its Designated Housing Plan. Staff is also scheduled to resubmit this document the week of February 15, 2016. Staff submitted the Site and Neighborhood Review to the Miami Field Office on January 25, 2016. The submission is under review by HUD Headquarters.

Other outstanding tasks related to the financial closing for Williamstown include revising the Mixed-Finance Proposal submission to address comments received from HUD's Miami Field Office. Staff must also finalize the pro forma so that the appraiser can obtain a valuation on the property.

III. Mixed Finance Developments

Audited Financials

Staff continued to work with the independent auditor to prepare the Year End 12/31/2015 audited financial statements and taxes for the five (5) partnerships. The submission deadlines are as follows:

Item #	Property	Draft Reports	Final Reports
1	Villas at Lake Bonnet	1/30/2016	2/15/2016
2	West Bartow	2/15/2016	2/28/2016
3	Carrington Place	2/15/2016	3/28/2016
4	Renaissance	2/15/2016	2/28/2016
5	Colton Meadow	3/1/2016	3/31/2016

Staff received the 2015 tax return for the Villas at Lake Bonnet on February 10, 2016; however, the draft audit report is still pending.

Colton Meadow

Staff assisted housing team members with procurement of a contractor to repair Unit #34. A draft agreement was sent to the most responsive respondent on February 10, 2016.

Carrington Place (formerly Dakota Park)

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

Renaissance

FY 1999 HOPE VI Funds: On January 25, 2016, staff received notification from HUD's Miami Field Office that additional information was required for LHA's December 8th request to amend the existing HOPE VI Revitalization Plan Amendment. Staff is in the process of revising the amendment to incorporate recommendations from HUD's Miami Field Office.

Intersection of N. Florida Avenue and W. Tenth Street: On July 30, 2015, LHA received approval from the Special Applications Center (SAC) to amend its disposition approval for an 11.68-acre tract of land at Lake Ridge Homes that contains the commercial corner. Receipt of SAC's approval will allow LHA to sale the property to *GH&G Florida, LLC (GH&G)*. The approved sale price is \$1,330,000. Since SAC approved the sale of the property, *GH&G* submitted the rezoning application. The application was reviewed as part of the January 20, 2016 Planning & Zoning Board Meeting. On February 8, 2016, staff received the agenda from the City of Lakeland for the February 16, 2016 Planning & Zoning Board Hearing. The Hearing is scheduled for 8:30 a.m. Rezoning of the commercial corner is Item 6 on the agenda.

Design of Single-Family and Duplex Buildings for 15 Vacant Lots: Representatives from *Wallis Murphey Boyington Architects, Inc. (WMB)* are 70% complete with design of Phase 1 and 2 Construction Documents.

The Manor at West Bartow

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

Villas at Lake Bonnet

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

Magnolia Pointe

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

YouthBuild Support

Staff submitted the quarterly report for the 2014 grant to the Department of Labor (DOL) on February 9, 2016. Closeout of the 2011 grant occurred on February 8, 2016. LHA should receive written confirmation from DOL that that the grant was closed by February 29, 2016.

February 2016

PROCUREMENT

In addition to the normal day-to-day procurement activities (such as: monitoring invoices and certified payroll reports submitted by contractors and maintaining contract files and vendor lists), the following activities were accomplished in January 2016:

- Issued an Invitation for Bids for **Repairs to Unit #34, Colton Meadow**
- Procured *Basic Air Conditioning* training that may lead to a *EPA 608 Certification* and *Basic "Hands-on" Electrical* training for 25 LHA staff
- Submitted the Section 3 compliance reports to US HUD for the Federal Fiscal Year 2014-2015

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2016)

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

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, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
34	West Lake Management	\$10,000.00	No	N/A	0	No	0	No	0
35	We Care Services	\$95,000.00	Yes	African American and Woman-owned	1	Yes	1	No	0
36	BDO USA dba BDO PHA Finance	\$95,000.00	No	N/A	0	No	0	No	0
37	Emphasys Computer Solutions	\$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	\$15,600.00	Yes	African-American and Woman-owned	1	No	0	No	0
43	William V. Hunter Educational Foundation	\$0.00	1	African-American	1	No	0	No	0
44	Citrus Air Conditioning	\$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	\$8,925.00	No	N/A	0	No	0	No	0
52	One Stop Carpet Shop	\$12,490.00	Yes	Woman-Owned	1	No	0	0	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
53	GLE Associates	\$27,170.00	No	N/A	0	No	0	No	0
54	Wallis Murphey Boyington	\$249,932.00	No	N/A	0	No	0	No	0
55	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
56	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
57	Valuation Advisors	\$7,700.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
58	DRMP	\$0.00	No	N/A	0	No	0	No	0
59	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0
60	ECON	\$5,020.00	No	N/A	0	No	0	No	0
61	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
62	ACT-American Compliance Technologies	\$0.00	No	N/A	0	No	0	No	0
63	GLE Associates	\$13,905.00	No	N/A	0	No	0	No	0
64	Terracon Consultants	\$2,495.00	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, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--January 31, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
65	Boggs Engineering (Civil)	\$39,973.00	No	N/A	0	No	0	No	0
66	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
67	EE & G Environmental (Environmental)	\$41,230.00	No	N/A	0	No	0	No	0
68	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0
69	Biller Reinhart (Structural)	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
70	Baker Tilly	\$0.00	No	N/A	0	No	0	No	0
71	Innovative Financial Housing Solutions	\$187,000.00	Yes	Woman-owned	1	No	0	No	0
72	TAG Associates	\$0.00	No	N/A	0	No	0	No	0
TOTALS		\$3,108,412.37			19		4		3

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and January 31, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY
(New Contracts: January 1-31, 2016)

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									
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
16									
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
17									
18									
19									
20									
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
21									
22									
23									
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
24									
25									
26									
27									
<i>Indefinite Delivery, Indefinite Quantity Legal Services Pool</i>									
28									
29									
30									
TOTALS		\$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, 2016.

February 2016 Board Report



Academics

Students in the YouthBuild program continue to excel. Just a little past the halfway point in the program and 3 more students have earned their high school equivalency credential and several more are within one subject area of completion. Participants continue to work on improving individual areas of need, and continue to move towards their goals. Also, they have begun working on a financial literacy program to give them skills in budgeting and saving. Students also continue to stay committed to improving their lives through education and hard work.

Recruitment

Recruitment for Cycle 13 continues. The program has received over 70 applications for the next cycle. The next Open House and information meeting for Cycle 13 will be held February 9th. The staff continues to keep up efforts to recruit by actively placing flyers in the neighborhoods around Lakeland. Recruiting is also being done at public events in the Lakeland area. Efforts will continue through the following months to bring more young people to the YouthBuild program.

Cycle 13 will begin in June 2016. Open Houses are scheduled monthly, as follows, at 2:00 P.M. at the YouthBuild Emma Turner Center.

February 9th

March 8th

April 12th

May 17th

Habitat and LHA Projects

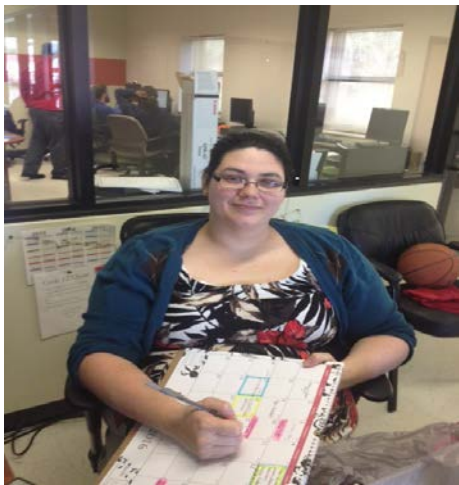
Participants continue to work with Lovett Johnson's maintenance team on many different projects and also with Habitat for Humanity on refurbishing family homes.

Career Development

During the month of January, the participants of Cycle 12 continued their career development with workshops that included interviewing skills and techniques. On January 14th, YouthBuild-Lakeland hosted its second Lunch & Learn for prospective YB community partners. The purpose of the Lunch & Learn is to educate the community about YouthBuild-Lakeland, how it helps to improve the community, and how agencies can collaborate with YB to ‘rebuild lives and transform communities’. Representatives of numerous agencies from throughout Polk County were in attendance. On January 29th, YouthBuild participants: Justina Gonzalez, Amanda Hamlet, Jelissa Handford, Shatoria Idom, Marisha Robinson, and Jessica Selph, completed a four-week nursing assistant class at Bella Vista Nursing Training. The Career Development Specialist continues to assist the Cycle 11 participants to move forward on their journey to success through employment retention, job referral and/or placement efforts.

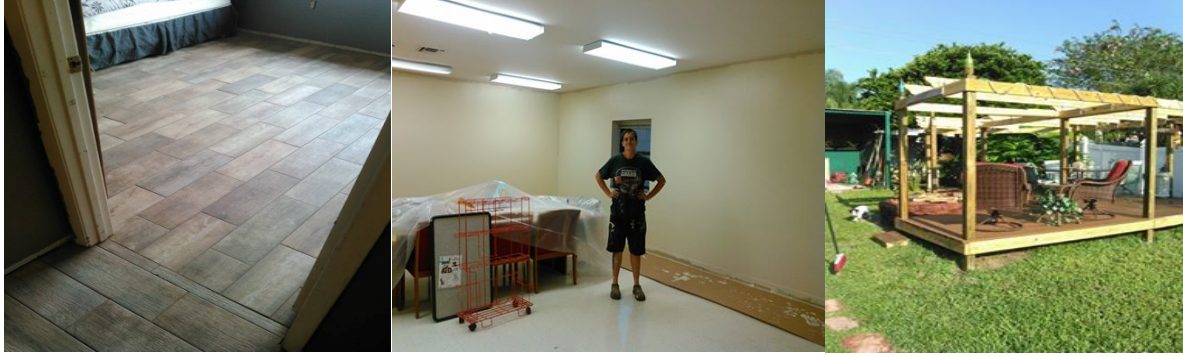
Graduate Spotlights

Congratulations to two of our 2013 graduates:



Sondra Lowe, YouthBuild’s coveted Administrative Assistant, has just celebrated her First-year anniversary with our program. Sondra works three days a week at the YouthBuild Center helping with recruiting, classroom instruction and management, documentation, placement, student success stories, events....the list is long and Sondra is always busy and cheerful! Sondra’s employment is funded by grants from community foundations.

T.J. Kempton, who has owned her own construction business, supported by a private partnership, since 2014. T.J. has just hired her first employee. Some of T.J.’s work can be seen below. For a full album of her completed projects, visit her Facebook page: T&K Tile&More.



From left-right: Tile flooring, T.J. “Giving Back” gets ready to help paint the YB Center; Gazebo

Events at YouthBuild

January 12th- Open House

January 14th- Second Partner Luncheon

Janiene Bambridge
YouthBuild Program Manager

Richard Mooneyham
YouthBuild Program Instructor

Cynthia E. Zorn-Shaw
YouthBuild Career Development Specialist

RESOLUTIONS

RESOLUTION NO. 16-1426

**APPROVING THE SUBMITTAL OF THE 2015 FISCA YEAR
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM REPORT**