



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

Monica Perry

REGULAR BOARD MEETING

Monday, February 27, 2017

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners

Regular Meeting

The Housing Authority of the City of Lakeland, Florida

Monday, February 27, 2017 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. **FSS Presentation**
3. **Approval of the Minutes of the Regular Board Meeting held Monday, January 23, 2017**
4. **Public Forum**
5. **New Business**
6. **Old Business**
 - LHA Recovery Plan Update
7. **Secretary's Report**
 - Housing and Operations
 - Administration and Finance
 - Resolutions

Resolution #17-1438 – The Board of Commissioners is requested to authorize revisions of the current Utility Allowance Schedule for the Public Housing and Housing Choice Voucher Program participants.

Resolution #17-1439 – The Board of Commissioners is requested to authorize the submittal of the 2017 Fiscal Year Section 8 Management Assessment Program Report.

Resolution #17-1440 – The Board of Commissioners is requested to approve a Change Order for the Williamstown Development Project.

8. Legal Report

9. Other Business

- Executive Director Contract

10. Adjournment

MINUTES
The Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, January 23, 2017

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

LHA Board Members Present: Michael Pimentel, Chairman
Eddie Hall, Commissioner
Joseph DiCesare, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioner
Monica Perry, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:07 p.m. by Vice-Chairman Richardson. The Pledge of Allegiance and a Moment of Silence were observed. A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Richardson asked the Board to review the agenda and if there were any requests for items to be added to the agenda. There were none.

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board of Commissioners meeting held on Monday, November 21, 2016.

Motion by Robinson, second by Perry.

Votes: Commissioners

Richard Richardson – Aye

Lorenzo Robinson – Aye

Monica Perry – Aye

Joseph DiCesare – Aye

Dorothy Sanders – Aye

PUBLIC FORUM

Mr. Don Brown, Community Advocate, addressed the board and expressed his appreciation and gratitude for the outstanding work that the agency is doing in the city of Lakeland.

NEW BUSINESS

None

OLD BUSINESS

• Recovery Plan Review Committee Update:

Commissioner Richardson gave a brief update of the Recovery Plan Review Committee meeting held January 19, 2017. Mr. Stevenson reported that he has not heard from the Potential Buyers of the 10th Street property, but they have until January 20, 2017 to obtain the last permit. They are waiting on approval of an amended application submitted to the Florida Department of Transportation

West Lake

The demolition application has been submitted for Phase I. The Relocation Plan is being written and should be completed soon. The Phase I financial closing is still on scheduled for late July 2017.

The Developer Partner has received another 4 percent tax credit award for Phase II. They have been advised the level of financial support received from LHA in Phase I will not be available in Phase II or III. The Developer Partner advised LHA that the Brown Field Program may have grant funds available through its Green Reuse Program. The project may be eligible for a grant/soft loan from the Federal Home Loan Bank. As a part of the green reuse process, LHA will be required to have a public meeting. The public meeting will be scheduled for some time in February 2017. The application process must be completed by March 6, 2017 to meet the under-writing deadline. The application needs to be submitted to the State of Florida and the City of Lakeland is required to sign off on it.

LHA will convert to Yardi 7S in February 2017. This is an upgrade to the current version of Yardi 7. Once the upgrade is complete, LHA will be in position to take full advantage of all of the features of the Yardi software.

Commissioner Richardson mentioned that last year LHA applied for a ROSS Grant. The grant application was successful and LHA will be hiring a Program Coordinator. The coordinator will be educating the residents regarding job placement and ways to further their education. The grant amount is \$219, 195 for three (3) years.

Commissioner Richardson further mentioned that LHA was mentioned as top 30 in the country for occupancy an overall rating average of 98.7.

Mr. Stevenson reported that the 10th Street potential buyer was successful in obtaining the permit from the Department of Transportation (DOT). The next step is to go to a financial closing with Circle-K the week of February 13, 2017.

Commissioners Hall and Pimentel joined the meeting.

• SECRETARY'S REPORT

Report submitted as written.

• Housing/Operations

Report submitted as written

• Administration/Finance

Report submitted as written.

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

• **Resolutions**

Resolution # 17-1437 - The Board of Commissioners is requested to approve the Housing Authority of the City of Lakeland Employee Handbook.

- Motion to approve and accept the LHA Employee Handbook.
Motion by Robinson, second by Richardson.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson	Joseph DiCesare – Aye	Monica Perry – Aye
	Dorothy Sanders – Aye	

LEGAL REPORT

Mr. Gilmore mentioned that there is an unfinished discussion from the last meeting. The unfinished discussion is in regards to the Executive Director’s new vehicle. Mr. Gilmore mentioned that he emailed the executive director’s contract to the board commissioners for review. Mr. Gilmore indicated that the contract does not include a new vehicle every three years for the Executive Director. Mr. Gilmore advised that the contract is up for renewal April 2017 and if there is any changes recommended to the contract the board would need to recommend those revisions and changes in writing to the Chairman to make the necessary recommendations and/or changes. Commissioner Richardson suggested the Board authorize Mr. Stevenson to research and obtain quotes for a new vehicle and bring the information back to the Board.

- Motion to authorize the Executive Director to research and obtain quotes for the purchase of a new vehicle and bring the information back to the Board for approval.

Motion by Richardson second by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye	Edward Hall – Aye	Lorenzo Robinson – Aye
Richard Richardson – Aye	Joseph DiCesare – Aye	Monica Perry – Aye
	Dorothy Sanders – Aye	

Mr. Don Brown asked for permission to re-address the Board. Permission was granted. Mr. Brown encouraged the Board to support and value the person that is leading the organization with the upmost respect.

OTHER BUSINESS

Mr. Stevenson stated a written response to the Public Forum comments given by Kerry and Sabrina Jones, members of the Lake Ridge Home Owners Association, was place in the Board Report under Other Business.

Valerie Brown gave a thorough update regarding the status of the Lake Ridge Home Owners Association.

Commissioner Dicesare requested to attend the NAHRO Conference in Washington, D.C. He was advised to submit his request to staff to complete his registration and travel.

The meeting adjourned at 7:40 p.m.

Benjamin Stevenson, Secretary

OLD BUSINESS



BOARD OF COMMISSIONERS

Michael A. Pimentel
Chairman

Rev. Richard Richardson
Vice-Chairman

Eddie Hall
Commissioner

Joseph DiCesare
Commissioner

Lorenzo Robinson.
Commissioner

Dorothy Sanders
Commissioner

Gary Smith
Commissioner

Benjamin J. Stevenson
Executive Director

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MAIN OFFICE

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DATE: February 22, 2017
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: The City Commission on March 21, 2016 approved the change in zoning for the 10th Street property. The Commission then approved the request to change the zoning from residential to commercial. The Potential Buyer (Buyer) honored their commitment to buy the property by wiring the payment to LHA on February 15, 2017. Construction is expected to begin shortly.

HUD has mandated that 100% of the sales proceeds be used for affordable housing development. So, the funds will be used in combination with other financial funding on a future affordable housing development.

2) Reduce COCC Budget/Overall Agency Debt

Status: The COCC budget is a part of the Recovery Plan. Staff continues to make progress with reducing the overall agency debt to the Public Housing program. Staff will be submitting a Sustainability Plan to the Recovery Plan Review Committee and Board of Commissioners for review sometime within the next couple of months.

3) Implement Upgrade of Yardi System

Status: LHA has completed the process of transferring funds from the thirty-seven (37) old accounts for the housing programs and properties to the TD Bank accounts. The last transfer of funds was for the Section 8 program from Wells Fargo. This transfer was successfully completed in September 2016.

The next step is to upgrade the Yardi system to the 7.0 version. Staff began the upgrade process in December 2016. The process is expected to take approximately 90-120 days.



4) Developer Partners Update

Status: Housing Trust Group (HTG), the Developer Partner for the West Lake Apartments property, was successful in the submittal of an application for low income housing tax credits through the SAIL program for Phase I. The SAIL award of 4% bonds will be combined with Project-Based Section 8 Vouchers to make the project a viable alternative for LHA and the Developer. LHA staff and HTG negotiated some additional business terms for Phase I. HTG increased the amount of developer fee to be received by LHA and offered a ground lease payment. LHA agreed to provide a construction loan for the first phase.

The City of Lakeland has completed its review of the procurement process for a Request for Proposals (RFP) to use Project-Based Section 8 Vouchers for affordable housing projects. City staff has recommended awarding the vouchers to the HTG. The City's recommendation was submitted to the HUD-Jacksonville Field Office for review and approval. HUD must approve the award of the vouchers to HTG before we can move forward with the award. LHA is waiting on a response from HUD.

LHA staff continues to meet with HTG to discuss plans for relocation, demolition, overall master plan, and communication with residents and the general public. We also discussed funding options, timing of finances and construction schedules.

Staff has resumed Relocation Meetings with the residents of West Lake Apartments. Previously, LHA staff advised the residents that the map outlining Phase I of the relocation effort was going to change. The Developer Partner requested some revisions in the site plan and location of the senior building and LHA agreed to allow changes in boundaries for the relocation and demolition phases. The changes were necessary because the Developer Partner modified the design of the building. The revised site map identified the buildings that are a part of the first demolition phase. LHA has hired a Relocation Manager to work with the residents on relocation activities.

LHA has submitted an application HUD approval for disposition and demolition of the property. The application was submitted last month. HUD approval must be obtained prior to starting any relocation or demolition activities. We hope to receive HUD approval of the application in approximately 90 days. LHA will also request Section 8 relocation vouchers for the residents when submitting a Relocation Plan for Phase I. The relocation and demolition will be completed in phases over a two-three year period. Subsequent applications for disposition, demolition and relocation will be submitted for Phases II and III in 2017 and 2018, respectively.

The City of Lakeland has completed HUD Part 58 Environmental Review for all LHA properties located within the city limits of Lakeland. The environmental review is a HUD requirement of the Capital Fund



program. The first property to be reviewed was West Lake. The Part 58 will be used for the demolition/disposition applications for West Lake Phases II and III. Polk County Neighborhood Services staff will complete the environmental review for the John Wright property since it is located in the unincorporated area of the county.

Staff is continuing to have discussions with HTG on financing options for Phase II of the project. HTG has received a preliminary award of 4% tax credits for Phase II. HTG is exploring additional financing options to bring in more soft money to support the bonds. In that regard, they have started the process of submitting an application for Green Reuse Area Designation Eligibility. One of the first steps in this process is to submit a copy of the application to the City of Lakeland for review and approval. A public hearing is also required. The hearing will be held at West Lake on February 28, 2017. The Green Reuse application is a part of the Brownfield grant process for provides funding for projects the emphasize energy reuse and environmental efficiency. If successful, the application will provide some additional financing for Phase II of the West Lake redevelopment project.

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 also submitted the 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. The goal is to complete the obligation of the HOPE VI funds with the financial closing of the Williamstown project. The HUD-Miami Field Office submitted the documents to the Review Panel at HUD-Washington, D.C. Office for review and approval. LHA received preliminary approval of the Williamstown project from the Review Panel in August. The next step was for LHA to submit revised Evidentiary Documents to HUD for review. Saxon Gilmore submitted the documents this past week.

HUD would like for LHA to obtain a clear title to the property prior to issuing approval of the project. Staff is working on this issue with Saxon Gilmore and a local attorney. LHA is pursuing adding additional supportive services to the project in order to meet the definition of an adult living facility. The local attorney is drafting a legal opinion to confirm that the additional services will allow the proposed use to meet the definition of the deed restriction and, thereby, authorize releasing the title. The goal is to complete the financial closing process and start construction sometime in March 2017. All of the closing documents including the clear title must be approved by HUD. LHA may begin construction activity after receipt of HUD approval.

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. LHA staff continues to discuss options with a local group.

Staff has also received an inquiry regarding the vacant lot on N. 10th Street located across the street from the Colton Meadows property. The lot is currently zoned for multi-family residential development. All of the discussions are preliminary. The potential buyer is looking for a location to build housing for senior citizens.

LHA staff drafted the 2017 Agency Plan in June 2016 and distributed to the Board at the June 2016 Board meeting. The document was made available for review and comment by the Resident Advisory Board and general public for 45 days. LHA staff held meetings with the RAB and the general public to discuss their comments regarding the Plan on July 13 and August 3, 2016. A Public Hearing with the general public was held on August 11, 2016. No comments on the Plan were received. The Plan was submitted to HUD in October 2016.

The HUD-Jacksonville Office sent written approval of the Agency Plan. A copy of the HUD Approval Letter was included with the December 2016 update report.

BJS

SECRETARY'S REPORT

**Secretary's Report
February 2017**

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 Rental Term Sheet and Development Proposal associated with the Williamstown project have been submitted to HUD for review and approval. Staff also previously submitted a Designated Housing Plan and Site Neighborhood Review documents to HUD.

LHA received preliminary approval of the Williamstown project from the HUD-Washington, D.C. office in September. The next step was for LHA to submit Evidentiary Documents to HUD for review. Saxon Gilmore drafted the documents which were submitted to HUD for review. HUD would like for LHA to obtain a clear title to the property prior to issuing approval of the project. Staff is working on this issue with Saxon Gilmore and a local attorney. The goal is to complete the financial closing and start construction sometime in March 2017. LHA cannot begin construction activity until after receipt of HUD approval. LHA has signed a partnership agreement with a local agency to provide additional supportive services to the project in order to meet the definition of an adult living facility. The local attorney has completed drafting a legal opinion to confirm that the additional services will allow the proposed use to meet the definition of the deed restriction and, thereby, authorizing releasing the title. Saxon Gilmore will handle the process of obtaining clear title. We have tentatively set a March 15, 2017 closing date for the project. Construction will begin shortly thereafter.

Annual Budget/Agency Update

The LHA Recovery Plan is still being implemented. An update memorandum on Recovery Plan activities is a standard part of the Board agenda. LHA recently received HUD approval of the Capital Fund Amendment. A copy of the approval letter is included with the June 2016 Board packet.

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 on the Plan from HUD.

The 2017 Annual Budget was distributed to the Board at the October meeting. The budget was discussed and approved at the November 2016 meeting.

Agency Plan

**Secretary's Report
February 2017**

LHA staff has drafted the 2017 Agency Plan. Copies were distributed to the Board at the June 2016 Board meeting. The document has also been made available for review and comment by the Resident Advisory Board and general public for 45 days. LHA staff held meetings with the RAB and the general public to discuss their comments regarding the Plan on July 13 and August 3, 2016. A Public Hearing with the general public was held on August 11, 2016. No comments on the Plan were received. The Plan was submitted to HUD in October 2016.

The HUD-Jacksonville Office sent written approval of the Agency Plan in December 2016. A copy of the HUD Approval Letter is included with the December 2016 Board packet.

West Lake

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

Staff has resumed Relocation Meeting with the residents of West Lake Apartments. Previously, LHA staff advised the residents that they would not be required to move before the Christmas or New Year's holidays. LHA has hired a Relocation Manager to work with the residents on relocation activities. The residents of Phase I have received a General Information Notice advising them about their eligibility for relocation assistance.

Staff has submitted the Demolition/Disposition application for Phase I to the HUD-SAC Office. We hope to receive HUD approval of the application in approximately 90 days. Subsequent applications will be submitted for Phases II and III in 2017 and 2018, respectively. Staff has started working a Relocation Plan for Phase I. This plan will also be submitted to HUD for review and approval. LHA will be requesting Section 8 vouchers for the families impacted by the relocation. The Relocation Plan should be completed within the next 30 days.

LHA staff met with the Board of Directors for Lakeland Polk Housing Corporation in October 2016. The LPHC Board approved resolutions authorizing LHA to proceed with an application for low income housing tax credits for West Lake Phase II and the submittal Mixed Finance Evidentiary documents for the Williamstown project.

Other Activities

The City of Lakeland has completed the HUD Part 58 Environmental Reviews for all LHA properties within the city limits of Lakeland. The environmental review is a HUD requirement of the Capital Fund program. Polk County Neighborhood Services staff will complete the

Secretary's Report
February 2017

environmental review for the John Wright property since it is located in the unincorporated area of the county.

The Potential Buyer for the 10th Street Commercial site received approval of their permit applications from the Southwest Florida Water Management District and the Florida Department of Transportation. The permits were the last step to complete the sell. The financial closing was completed and the respective sells proceeds were wired to LHA on February 15, 2017. The sales proceeds must be used for affordable housing purposes.

City Commissioner Don Selvage and I met with the principal of Summerlin Academy. We discussed starting a mentor program for minority students interested in careers in the military. I also attended a meeting of the Summerlin Academy Advisory Committee.

I also meet with Chief Deputy Joe Halman of the Polk County Sheriff's Department. We discussed various community issues and concerns.

Respectfully submitted,

Benjamin Stevenson

Secretary

**HOUSING & OPERATIONS
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

February 2017

- **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 January 31st:

Housing Updates

Ben Carson Clears the Senate Committee

On January 23, the Senate Committee on Banking, Housing, and Urban Affairs voted unanimously to send HUD Secretary-Designate Ben Carson to the Senate floor for a confirmation vote this morning.

Regulatory Freeze Memo Issued

On January 20, the Trump Administration issued a "Regulatory Freeze Pending Review" memo that applies to all Federal agencies, including the U.S. Department of Housing and Urban Development (HUD). This memo is similar to memos issued by previous administrations as they come into office, and NAHRO had expected this regulatory freeze.

HUD Publishes Lead-Based Paint Final Rule

On January 13, HUD will publish in the *Federal Register* the lead-free final rule titled "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance; Response to Elevated Blood Lead Levels" adopts a revised definition of "elevated blood lead level" (EBLL) in children under the age of 6 to track the Centers for Disease Control and Prevention (CDC) guidance. The rule goes into effect on February 13, 2017, and has a compliance date of July 13, 2017, however, this may change due to the new administration's current freeze on pending regulations.

HUD Finalizes Revised Local Government and PHA Assessment of Fair Housing (AFH) Tools

On January 13, HUD published two additional Affirmatively Furthering Fair Housing (AFFH) AFFH tools. First is the Revised Local Government Tool, meant for use by CDBG, HOME, ESG or HOPWA recipients. One of the major changes to the tool is an insert for use by Qualified PHAs (PHAs with 1,250 or fewer units) that collaborate with one or more local government. NAHRO is pleased that HUD increased number of PHAs that can use this insert, making collaboration easier. The second publication is the Final PHA Tool. According to the notice, while

the PHA tool has been approved, “the Notice does not trigger the obligation of PHAs to conduct and submit an AFH . . . as HUD has not yet provided PHAs with the data they will need.” Again, a major change from the proposed PHA tool includes increasing the threshold for the QPHA insert to 1,250 units.

CDBG Updates

HUD Announces Allocations, Common Application, Waivers, and Alternative Requirements for CDBG-DR

Grantees: On January 18, HUD published a notice that allocates \$1.8 billion in Community Development Block Grant disaster recovery (CDBG-DR) funds appropriated by the Further Continuing and Security Assistance Appropriations Act, 2017 for the purpose of assisting long-term recovery in Florida, Louisiana, North Carolina, South Carolina, Texas, and West Virginia. This allocation of CDBG-DR supplements funds appropriated by the Continuing Appropriation Act, 2017. It provides \$500 million in CDBG-DR funding that has been allocated to Louisiana, Texas, and West Virginia in response to qualifying disasters.

Homeless Assistance Updates

HUD Publishes Additional Coordinated Entry Requirements: On January 23, HUD published long-awaited guidance (Notice CPD-17-01) establishing the additional requirements for the development and implementation of a “centralized or coordinated assessment system” (i.e., “coordinated entry” or “coordinated entry process”) for recipients and sub recipients of the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs. The coordinated entry processes are intended to help communities prioritize people who are most in need of homeless assistance and help grantees and stakeholders strategically allocate their resources by providing information about local service needs and gaps. Each CoC must establish or update its coordinated entry process in accordance with the 2012 CoC interim final rule and this notice by January 23, 2018. Once the coordinated entry process is established, updated and/or operationalized by CoC program recipients and sub recipients, HUD will expect the coordinated entry process to be used for all ESG programs and projects within the CoC’s geographic area. However, HUD does not require victim service providers under ESG to use the CoC’s coordinated entry process.

\$1.95 Billion Awarded for Homeless Assistance Programs: On December 20, HUD announced \$1.95 billion in FY 2016 Continuum of Care (CoC) grants to provide support to over 7,600 local homeless housing and service programs across the United States, Puerto Rico, Guam, and the U.S. Virgin Islands. This year, HUD continued to strongly urge CoCs to compete for funding by making challenging decisions that involved shifting funds from existing projects to new projects considered to be more effective, such as investments in permanent supportive housing and rapid re-housing.

Other Community Development Updates

HUD Publishes RAD Notice Revision 3: HUD has published the third revision of the RAD Notice (PIH 2012-32 / H 2017-03 Rev 3). According to a RADblast email, the notice makes the following changes: First Component – the revisions “simplify certain program requirements, create new flexibilities . . . and strengthen tenant rights.” Second Component – the revisions “improve the rent-setting options available to owners.” HUD has created a “blackline version” which tracks the changes made from Revision 2 to Revision 3. **Noise:** On December 22, HUD published guidance that reconciles the approach to balconies within the Department's regulatory constraints in 24 CFR Part 51 Subpart B, Noise Abatement and Control, and clarifies compliance. This Notice applies to HUD activities that are subject to the noise regulation.

Research & Reports

HUD Releases Data-Sharing Road Map for PHAs and School Districts: In an effort to improve the educational outcomes of students living in public housing agencies and local redevelopment agencies, HUD has release a “Data-Sharing Road Map.” This Road Map will provide PHAs practical guidance, such as starting the data-sharing conversation and negotiating the data-sharing agreement, to establish partnerships with their local school districts. The Data-Sharing Road Map is based on the experience of PHAs that have successfully developed data-sharing agreements with their local school district.

HUD PD&R Publication Focuses on Digital Inclusion: HUD Policy Development and Research (PD&R) has released their Fall 2016 issue of Evidence Matters. The issue focuses on digital inequality and efforts to promote digital inclusion, a priority of the Obama administration. The issue examines disparities in access to broadband. Although significant infrastructure gains have increased the availability of broadband, affordability is still a concern in many low-income households.

Harvard Report: Projections and Implications for Housing a Growing Population: According to a recent report by the Joint Center for Housing Studies of Harvard University, by 2035, more than one in five people in the U.S. will

be aged 65 and older and one in three households will be headed by someone in that age group. This growth will increase the demand for affordable, accessible housing that is well connected to services far beyond what current supply can meet.

Grants & Opportunities

- FY 2017 Rural Sexual Assault, Domestic Violence, Dating Violence and Stalking Program Solicitation (DOJ):
Deadline – February 23, 2017
- Community Connect Grant Program (USDA): Deadline – March 13, 2017
- Grant and Per Diem Program FY 2017 NOFA (VA): Deadline – April 4, 2017

Training & Events

In-Person

- 2017 Basically CDBG for State & Entitlement Grantees: New Orleans, LA - March 13-15, 2017
- HUD Part 58 Environmental Training
 - Region IV: Atlanta, Georgia - March 28-30, 2017
 - Region V: March 27-29, 2017

Continuing Resolution Causes HAP Proration

Jan 12, 2017

In mid-December, the Deputy Assistant Secretary of the Office of Public Housing and Voucher Programs, Milan Ozdinec, sent a letter to PHA Executive Directors informing them that due to the Continuing Resolution (CR) that is currently in effect until April 28, 2017, HAP renewal funding for the months of January and February will be at 95 percent proration. This is because HAP renewal costs nationally have risen, but the HUD office of Housing Voucher Programs will receive the same funding that it received last calendar year at this time.

The letter states that actual HAP disbursements . . . for January and February 2017 were based on the higher of the calculated need based on your PHA's September HAP (plus a 2 [percent] margin) or 1/12 of estimated eligibility. Estimated eligibility was calculated based on CY 2016 HAP expenses through September 2016." The final three months were estimated by using September 2016 expenses as a proxy figure. Administrative fees will be advanced based on the September 2016 quarterly reconciliation. The administrative fee proration will be adjusted as new information becomes available.

NAHRO is working to inform legislators of the problems that operating on a CR cause Housing Choice Voucher (HCV) program managers. To prevent a continued HAP proration throughout the year, Congress needs to pass a budget for FY 2017 with adequate funding for the HCV program's continuing needs. If Congress chooses to extend the CR for the entire year, then Congress needs to provide an anomaly for a sufficient level of funding for vouchers. NAHRO will continue to work to make these concerns known to legislators.

Public Housing PIC Reporting Percentage

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

Effective Date	Public Housing	Date Collected
01/31/2017	99.01%	02/12/2017

Housing Choice Voucher Program Report

Tenant-Based Waitlist

The Housing Choice Voucher-Tenant Based waiting list opened from January 23-25, 2016. A total of 2,419 preliminary applications were received. Additional vouchers were not issued. A total of 58 families are in the process to determine eligibility.

Project-Based Waitlist – The Manor at West Bartow

The Manor at West Bartow waiting list is continuously open.

Project-Based Waitlist – Villas at Lake Bonnet

The Villas at Lake Bonnet waiting list is continuously open.

Port Outs

LHA currently has twenty (20) port-outs in the month of January. Port outs are clients that use their voucher in another jurisdiction.

Port Ins

LHA currently has zero (0) active 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, 2017, Lakeland Housing Authority issued twelve (12) vouchers to movers. We received twenty eight (28) Requests for Tenancy Approvals during the month of January. We processed six (6) unit transfer, eleven (11) initial move-in, and eight (8) port-in.

Active Clients

As of January 31, 2017, LHA is servicing 1,355 families on the Housing Choice Voucher program.

Program	Total Vouchers
• Regular Vouchers & Project Based Vouchers	1176
• Mainstream	39
• VASH	64
• Tenant Protection	60
• Port Out	20
Total	1259

EOP – End of Participation

LHA processed one (1) EOP's with a date effective the month of January 2016. Below are the reasons for leaving the program:

Reason	Count
• Termination – Criminal	0
• Termination – Unreported income and/or family composition	2
• Left w/out notice	0
• No longer need S/8 Assistance	0
• Deceased	0
• Landlord Eviction	0
• Lease and/or Program Violations non-curable	1
Total	3

PIC Reporting Percentage

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

Effective Date	HCV	Date Collected
01/31/2017	95.42%	02/09/2017

General information and activities for the month of January 2016

- The Housing Choice Voucher Department processed seventy six (76) annual certifications and fifty nine (59) interim certifications.
- The Inspections Unit conducted a total of one hundred six (106) inspections.
- A total of twelve (12) informal hearings were processed during this month.

Repayment Agreements for Unreported Income

2/9/2017	Accumulative report	
Total of unreported income that has been identified	\$	139,981.00
Non reponsive	\$	58,117.00
Repayment agreement signed		<u>72,020.00</u>
Pending repayments to be signed	\$	9,844.00
Downpayments received	\$	8,141.00
Lump sum received	\$	1,624.00
Payments towards agreement		<u>5,813.40</u>
	\$	15,578.40
	RNP	\$ 7,313.97
	UNP	<u>7,313.92</u>
	\$	14,627.89

RECEPTION MONTHLY REPORT 2017			
	VISITOR'S COUNT	RFTA	INTERIM CHANGE
January	1,139	28	59



Reports from the Communities

1. West Lake
2. West Lake Addition
3. Cecil Gober
4. John Wright Homes
5. Carrington Place (Formerly known as Dakota Apartments)
6. Renaissance/Washington Ridge
7. Villas at Lake Bonnet
8. Colton Meadow
9. The Manor at West Bartow

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99.67% averaged	100%	100%	100%	99%	99%	99%	100%	100%	100%
Down units due to modernization/ Insurance									
Vacant units	0	0	0	1	1	2	0	0	0
Unit inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Building inspections	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security issues (Insurance claims)	No	No	No	No	No	No	No	No	No
Number of Annual Certifications done	9	14	7	1	5	31	5	6	17
Newsletter distributed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Community Manager's Name	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Vanessa C. Johnson	Lovett Johnson	Lovett Johnson	Catherine Diaz	Jennifer Robinson	Jeannette Figueroa

Monthly residents meeting.

Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.

Monthly residents meetings, Taijichi Classes, Movies, Art classes for kids, Bingo, Blood Pressure clinic and Tutoring: Weekly; each Wednesday from 4pm to 6pm

Monthly resident meeting.

Monthly resident meeting.

Monthly residents meeting.

Monthly residents meeting.

Monthly residents meeting. FSS Workshop!

Monthly residents meeting. Job Workshop!

Comments:

Resident Services

January 2017 Board Report

- **West Lake Apartments**

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

- **We Care Services, Inc.**

Provided employability skills training, which includes; job readiness training, job search, resume writing, cover letter and computer training. These sessions held January 10th – February 28th 10am – Noon.

- **Diamond In The Rough**

This Month's Women's Empowerment Workshop hosted by Diamond In The Rough. Tawanta Stanley ministered to the women from the topic "Know Your Purpose". Dinner was served and personal ministry took place privately upon request. The residents thanked her for always being so transparent and shared various testimonies of how their lives are changing as a result of applying the tools that are shared in these sessions.



- **Kids Club**

This month I captured the beginning of the session where the Kids Club staff interact with our children with sports and play time. Ms. Diane one of our dedicated residents is also a volunteer staff with Kids Club.



- **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.

***We are currently looking for a contractor to teach mechanics & welding at our West Lake Community.**

Upcoming Events

**Discover Life Outreach Ministry
West Lake Community Center
February 1, 2017 @ 3:30 p.m.**

**Diamond In The Rough
Women Empowerment Workshop
West Lake Community Center
February 7, 2017 @ 5 p.m.**

**Seniors Valentine's Bingo
Washington Renaissance
February 9, 2017 @ 2p.m.**

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro An, 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 27, 2017

RE: January 2017 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending January 25, 2017 for the following entities:

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

These statements are unaudited and compiled from LHA Finance.

Valerie Brown

Valerie Brown, PMP
VP of Administration
Lakeland Housing Authority



Monthly Statement of Operations Narrative Summary Report

RE: For the current month and one month (Year to Date) ended January 25, 2017

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$14,061.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of \$8,399 for Program Administration and \$3,136 for Housing Assistance Payment.
3. Public Housing (AMP 1: WestLake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. NOI is \$10,774 for the year.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place's NOI is \$1,437 before depreciation.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$11,908 before depreciation.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$7,281 before depreciation.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet's NOI is \$1,780 before depreciation.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$10,161 before depreciation.
9. Hampton Hills
 - A. This property has a NOI of \$963.
10. YouthBuild
 - A. YouthBuild has a NOI of \$650.

Conclusion: The year started off positively for each of the properties and programs. Staff will need to continue to monitor revenue and expenses monthly to ensure that the authority's year-end financial objectives are met.



**Lakeland Housing Authority
Central Office Cost Center
Statement of Operations
For the Current Month and One Month Ended January 25, 2017**

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	750.00	750.00	-	0		750	750.00	-	0.00	9,000
Public Housing & Sec 8 Management Income	28,523	28,703	(180)	-0.63%		28,523	28,703	(180)	-0.63%	344,438
Other Income	19,570	21,608	(2,038)	-0.0943061		19,570	21,608	(2,038)	-0.09	259,290
Grants Salary Cont.(YB-Director)	-	1,000	(1,000)	-100.00%	1	-	1,000	(1,000)	-100.00%	12,000
Front Line Activities and Other	-	5,000	(5,000)	-100.00%	1	-	5,000	(5,000)	-100.00%	60,000
Capital Fund Allocation (1410)	-	3,000	(3,000)	-100.00%	1	-	3,000	(3,000)	-100.00%	36,000
Total Revenue	48,843	60,061	(11,217)	-18.68%		48,843	60,061	(11,217)	-18.68%	720,728
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	33,469	57,293	(23,824)	-41.58%	2	33,469	57,293	(23,824)	-41.58%	687,511
Utility Expense	-	520	(520)	-100.00%	2	-	520	(520)	-100.00%	6,234
Maintenance Expense	501	937	(436)	-46.55%	2	501	937	(436)	-46.55%	11,243
General Expenses	812	1,254	(442)	-35.25%	2	812	1,254	(442)	-35.25%	15,050
Financing Expenses	-	-	-			-	-	-		-
Total Expense before depreciation	34,782	60,003	(25,221)	-42.03%		34,782	60,003	(25,221)	-42.03%	720,039
Operating Income (Loss) before Depreciation	14,061	57	14,004	24375.47%		14,061	57	14,004	24375.47%	689
Depreciation	-	523	-	0.00%		-	523	(523)	-100.00%	6,276
Total Expense	34,782	60,526	(25,221)	-41.67%		34,782	60,526	(25,744)	-42.53%	726,315
Net Operating Income (Loss)	14,061	(466)	14,004	-3008.04%		14,061	(466)	14,527	-3120.38%	(5,587)

Comments

- 1** Variance is due to timing of payments.
- 2** Variance is due to timing of receipt of invoices.

**Lakeland Housing Authority
Central Office Cost Center
Balance Sheet
January 25, 2017**

ASSETS

Unrestricted Cash	
Cash Operating 1	42,652.47
Cash-Payroll	19,250.29
Total Unrestricted Cash	<u>61,902.76</u>
TOTAL CASH	<u>61,902.76</u>
ACCOUNTS AND NOTES RECEIVABLE	
Cash - Vending	1,831.00
A/R-Other	2,552.98
Due from Public Housing General	-42,049.37
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-46,210.18
A/R - Youthbuild DOL 2014	63,766.22
TOTAL DUE FROM	<u>-21,118.86</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-18,565.88
OTHER CURRENT ASSETS	
Prepaid Expenses and Other Assets	569.74
Prepaid Insurance	8,932.70
TOTAL OTHER CURRENT ASSETS	<u>9,502.44</u>
TOTAL CURRENT ASSETS	<u>52,839.32</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-23,387.06
Intangible Assets	
TOTAL FIXED ASSETS (NET)	<u>10,381.38</u>
TOTAL NONCURRENT ASSETS	<u>10,381.38</u>
TOTAL ASSETS	<u>63,220.70</u>

LIABILITIES & EQUITY

LIABILITIES	
A/P Vendors and Contractors	1,591.42
A/P Other	-10,265.22
Payroll Taxes Payable	-939.30
Workers Compensation	-0.01
Aflac Payable	1,850.64
Health Insurance Payable	4,521.97
Accrued Audit Fees	3,750.00
Due to Federal Master	2,781,011.56
Due to (17) Renaissance Family Non-ACC	65,458.31
Due to Polk County Developers, Inc.	253,800.00
Accrued Compensated Absences-Current	12,793.07
TOTAL CURRENT LIABILITIES	<u>3,113,572.44</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	23,758.55
TOTAL NONCURRENT LIABILITIES	<u>23,758.55</u>
TOTAL LIABILITIES	<u>3,137,330.99</u>
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-3,074,110.29
TOTAL RETAINED EARNINGS:	<u>-3,074,110.29</u>
TOTAL EQUITY	<u>-3,074,110.29</u>
TOTAL LIABILITIES AND EQUITY	<u>63,220.70</u>

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

For the Current Month and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	51,913.90	42,652.47	-9,261.43
Cash-Payroll	4,704.11	19,250.29	14,546.18
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	1,831.00	1,831.00	0.00
Total Cash	58,449.01	63,733.76	5,284.75
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	51,913.90	42,652.47	-9,261.43
Cash-Payroll	4,704.11	19,250.29	14,546.18
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash - Vending	1,831.00	1,831.00	0.00
Total Cash	58,449.01	63,733.76	5,284.75

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	58,250	62,998	(4,748)	-7.54%		58,250	62,998	(4,748)	-7.54%	755,976
Other Income	1,680	6	1,674	28704.97%	1	1,680	6	1,674	28704.97%	70
Total Revenue	59,930	63,004	(3,074)	-4.88%		59,930	63,004	(3,074)	-4.88%	756,046
Administrative Expenses	51,180	62,310	(11,130)	-17.86%	2	51,180	62,310	(11,130)	-17.86%	747,720
Tenant Services	19	-	19			19	-	19		-
Utilities	-	334	(334)	-100.00%	2	-	334	(334)	-100.00%	4,010
Maintenance Expense	201	229	(28)	-12.18%	2	201	229	(28)	-12.18%	2,750
General Expenses (Insurance, etc.)	130	130	0	0.00%		130	130	0	0.00%	1,565
Total Expense before Depreciation	51,531	63,004	(11,473)	-18.21%		51,531	63,004	(11,473)	-18.21%	756,045
Operating Income (Loss) before Depreciation	8,399	0	8,399			8,399	0	8,399	17997842.85%	1
Depreciation	-	-	-			-	-	-		-
Total Expense	51,531	63,004	(11,473)	-18.21%		51,531	63,004	(11,473)	-18.21%	756,045
Net Operating Income (Loss)	8,399	0	8,399	17997842.85%		8,399	0	8,399		1

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, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	729,796	716,667	13,129	1.83%		729,796	716,667	13,129	1.83%	8,600,000
Port In HAP Reimbursements Received	8,879	9,333	(455)	-4.87%	2	8,879	9,333	(455)	-4.87%	112,000
Other income	-	-	1,680	0.00%		-	-	-	0.00%	-
Total Revenue	738,675	726,000	12,675	1.75%		738,675	726,000	12,675	1.75%	8,712,000
Housing Assistance Payments	694,362	695,000	(638)	-0.09%		694,362	695,000	(638)	-0.09%	8,340,000
Tenant Utility Reimbursement	27,427	20,417	7,010	34.34%	3	27,427	20,417	7,010	34.34%	245,000
Port Out HAP Payments	18,220	6,250	11,970	191.52%	4	18,220	6,250	11,970	191.52%	75,000
FSS Escrow Payments	(4,471)	2,667	(7,137)	-267.65%	5	(4,471)	2,667	(7,137)	-267.65%	32,000
Operating Expenses Before Depreciation	735,538	724,333	11,205	1.55%		735,538	724,333	11,205	1.55%	8,692,000
Depreciation	-	350	(350)	-100.00%		-	350	(350)	-100.00%	4,200
Total Expense	735,538	724,683	10,855	1.50%		735,538	724,683	10,855	1.50%	8,696,200
Net Operating Income (Loss)	3,136	1,317	1,820	138.21%		3,136	1,317	1,820	138.21%	15,800

Comments

- 1 Variance reflects reclassifications and repayment agreements.
- 2 Variance reflects expenses less than the budget.
- 3 Variance is due to LHA absorbing clients from other housing agencies.
- 4 Variance is due to clients porting their vouchers to other housing agencies.
- 5 Variance is due to FSS forfeitures and adjustments.

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Balance Sheet
as of January 25, 2017

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	52,154.47	A/P Vendors and Contractors	-77,133.65
Cash-Payroll	-401.84	Accrued Audit Fees	31,305.05
Cash Operating 2B	370,066.12	Due to Federal Master	180,561.29
Total Unrestricted Cash	<u>421,818.75</u>	Due to Section 8	77,207.31
Restricted Cash		Due to Central Office Cost Center	1,500.00
Cash Restricted - FSS Escrow	76,735.40	Tenant Prepaid Rents	20,406.54
Total Restricted Cash	<u>76,735.40</u>	State of FL Unclaimed Funds	33,224.76
Clearing	<u>-1,680.30</u>	Accrued Compensated Absences-Current	<u>4,100.71</u>
TOTAL CASH	496,873.85	TOTAL CURRENT LIABILITIES	<u>271,172.01</u>
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	28,015.68		
AR-TPA/Fraud Recovery	48,876.46		
A/R WF Dec ACH	4,842.92		
Due from Section 8 Mainstream	-44,671.29		
Due from Section 8 VASH	27,033.00		
Due from The Manor at West Bartow	61,902.00	Accrued Compensated Absences-LT	7,615.60
Due from Section 8 Tenant Protection Vouchers	<u>32,943.60</u>	FSS Due to Tenant Long Term	76,757.52
TOTAL DUE FROM	<u>77,207.31</u>		
A/R-Other Government	<u>1,688.68</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	160,631.05	TOTAL NONCURRENT LIABILITIES	<u>84,373.12</u>
OTHER CURRENT ASSETS			
Prepaid Insurance	1,434.62		
Prepaid Software Licenses	<u>7,336.67</u>		
TOTAL OTHER CURRENT ASSETS	<u>8,771.29</u>		
TOTAL CURRENT ASSETS	<u>666,276.19</u>	TOTAL LIABILITIES	<u>355,545.13</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-24,256.97	RETAINED EARNINGS	
Intangible Assets		Retained Earnings-Unrestricted Net Assets	315,341.17
TOTAL FIXED ASSETS (NET)	<u>2,204.11</u>	TOTAL RETAINED EARNINGS:	<u>315,341.17</u>
Non-Dwelling Equipment	<u>2,406.00</u>		
TOTAL NONCURRENT ASSETS	4,610.11	TOTAL EQUITY	<u>315,341.17</u>
TOTAL ASSETS	<u>670,886.30</u>	TOTAL LIABILITIES AND EQUITY	<u>670,886.30</u>

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

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,402.85	52,154.47	8,751.62
Cash-Payroll	5,403.19	-401.84	-5,805.03
Cash Operating 2B	1,164,595.57	370,066.12	-794,529.45
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	98,962.87	76,735.40	-22,227.47
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,312,364.48	498,554.15	-813,810.33

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	43,402.85	52,154.47	8,751.62
Cash-Payroll	5,403.19	-401.84	-5,805.03
Cash Operating 2B	1,164,595.57	370,066.12	-794,529.45
Cash Operating 3	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	98,962.87	76,735.40	-22,227.47
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,312,364.48	498,554.15	-813,810.33

Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	27,746	26,500	1,246	4.70%	1	27,746	26,500	1,246	4.70%	318,000
Other Tenant Income	570	1,868	(1,298)	-69.49%	2	570	1,868	(1,298)	-69.49%	22,418
Government Subsidy Income	54,883	58,130	(3,247)	-5.59%		54,883	58,130	(3,247)	-5.59%	697,560
Interest Income Restricted	9,130	7,750	1,380	17.80%	3	9,130	7,750	1,380	17.80%	93,000
Other Income	2	1,085	(1,083)	-99.82%	4	2	1,085	(1,083)	-99.82%	13,015
Total Revenue	92,331	95,333	(3,002)	-3.15%		92,331	95,333	(3,002)	-3.15%	1,143,993
Administrative Expenses	37,485	45,530	(8,045)	-17.67%	4	37,485	45,530	(8,045)	-17.67%	546,364
Tenant Services Expenses	45	869	(824)	-94.80%	4	45	869	(824)	-94.80%	10,425
Utility Expense	11,198	9,003	2,195	24.38%	5	11,198	9,003	2,195	24.38%	108,035
Maintenance and Development Expense	24,865	29,642	(4,776)	-16.11%	4	24,865	29,642	(4,776)	-16.11%	355,699
General Expenses	5,366	6,652	(1,286)	-19.33%	4	5,366	6,652	(1,286)	-19.33%	79,821
Housing Assistance Payments	2,597	2,943	(346)	-11.75%	4	2,597	2,943	(346)	-11.75%	35,312
Transfer Out	-	-	-	-		-	-	-	-	-
Operating expense before Depreciation	81,557	94,638	(13,081)	-13.82%		81,557	94,638	(13,081)	-13.82%	1,135,657
Net Operating Income (Loss)	10,774	695	10,079	1450.86%		10,774	695	10,079	1450.86%	8,337
Depreciation	-	44,611	(44,611)	-100.00%		-	44,611	(44,611)	-100.00%	535,336
Capital Replacement Items	-	-	-	-		-	-	-	-	-
Total Expenses	81,557	139,249	(57,693)	-41.43%		81,557	139,249	(57,693)	-41.43%	1,670,992
Net Income (Loss)	10,774	(43,917)	54,691	-124.53%		10,774	(43,917)	54,691	-124.53%	(526,999)

Comments

* Staff continues to work on closing the year and prepare for the unaudited Financial Data Schedule (FDS) submission to HUD's Real Estate Assessment Center (REAC). Submissions are due on February 28, 2017.

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes). Collection of rental income is slightly higher than anticipated.
- 2 Variance is due to residents not forfeiting their security deposits. Additionally, there were less damages to units.
- 3 Variance is due to interest received on mortgages for Colton Meadow and Villas at Lake Bonnet.
- 4 Variance reflects expenses being less than budgeted.
- 5 Utility expenses have been higher than budgeted.

Lakeland Housing Authority
Public Housing (AMP 1)
Balance Sheet
January 25, 2017

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	8,569.48
Cash Operating 1	1,112,282.78	Tenant Security Deposits	50,513.00
Cash-Payroll	-318.30	Security Deposit-Pet	1,500.00
Petty Cash	500.00	Accrued PILOT	29,443.18
Petty Cash Public Housing	300.00	Accrued Audit Fees	36,454.56
Total Unrestricted Cash	<u>1,112,764.48</u>	Due to Federal Master	-299,791.44
Restricted Cash		Due to YB-2014	-76,756.98
Cash Restricted-Security Deposits	51,366.00	HOPE VI Funds on Hand	249,952.85
Cash Restricted - FSS Escrow	<u>16,173.40</u>	Due to Magnolia Pointe	155,869.65
Total Restricted Cash	<u>67,539.40</u>	Due to Central Office Cost Center	-52,711.09
		Resident Participation Funds - LHA	-514.01
		Tenant Prepaid Rents	5,608.55
		Accrued Compensated Absences-Current	<u>3,377.86</u>
TOTAL CASH	<u>1,180,303.88</u>	TOTAL CURRENT LIABILITIES	<u>265,029.57</u>
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	6,276.76	Accrued Compensated Absences-LT	6,273.16
Allowance for Doubtful Accounts-Tenants	-427.34	FSS Due to Tenant Long Term	16,173.40
AR-TPA/Fraud Recovery	24,050.81	Notes Payable-LT	<u>303,000.00</u>
Due from Commercial Lot	10,129.11	TOTAL NONCURRENT LIABILITIES	<u>325,446.56</u>
Due from West Lake	-62,275.56	TOTAL LIABILITIES	<u>590,476.13</u>
Due from West Lake Addition	-102,998.31		
Due from John Wright Homes	-20,349.09		
Due from Cecil Gober	-125,994.81		
Due from Paul Colton	243.75		
Due from Arbor Manor	1,697.24		
Due from Hampton Hills	2,027.61		
Due from Polk County Housing	61.25		
Due from Arbor Manor LTD	188.49		
Due from West Lake Management, LLC	124,711.11		
A/R - Capital Fund Grants/HUD	39,107.56		
Due from Development-General	448,653.03		
Due from Development-Williamstown	1,483.34		
Due From Public Housing Reserve	1,177.00		
Due From FSS	55,225.82		
Due from Section 8 HCV	180,561.29		
Due from Central Office Cost Center	<u>2,770,349.85</u>		
TOTAL DUE FROM	<u>3,323,998.68</u>		
Lakeridge Homes 3rd Mortgage	251,000.00		
Lakeridge Homes 2nd Mortgage	52,000.00		
Colton Meadow Mortgage	450,845.00		
Villas at Lake Bonnet Mortgage	1,009,877.00		
A/R Villas at Lake Bonnet Mort. Interest	<u>309,840.73</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>5,427,461.64</u>		
OTHER CURRENT ASSETS			
Eviction Deposit Acct.	1,000.00		
Prepaid Expenses and Other Assets	1,724.80		
Prepaid Insurance	58,888.98		
Prepaid Software Licenses	16,925.48		
Insurance Deposit	37,400.00		
Utility Deposit - Electric	<u>2,600.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>118,539.26</u>		
TOTAL CURRENT ASSETS	<u>6,726,304.78</u>		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Land	1,466,869.23	Invested in Capital Assets-Net of Debt	5,668,053.00
Buildings	388,223.77	Retained Earnings-Unrestricted Net Assets	<u>3,171,184.82</u>
Machinery & Equipment	6,687.73	TOTAL RETAINED EARNINGS:	<u>8,839,237.82</u>
Automobiles	200,268.20		
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings	-9,849,846.43		
Accum Depreciation- Misc FF&E	-124,618.27		
Accum Depreciation-Infrastructure	-582,453.00		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>-7,912,789.77</u>	TOTAL EQUITY	<u>8,839,237.82</u>
Fees & Costs - Architect & Engineering	72,255.82		
Site Improvement	3,945,759.65		
Dwelling Structures	5,154,722.42		
Dwelling Equipment	26,717.87		
Non-Dwelling Structures	679,307.53		
Non-Dwelling Equipment	<u>737,435.65</u>		
TOTAL NONCURRENT ASSETS	<u>2,703,409.17</u>		
TOTAL ASSETS	<u>9,429,713.95</u>	TOTAL LIABILITIES AND EQUITY	<u>9,429,713.95</u>

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

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,146,422.99	1,112,282.78	-34,140.21
Cash-Payroll	1,937.65	-318.30	-2,255.95
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,263.00	51,366.00	-897.00
Cash Restricted - FSS Escrow	16,173.40	16,173.40	0.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,216,797.04	1,179,503.88	-37,293.16
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,146,422.99	1,112,282.78	-34,140.21
Cash-Payroll	1,937.65	-318.30	-2,255.95
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	52,263.00	51,366.00	-897.00
Cash Restricted - FSS Escrow	16,173.40	16,173.40	0.00
Cash - Vending	0.00	0.00	0.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,216,797.04	1,179,503.88	-37,293.16

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, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,712	11,326	386	3.41%	1	11,712	11,326	386	3.41%	135,912
Other Tenant Income	685	1,420	(735)	-51.75%	2	685	1,420	(735)	-51.75%	17,034
Government Subsidy	5,870	6,218	(348)	-5.59%		5,870	6,218	(348)	-5.59%	74,610
Other Income	31	2	29	1565.96%	3	31	2	29	1565.96%	23
Total Revenue	18,298	18,965	(667)	-3.52%		18,298	18,965	(667)	-3.52%	227,578
Administrative Expenses	4,852	5,618	(766)	-13.64%	4	4,852	5,618	(766)	-13.64%	67,419
Tenant Services Expense	-	42	(42)	-100.00%	4	-	42	(42)	-100.00%	500
Utility Expense	2,974	1,768	1,205	68.16%	5	2,974	1,768	1,205	68.16%	21,221
Maintenance Expense	1,814	3,241	(1,426)	-44.01%	4	1,814	3,241	(1,426)	-44.01%	38,888
General Expenses	2,581	2,566	16	0.61%		2,581	2,566	16	0.61%	30,788
Housing Assistance Payments	528	300	228	76.00%	6	528	300	228	76.00%	3,600
Financing Expenses	4,112	5,378	(1,266)	-23.54%		4,112	5,378	(1,266)	-23.54%	64,530
Operating Expenses before Depreciation	16,861	18,912	(2,051)	-10.85%		16,861	18,912	(2,051)	-10.85%	226,947
Net Operating Income (Loss)	1,437	53	1,384	2629.64%		1,437	53	1,384	2629.64%	632
Depreciation & Amortization	3,239	2,196	1,042	47.46%		3,239	2,196	1,042	47.46%	26,357
Capital Replacement Items	1,037	878	158	18.04%		1,037	878	158	18.04%	10,541
Reimburse Replacement Reserves	-	(878)	878	-100.00%		-	(878)	878	-100.00%	(10,541)
Total Expense	21,137	21,109	28	0.13%		21,137	21,109	28	0.13%	253,304
Net Income (Loss)	(2,839)	(2,144)	(695)	32.41%		(2,839)	(2,144)	(695)	32.41%	(25,725)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units. Overall rental income has remained consistent with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance is due to a refund.
- 4 Variance reflects expenses that are less than the budget.
- 5 Variance is due to expenses associated with garbage removal being higher than anticipated.
- 6 Variance is a result of an increase in the utility allowance.

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Balance Sheet
as of January 25, 2017**

ASSETS

Unrestricted Cash	
Cash Operating 1	1,029.30
Cash-Payroll	-28.26
Total Unrestricted Cash	<u>1,001.04</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,701.00
Cash Restricted-Reserve for Replacement	19,456.16
Total Restricted Cash	<u>29,157.16</u>
TOTAL CASH	<u>30,158.20</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	3,315.83
Allowance for Doubtful Accounts-Tenants	-138.00
TOTAL DUE FROM	<u>3,177.83</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,177.83
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	425.32
Prepaid Insurance	17,791.88
Prepaid Software Licenses	449.52
Utility Deposit	7,060.00
TOTAL OTHER CURRENT ASSETS	<u>26,226.72</u>
TOTAL CURRENT ASSETS	<u>59,562.75</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Furniture & Fixtures	7,295.00
Accum Depreciation-Buildings	-113,364.07
Accum Depreciation- Misc FF&E	-1,563.21
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,552.11
AA Monitoring Fees	-29,455.91
AA Loan Costs	-14,922.16
TOTAL FIXED ASSETS (NET)	<u>844,882.44</u>
TOTAL NONCURRENT ASSETS	844,882.44
TOTAL ASSETS	<u>904,445.19</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	3,589.06
Tenant Security Deposits	10,001.00
Accrued Property Taxes	959.49
Accrued Interest - HOPE VI	519,287.61
Accrued - Developer Fee	149,859.50
Accrued Audit Fees	14,658.33
Due to (15) Renaissance Senior Public Housin	7,961.49
Due to (17) Renaissance Family Non-ACC	36,226.34
Tenant Prepaid Rents	140.85
TOTAL CURRENT LIABILITIES	<u>742,683.67</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	344,184.44
Permanent Loan - LHA	101,380.00
TOTAL NONCURRENT LIABILITIES	<u>1,285,109.08</u>
TOTAL LIABILITIES	<u>2,027,792.75</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	-144,733.69
TOTAL RETAINED EARNINGS:	<u>-144,733.69</u>
TOTAL EQUITY	<u>-1,123,347.56</u>
TOTAL LIABILITIES AND EQUITY	<u>904,445.19</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, 2017**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-8,562.16	1,029.30	9,591.46
Cash-Payroll	485.02	-28.26	-513.28
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,986.00	9,701.00	-285.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	19,826.40	19,456.16	-370.24
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	21,735.26	30,158.20	8,422.94

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-8,562.16	1,029.30	9,591.46
Cash-Payroll	485.02	-28.26	-513.28
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,986.00	9,701.00	-285.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	19,826.40	19,456.16	-370.24
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	21,735.26	30,158.20	8,422.94

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	60,395	58,873	1,521	2.58%	1	60,395	58,873	1,521	2.58%	706,481
Other Tenant Income	1,438	2,284	(846)	-37.03%		1,438	2,284	(846)	-37.03%	27,403
Government Subsidy	27,104	28,708	(1,604)	-5.59%		27,104	28,708	(1,604)	-5.59%	344,490
Other Income	-	12	(12)	0.00%		-	12	(12)	0.00%	144
Total Revenue	88,937	89,877	(940)	-1.05%		88,937	89,877	(940)	-1.05%	1,078,518
Administrative Expenses	24,888	30,139	(5,250)	-17.42%	2	24,888	30,139	(5,250)	-17.42%	361,663
Tenant Services	-	250	(250)	-100.00%	2	-	250	(250)	-100.00%	3,000
Utility Expense	9,804	6,823	2,980	43.68%	3	9,804	6,823	2,980	43.68%	81,877
Maintenance Expense	24,521	28,217	(3,697)	-13.10%	2	24,521	28,217	(3,697)	-13.10%	338,608
General Expenses	6,014	6,786	(771)	-11.37%	2	6,014	6,786	(771)	-11.37%	81,428
Housing Assistance Payments	1,113	1,500	(387)	-25.80%	2	1,113	1,500	(387)	-25.80%	17,999
Financing Expenses	10,689	13,173	(2,484)	-18.85%	2	10,689	13,173	(2,484)	-18.85%	158,074
Operating Expense before Depreciation	77,029	86,887	(9,858)	-11.35%		77,029	86,887	(9,858)	-11.35%	1,042,649
Net Operating Income (Loss)	11,908	2,989	8,919	298.37%		11,908	2,989	8,919	298.37%	35,870
Depreciation & Amortization	64,059	60,979	3,080	5.05%		64,059	60,979	3,080	5.05%	731,748
Capital Replacement Items	-	11,139	(11,139)	-100.00%		-	11,139	(11,139)	-100.00%	133,663
Reimburse Replacement Reserves	-	(11,139)	11,139	-100.00%		-	(11,139)	11,139	-100.00%	(133,663)
Total Expense	141,087	147,866	(6,779)	-4.58%		141,087	147,866	(6,779)	-4.58%	1,774,397
Net Income (Loss)	(52,151)	(57,990)	5,839	-10.07%		(52,151)	(57,990)	5,839	-10.07%	(695,878)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units. Overall rental income has remained consistent with the budget.
- 2 Variance reflects expenses that are less than budget.
- 3 Variance in utility expenses are a result of costs for water service being higher than budgeted.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet
January 25, 2017

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	337,796.99		
Cash-Payroll	-304.93		
Petty Cash	300.00		
Total Unrestricted Cash	337,792.06		
Restricted Cash			
Cash Restricted-Security Deposits	50,727.39		
Cash Restricted - FSS Escrow	7,590.00	A/P Vendors and Contractors	3,481.02
Cash Restricted-Reserve for Replacement	176,127.50	Tenant Security Deposits	48,327.39
Restricted Cash - Partnership Devmt	1,179.16	Security Deposit-Pet	2,400.00
Restricted Cash - OA Reserve	76,215.57	Accrued Interest - HOPE VI	590,176.24
Restricted Cash - AA Reserve	46,966.45	Accrued - Developer Fee	1,308,453.00
Investment 1	257,002.58	Accrued Audit Fees	16,326.33
Investment 2	255,167.91	Tenant Prepaid Rents	1,402.67
Total Restricted Cash	870,976.56	Accrued Compensated Absences-Current	6,337.97
TOTAL CASH	1,208,768.62	TOTAL CURRENT LIABILITIES	1,976,904.62
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	3,539.15		
Allowance for Doubtful Accounts-Tenants	-736.43		
Due from Dakota Park PH	7,961.49		
Due from Dakota Park Non-ACC	36,226.34		
Due from Central Office Cost Center	65,458.31		
TOTAL DUE FROM	109,646.14		
Renaissance Family-Operating Subsidy Receivable	27,104.00		
Renaissance Senior-Operating Subsidy Receivable	-27,104.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	112,448.86		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	1,000.00	Accrued Compensated Absences-LT	11,770.52
Prepaid Insurance	70,997.69	FSS Due to Tenant Long Term	7,590.00
Prepaid Software Licenses	2,933.96	Notes Payable-LT	381,200.32
Utility Deposit - Electric	20,500.00	Permanent Loan - HOPE VI	2,200,000.00
TOTAL OTHER CURRENT ASSETS	95,431.65	Permanent Loan - SunTrust	586,963.31
TOTAL CURRENT ASSETS	1,416,649.13	TOTAL NONCURRENT LIABILITIES	3,187,524.15
NONCURRENT ASSETS		TOTAL LIABILITIES	5,164,428.77
FIXED ASSETS			
Buildings	21,088,272.28		
Building Improvements	31,903.86		
Machinery & Equipment	150,483.39		
Furniture & Fixtures	596,259.09		
Site Improvement-Infrastructure	2,382,356.15		
Accum Depreciation-Buildings	-6,754,225.50		
Accum Depreciation- Misc FF&E	-734,820.93		
Accum Depreciation-Infrastructure	-1,587,689.48		
Intangible Assets			
Loan Costs	137,065.70		
Compliance Fees	100.00		
Monitoring Fees	131,658.00		
AA Compliance Fees	-50.28		
AA Monitoring Fees	-128,901.13		
AA Loan Costs	-124,499.54		
TOTAL FIXED ASSETS (NET)	15,187,911.61		
TOTAL NONCURRENT ASSETS	15,187,911.61		
TOTAL ASSETS	16,604,560.74	EQUITY	
		CONTRIBUTED CAPITAL	
		Capital - LP	6,944,630.41
		Capital - GP2	7,123,264.00
		TOTAL CONTRIBUTED CAPITAL	14,067,894.41
		RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Assets	-2,627,762.44
		TOTAL RETAINED EARNINGS:	-2,627,762.44
		TOTAL EQUITY	11,440,131.97
		TOTAL LIABILITIES AND EQUITY	16,604,560.74

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

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,016.11	337,796.99	19,780.88
Cash-Payroll	1,122.31	-304.93	-1,427.24
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,662.48	50,727.39	64.91
Cash Restricted - FSS Escrow	7,590.00	7,590.00	0.00
Cash Restricted-Reserve for Replacement	172,900.83	176,127.50	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	257,002.58	257,002.58	0.00
Investment 2	255,167.91	255,167.91	0.00
Total Cash	1,186,823.40	1,208,468.62	21,645.22

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	318,016.11	337,796.99	19,780.88
Cash-Payroll	1,122.31	-304.93	-1,427.24
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,662.48	50,727.39	64.91
Cash Restricted - FSS Escrow	7,590.00	7,590.00	0.00
Cash Restricted-Reserve for Replacement	172,900.83	176,127.50	3,226.67
Restricted Cash - Partnership Devmt	1,179.16	1,179.16	0.00
Restricted Cash - OA Reserve	76,215.57	76,215.57	0.00
Restricted Cash - AA Reserve	46,966.45	46,966.45	0.00
Investment 1	257,002.58	257,002.58	0.00
Investment 2	255,167.91	255,167.91	0.00
Total Cash	1,186,823.40	1,208,468.62	21,645.22

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,574	44,193	381	0.86%	1	44,574	44,193	381	0.86%	530,318
Other Tenant Income	530	1,291	(761)	-58.94%	2	530	1,291	(761)	-58.94%	15,491
Other Income	-	353	(353)	-100.00%	2	-	353	(353)	-100.00%	4,232
Total Revenue	45,104	45,837	(733)	-1.60%		45,104	45,837	(733)	-1.60%	550,041
Administrative Expense	14,140	14,851	(712)	-4.79%		14,140	14,851	(712)	-4.79%	178,218
Tenant Services	-	150	(150)	-100.00%	2	-	150	(150)	-100.00%	1,800
Utility Expense	5,696	5,511	184	3.35%		5,696	5,511	184	3.35%	66,136
Maintenance Expense	7,514	8,821	(1,307)	-14.82%	2	7,514	8,821	(1,307)	-14.82%	105,852
General Expense	6,484	8,509	(2,025)	-23.80%	2	6,484	8,509	(2,025)	-23.80%	102,108
Financing Expense	3,989	4,156	(167)	-4.03%		3,989	4,156	(167)	-4.03%	49,877
Operating Expense before Depreciation	37,823	41,999	(4,177)	-9.94%		37,823	41,999	(4,177)	-9.94%	503,991
Net Operating Income (Loss)	7,281	3,837	3,444	89.74%		7,281	3,837	3,444	89.74%	46,050
Depreciation & Amortization Expense	39,013	39,013	(0)	0.00%		39,013	39,013	(0)	0.00%	468,156
Capital Replacement Items	-	1,229	(1,229)	-100.00%		-	1,229	(1,229)	-100.00%	14,753
Reimburse Replacement Reserves	-	(1,229)	1,229	-100.00%		-	(1,229.43)	1,229	-100.00%	(14,753)
Total Expense	76,835	81,012	(4,177)	-5.16%		76,835	81,012	(4,177)	-5.16%	972,147
Net Operating Income (Loss)	(31,731)	(35,176)	3,444	-9.79%		(31,731)	(35,176)	3,444	-9.79%	(422,106)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are consistent with the budget.
- 2 Variance reflects expenses less than the budget.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

January 25, 2017

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Unrestricted Cash		A/P Vendors and Contractors	7,498.88
Cash Operating 1	23,874.09	Tenant Security Deposits	24,975.00
Cash-Payroll	-98.07	Security Deposit-Pet	1,300.00
Petty Cash	225.00	Accrued Property Taxes	2,647.62
Total Unrestricted Cash	<u>24,001.02</u>	Accrued Interest Payable	6,328.49
Restricted Cash		Accrued Audit Fees	9,208.33
Cash Restricted-Security Deposits	25,875.00	Due to Polk County Developers, Inc.	362,901.17
Cash Restricted-Operating Reserve	441,085.49	Tenant Prepaid Rents	828.85
Cash Restricted-Reserve for Replacement	116,858.89	Accrued Compensated Absences-Current	2,006.37
Cash-Tax & Insurance Escrow	67,799.37	First Mortgage - TCAP	1,231,424.00
Total Restricted Cash	<u>651,618.75</u>	Tax Credit Exchange Program (TCEP)	6,700,143.40
TOTAL CASH	<u>675,619.77</u>	HOME Funds	115,899.60
		Mortgage Note Payable	<u>450,845.00</u>
		TOTAL CURRENT LIABILITIES	8,916,006.71
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	7,519.45		
Allowance for Doubtful Accounts-Tenants	-2,424.34		
Due from Colton Meadow GP, Inc.	<u>101,151.61</u>		
TOTAL DUE FROM	<u>101,151.61</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	106,246.72		
OTHER CURRENT ASSETS		NONCURRENT LIABILITIES	
Eviction Deposit Acct.	1,000.00		
Prepaid Expenses and Other Assets	3,336.40	Accrued Compensated Absences-LT	3,726.12
Prepaid Insurance	4,360.39	Developer Fee Payable - PCHD	<u>92,184.00</u>
Prepaid Software Licenses	842.15	TOTAL NONCURRENT LIABILITIES	95,910.12
Utility Deposit	<u>5,000.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>14,538.94</u>		
TOTAL CURRENT ASSETS	796,405.43	TOTAL LIABILITIES	9,011,916.83
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	99,561.06
Site Improvement-Infrastructure	1,496,187.97	TOTAL RETAINED EARNINGS:	<u>99,561.06</u>
Accum Depreciation-Buildings	-2,761,622.03		
Intangible Assets			
Amortization Tax Credit Fees	83,468.00		
Monitoring Fees	<u>208,695.00</u>		
TOTAL FIXED ASSETS (NET)	9,415,758.81		
Site Improvement	16,364.00		
Non-Dwelling Structures	28,019.32		
Non-Dwelling Equipment	<u>60,262.45</u>		
TOTAL NONCURRENT ASSETS	9,520,404.58	TOTAL EQUITY	1,304,893.18
TOTAL ASSETS	<u>10,316,810.01</u>	TOTAL LIABILITIES AND EQUITY	<u>10,316,810.01</u>

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

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,326.63	23,874.09	13,547.46
Cash-Payroll	1,188.48	-98.07	-1,286.55
Cash Restricted-Security Deposits	26,675.00	25,875.00	-800.00
Cash Restricted-Operating Reserve	441,085.49	441,085.49	0.00
Cash Restricted-Reserve for Replacement	115,058.89	116,858.89	1,800.00
Cash-Tax & Insurance Escrow	63,040.75	67,799.37	4,758.62
Total Cash	657,375.24	675,394.77	18,019.53
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	10,326.63	23,874.09	13,547.46
Cash-Payroll	1,188.48	-98.07	-1,286.55
Cash Restricted-Security Deposits	26,675.00	25,875.00	-800.00
Cash Restricted-Operating Reserve	441,085.49	441,085.49	0.00
Cash Restricted-Reserve for Replacement	115,058.89	116,858.89	1,800.00
Cash-Tax & Insurance Escrow	63,040.75	67,799.37	4,758.62
Total Cash	657,375.24	675,394.77	18,019.53

Lakeland Housing Authority
Bonnet Shores, LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	48,227	49,507	(1,280)	-2.59%	1	48,227	49,507	(1,280)	-2.59%	594,078
Other Tenant Income	2,100	1,300	800	61.58%	2	2,100	1,300	800	61.58%	15,596
Other Income	173	102	71	69.44%	3	173	102	71	69.44%	1,223
Total Revenue	50,499	50,908	(409)	-0.80%		50,499	50,908	(409)	-0.80%	610,897
Administrative Expense	14,721	14,549	172	1.19%		14,721	14,549	172	1.19%	174,585
Tenant Services	-	208	(208)	-100.00%	4	-	208	(208)	-100.00%	2,500
Utility Expense	5,682	4,666	1,016	21.77%	5	5,682	4,666	1,016	21.77%	55,989
Maintenance Expense	11,318	9,214	2,104	22.84%	6	11,318	9,214	2,104	22.84%	110,572
General Expense	7,339	9,064	(1,724)	-19.03%	4	7,339	9,064	(1,724)	-19.03%	108,766
Financing Expense	9,658	12,118	(2,460)	-20.30%	4	9,658	12,118	(2,460)	-20.30%	145,418
Operating Expense before Depreciation	48,719	49,819	(1,100)	-2.21%		48,719	49,819	(1,100)	-2.21%	597,830
Net Operating Income (Loss)	1,780	1,089	691	63.49%		1,780	1,089	691	63.49%	13,067
Depreciation & Amortization Expense	40,004	47,465	(7,460.56)	-15.72%		40,004	47,465	(7,460.56)	-15.72%	569,579
	-	-	-			-	-	-		-
Capital Replacement Items	970	1,000	(29.51)	-2.95%		970	1,000	(29.51)	-2.95%	12,000
Reimburse Replacement Reserve	-	(1,000)	1,000.00	-100.00%		-	(1,000)	1,000.00	-100.00%	(12,000)
Total Expense	89,694	97,284	(7,590)	-7.80%		89,694	97,284	(7,590)	-7.80%	1,167,409
Net Income (Loss)	(39,195)	(46,376)	7,181	-15.49%		(39,195)	(46,376)	7,181	-15.49%	(556,513)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rental income is consistent with the budget.
- 2 Variance is due to collection of late fees and charges to residents for damaging units.
- 3 Variance in Other Income is a result of refund that was received.
- 4 Variance reflects expenses that are less than the budget.
- 5 Utility expenses are over budget due to costs associated with water and sewer.
- 6 Maintenance expenses are over budget due to contract work associated with painting, the security system, and lawn maintenance.

Lakeland Housing Authority
Bonnet Shores, LLLP
Balance Sheet
January 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	119,225.18
Cash-Payroll	-116.07
Petty Cash	300.00
Total Unrestricted Cash	<u>119,409.11</u>
Restricted Cash	
Cash Restricted-Security Deposits	27,248.00
Cash Restricted-Operating Reserve	460,463.05
Cash Restricted-Reserve for Replacement	142,531.33
Cash-Tax & Insurance Escrow	30,382.82
Total Restricted Cash	<u>660,625.20</u>
TOTAL CASH	<u>780,034.31</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	7,055.71
Allowance for Doubtful Accounts-Tenants	-2,397.31
Due from Bonnet Shores GP, Inc	7,062.23
TOTAL DUE FROM	<u>7,062.23</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>11,720.63</u>

OTHER CURRENT ASSETS

Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	3,587.09
Prepaid Insurance	6,222.72
Prepaid Software Licenses	810.05
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>16,119.86</u>
TOTAL CURRENT ASSETS	<u>807,874.80</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	-2,532,231.71
Accum Depreciation- Misc FF&E	-447,630.44
Accum Depreciation-Infrastructure	-275,489.64
Intangible Assets	
Loan Costs	41,419.00
Amortization Loan Cost	12,618.58
Compliance Fees	246,589.00
Amortization Tax Credit Fees	100,007.98
TOTAL FIXED ASSETS (NET)	<u>9,794,025.59</u>
TOTAL NONCURRENT ASSETS	<u>9,794,025.59</u>

TOTAL ASSETS	<u>10,601,900.39</u>
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LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

A/P Vendors and Contractors	1,398.11
Tenant Security Deposits	26,125.00
Security Deposit-Pet	1,400.00
Accrued Property Taxes	3,494.59
Accrued Interest Payable	41,538.04
Accrued Interest - 2nd Mortgage	309,840.73
Accrued Audit Fees	9,208.33
Tenant Prepaid Rents	390.15
Accrued Compensated Absences-Current	2,051.85
First Mortgage - TCAP	3,819,255.00
HOME Funds	131,028.00
Mortgage Note Payable	1,009,877.00
TOTAL CURRENT LIABILITIES	<u>5,355,606.80</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	3,810.58
TOTAL NONCURRENT LIABILITIES	<u>3,810.58</u>

TOTAL LIABILITIES	<u>5,359,417.38</u>
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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	-1,529,701.99
TOTAL RETAINED EARNINGS:	<u>-1,529,701.99</u>

TOTAL EQUITY	<u>5,242,483.01</u>
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TOTAL LIABILITIES AND EQUITY	<u>10,601,900.39</u>
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**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and One Month Ended January 25, 2017**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	113,289.41	119,225.18	5,935.77
Cash-Payroll	554.81	-116.07	-670.88
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,347.00	27,248.00	901.00
Cash Restricted-Operating Reserve	460,463.05	460,463.05	0.00
Cash Restricted-Reserve for Replacement	140,656.33	142,531.33	1,875.00
Cash-Tax & Insurance Escrow	20,191.71	30,382.82	10,191.11
Total Cash	761,502.31	779,734.31	18,232.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	113,289.41	119,225.18	5,935.77
Cash-Payroll	554.81	-116.07	-670.88
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,347.00	27,248.00	901.00
Cash Restricted-Operating Reserve	460,463.05	460,463.05	0.00
Cash Restricted-Reserve for Replacement	140,656.33	142,531.33	1,875.00
Cash-Tax & Insurance Escrow	20,191.71	30,382.82	10,191.11
Total Cash	761,502.31	779,734.31	18,232.00

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Statement of Operations
For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	70,919	68,956	1,963	2.85%	1	70,919	68,956	1,963	2.85%	827,476
Other Tenant Income	(745)	(289)	(456)	157.75%	2	(745)	(289)	(456)	157.75%	(3,469)
Other Income	87	85	2	1.78%		87	85	2	1.78%	1,026
Total Revenue	70,261	68,753	1,508	2.19%		70,261	68,753	1,508	2.19%	825,033
Administrative Expenses	15,050	18,137	(3,087)	-17.02%	3	15,050	18,137	(3,087)	-17.02%	217,644
Tenants Service Expenses	119	261	(142)	-100.00%	3	119	261	(142)	-100.00%	3,131
Utility Expense	8,344	9,270	(926)	-9.99%	3	8,344	9,270	(926)	-9.99%	111,239
Maintenance Expense	8,763	10,054	(1,291)	-12.84%	3	8,763	10,054	(1,291)	-12.84%	120,652
General Expenses	4,682	4,380	302	6.88%		4,682	4,380	302	6.88%	52,566
Financing Expenses	23,143	26,361	(3,218)	-12.21%	3	23,143	26,361	(3,218)	-12.21%	316,336
Operating expense before depreciation	60,100	68,464	(8,364)	-12.22%		60,100	68,464	(8,364)	-12.22%	821,568
Net Operating Income (Loss)	10,161	289	9,872	3418.91%		10,161	289	9,872	3418.91%	3,465
Depreciation & Amortization	42,139	41,940	199	0.47%		42,139	41,940	199	0.47%	503,280
Capital Replacement Items	-	1,360.00	(1,360)	-100.00%		-	1,360.00	(1,360)	-100.00%	16,320
Reimburse Replacement Reserve	-	-	-	-		-	-	-	-	(16,320)
Transfer In	-	-	-	-		-	-	-	-	-
Total Expense	102,239	111,764	(9,525)	-8.52%		102,239	111,764	(9,525)	-8.52%	1,324,848
Net Operating Income (Loss)	(31,978)	(43,011)	11,033	-25.65%		(31,978)	(43,011)	11,033	-25.65%	(499,815)

Comments

- 1 Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are consistent with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses that are lower than the budget.

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP
Balance Sheet
January 25, 2017

ASSETS

Unrestricted Cash	
Cash Operating 1	4,840.88
Cash-Payroll	-149.28
Petty Cash	300.00
Total Unrestricted Cash	<u>4,991.60</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,988.30
Cash Restricted-Operating Reserve	25,119.58
Cash Restricted-Reserve for Replacement	203,465.72
Cash-Tax & Insurance Escrow	47,299.85
Investment 1	229,880.95
Total Restricted Cash	<u>515,754.40</u>
TOTAL CASH	<u>520,746.00</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	1,498.82
Allowance for Doubtful Accounts-Tenants	-649.03
Due from West Lake Management, LLC	1,250.00
TOTAL DUE FROM	<u>1,250.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,099.79</u>
OTHER CURRENT ASSETS	
Eviction Deposit Acct.	500.00
Prepaid Expenses and Other Assets	940.26
Prepaid Insurance	11,457.47
Prepaid Software Licenses	1,496.32
TOTAL OTHER CURRENT ASSETS	<u>14,394.05</u>
TOTAL CURRENT ASSETS	<u>537,239.84</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Building Improvements	35,770.50
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-2,427,444.96
Accum Depreciation- Misc FF&E	-875,830.79
Accum Depreciation-Infrastructure	-269,813.99
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	141,169.49
Compliance Fees	200,558.00
Amortization Tax Credit Fees	101,386.21
TOTAL FIXED ASSETS (NET)	<u>11,143,239.12</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>11,854,836.12</u>
TOTAL ASSETS	<u>12,392,075.96</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	19,057.53
Tenant Security Deposits	9,150.00
Security Deposit-Pet	900.00
Accrued Property Taxes	165.95
Accrued Interest NLP Loan	4,809.11
Accrued Audit Fees	9,208.33
Tenant Prepaid Rents	2,009.91
Accrued Compensated Absences-Current	959.15
Mortgage Note Payable	3,082,744.41
Second Mortgage Payable	850,000.00
Third Mortgage Payable	360,606.08
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,367,328.14
TOTAL CURRENT LIABILITIES	<u>6,671,559.61</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	1,781.27
TOTAL NONCURRENT LIABILITIES	<u>1,781.27</u>
TOTAL LIABILITIES	<u>6,673,340.88</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	111,288.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>7,018,085.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-1,299,349.92
TOTAL RETAINED EARNINGS:	<u>-1,299,349.92</u>
TOTAL EQUITY	<u>5,718,735.08</u>
TOTAL LIABILITIES AND EQUITY	<u>12,392,075.96</u>

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

**Changes in Cash
For the Current and One Month Ended January 25, 2017**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-14,416.79	4,840.88	19,257.67
Cash-Payroll	1,383.63	-149.28	-1,532.91
Cash Restricted-Security Deposits	9,780.30	9,988.30	208.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	200,947.03	203,465.72	2,518.69
Cash-Tax & Insurance Escrow	42,957.85	47,299.85	4,342.00
Investment 1	229,812.63	229,880.95	68.32
Total Cash	495,584.23	520,446.00	24,861.77

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	-14,416.79	4,840.88	19,257.67
Cash-Payroll	1,383.63	-149.28	-1,532.91
Cash Restricted-Security Deposits	9,780.30	9,988.30	208.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	200,947.03	203,465.72	2,518.69
Cash-Tax & Insurance Escrow	42,957.85	47,299.85	4,342.00
Investment 1	229,812.63	229,880.95	68.32
Total Cash	495,584.23	520,446.00	24,861.77

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	2,644	3,112	(468)	-15.04%	1	2,644	3,112	(468)	-15.04%	37,344
Other Tenant Income	90	150	(60)	-40.00%	2	90	150	(60)	-40.00%	1,800
Grant Income	-	2,560	(2,560)	-100.00%	3	-	2,560	(2,560)	-100.00%	30,722
Other Income	-	-	-			-	-	-		-
Total Revenue	2,734	5,822	(3,088)	-53.04%		2,734	5,822	(3,088)	-53.04%	69,866
Administrative Expenses	566	2,282	(1,715)	-75.17%	4	566	2,282	(1,715)	-75.17%	27,380
Tenant Services Expenses	-	-	-			-	-	-		-
Utility Expense	-	-	-			-	-	-		-
Maintenance and Development Expense	833	2,855	(2,021)	-70.81%	4	833	2,855	(2,021)	-70.81%	34,256
General Expenses	308	639	(331)	-51.79%	4	308	639	(331)	-51.79%	7,666
Housing Assistance Payments	63	47	16	34.04%	5	63	47	16	34.04%	564
Transfer In	-	-	-			-	-	-		-
Operating expense before Depreciation	1,771	5,822	(4,051)	-69.59%		1,771	5,822	(4,051)	-69.59%	69,866
Net Operating Income (Loss)	963	-	963			963	-	963		-
Depreciation	-	-	-			-	-	-		-
Total Expenses	1,771	5,822	(4,051)	-69.59%		1,771	5,822	(4,051)	-69.59%	69,866
Net Income (Loss)	963	-	963			963	-	963		-

Comments

* Staff continues to work on closing the year and prepare for the unaudited Financial Data Schedule (FDS) submission to HUD's Real Estate Assessment Center (REAC). Submissions are due February 28, 2017.

- 1 Property is comprised of 7 Section 32 Homeownership Units. Rental income is less than budgeted because one person is not working and is paying less rent than anticipated.
- 2 Variance is a result of there being less damages to units.
- 3 Variance is due to timing of the accrual for sales proceeds.
- 4 Variance is a result of the expenses being less than the budget.
- 5 Variance is due to an increase in utility allowances.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

January 25, 2017

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	43,764.81		
Cash Operating 3	185,892.33		
Total Unrestricted Cash	229,657.14		
Restricted Cash		Tenant Security Deposits	2,400.00
Cash Restricted-Security Deposits	2,400.00	Due to Federal Master	2,027.61
Total Restricted Cash	2,400.00	Tenant Prepaid Rents	390.78
TOTAL CASH	232,057.14	TOTAL CURRENT LIABILITIES	4,818.39
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	902.00		
Allowance for Doubtful Accounts-Tenants	-898.00		
AR-TPA/Fraud Recovery	1,549.00		
Lakeridge Homes 2nd Mortgage	240,900.00		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	242,453.00	TOTAL LIABILITIES	4,818.39
OTHER CURRENT ASSETS			
Eviction Deposit Acct.	500.00		
Prepaid Insurance	3,372.95		
TOTAL OTHER CURRENT ASSETS	3,872.95		
TOTAL CURRENT ASSETS	478,383.09		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	898,835.22		
Furniture & Fixtures	2,248.94	Retained Earnings-Unrestricted Net Assets	1,373,364.29
Accum Depreciation- Misc FF&E	-1,284.57	TOTAL RETAINED EARNINGS:	1,373,364.29
Intangible Assets			
TOTAL FIXED ASSETS (NET)	899,799.59		
TOTAL NONCURRENT ASSETS	899,799.59	TOTAL EQUITY	1,373,364.29
TOTAL ASSETS	1,378,182.68	TOTAL LIABILITIES AND EQUITY	1,378,182.68

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

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	40,801.69	43,764.81	2,963.12
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	185,892.33	185,892.33	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,400.00	2,400.00	0.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,094.02	232,057.14	2,963.12

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	40,801.69	43,764.81	2,963.12
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	185,892.33	185,892.33	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	2,400.00	2,400.00	0.00
Cash Restricted - Escrow	0.00	0.00	0.00
Total Cash	229,094.02	232,057.14	2,963.12

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Statement of Operations

For the Current and One Month Ended January 25, 2017

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Government Subsidy Income	23,228	33,554	(10,326)	-30.77%	1	23,228	33,554	(10,326)	-30.77%	402,653
Other Income	-	-	-			-	-	-		-
Total Revenue	23,228	33,554	(10,326)	-30.77%		23,228	33,554	(10,326)	-30.77%	402,653
Administrative Expenses	21,087	22,895	(1,808)	-7.90%	2	21,087	22,895	(1,808)	-7.90%	274,736
Tenant Services Expenses	1,207	10,181	(8,973)	-88.14%	2	1,207	10,181	(8,973)	-88.14%	122,167
Utility Expense	-	-	-			-	-	-		-
Maintenance and Development Expense	284	88	196	221.70%	3	284	88	196	221.70%	1,060
General Expenses	-	391	(391)	-100.00%		-	391	(391)	-100.00%	4,690
Operating expense before Depreciation	22,578	33,554	(10,976)	-32.71%		22,578	33,554	(10,976)	-32.71%	402,653
Net Operating Income (Loss)	650	-	650			650	-	650		-
Depreciation	-	-	-			-	-	-		-
Total Expenses	22,578	33,554	(10,976)	-32.71%		22,578	33,554	(10,976)	-32.71%	402,653
Net Income (Loss)	650	-	650		5	650	-	650		-

Comments

*Staff continues to work on closing the year and prepare for the unaudited Financial Data Schedule (FDS) submission to HUD's Real Estate Assessment Center (REAC). Submissions are due on February 28, 2017.

- 1 Subsidy income was less than anticipated due to timing of the reimbursable expenses.
- 2 Variance is due to expenses being less than budgeted.
- 3 Variance is due to payment of general liability insurance.

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Balance Sheet

January 25, 2017

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	12,251.46	A/P Vendors and Contractors	57.33
Cash-Payroll	-279.91	Due to Central Office Cost Center	63,766.22
Petty Cash	1,000.00	Accrued Compensated Absences-Current	4,021.91
Cash in PH Master Account	76,756.98	TOTAL CURRENT LIABILITIES	67,845.46
Total Unrestricted Cash	<u>89,728.53</u>		
TOTAL CASH	89,728.53		
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
Due from Central Office Cost Center	0.00	Accrued Compensated Absences-LT	7,469.26
TOTAL DUE FROM	<u>0.00</u>	TOTAL NONCURRENT LIABILITIES	<u>7,469.26</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	0.00		
OTHER CURRENT ASSETS		TOTAL LIABILITIES	<u>75,314.72</u>
Prepaid Insurance	426.26		
TOTAL OTHER CURRENT ASSETS	<u>426.26</u>	EQUITY	
TOTAL CURRENT ASSETS	90,154.79	RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Assets	16,614.27
NONCURRENT ASSETS		TOTAL RETAINED EARNINGS:	<u>16,614.27</u>
FIXED ASSETS			
Automobiles	21,299.00	TOTAL EQUITY	<u>16,614.27</u>
Accum Depreciation- Misc FF&E	-19,524.80		
Intangible Assets	<u>1,774.20</u>	TOTAL LIABILITIES AND EQUITY	<u>91,928.99</u>
TOTAL FIXED ASSETS (NET)	1,774.20		
TOTAL NONCURRENT ASSETS	1,774.20		
TOTAL ASSETS	<u>91,928.99</u>		

**Lakeland Housing Authority
YouthBuild-DOL 2014 (49)
Changes in Cash**

For the Current and One Month Ended January 25, 2017

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,914.35	12,251.46	-1,662.89
Cash-Payroll	2,929.26	-279.91	-3,209.17
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	16,843.61	11,971.55	-4,872.06

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	13,914.35	12,251.46	-1,662.89
Cash-Payroll	2,929.26	-279.91	-3,209.17
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	16,843.61	11,971.55	-4,872.06

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of February 14, 2017

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	245,584.58	244,154.58	7,383.42
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	339,634.58	297,816.58	43,187.42
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	160,622.37	87,307.10	258,267.90
CFP - 2016		04-13-16	04-12-18	04-12-20	358,393.00	322,553.70	44,774.57	0.00	358,393.00
				CFP Subtotal:	2,186,904.00	1,968,213.60	1,681,010.10	1,519,672.26	667,231.74
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-27-17	282,108.00	253,897.20	282,108.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-16	10-29-17	149,804.00	134,823.60	149,804.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-16	10-29-17	441,385.00	397,246.50	441,385.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-16	10-29-17	380,321.00	342,288.90	380,321.00	0.00	380,321.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-17	70,661.00	63,594.90	70,661.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-16	09-08-17	208,904.00	188,013.60	208,904.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-16	09-08-17	62,529.00	56,276.10	62,529.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	185,710.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	187,612.00	0.00	187,612.00
RHF - 2016		04-13-16	04-12-18	04-12-20	193,574.00	174,216.60	193,574.00	0.00	193,574.00
				RHF Subtotal:	2,162,608.00	1,946,347.20	2,162,608.00	0.00	2,162,608.00
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 2016		07-08-16	12-31-17		105,738.00	95,164.20	0.00	0.00	105,738.00
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	105,738.00	105,738.00	0.00
				ROSS Subtotal:	211,476.00	190,328.40	105,738.00	105,738.00	105,738.00
YouthBuild 2016 Grant (new)	(DOL)	10-17-16	02-16-20		990,024.00	891,021.60	13,758.69	13,758.69	976,265.31
				YouthBuild Subtotal:	990,024.00	891,021.60	13,758.69	13,758.69	976,265.31
YouthBuild 2014 Grant	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	861,522.37	861,522.37	112,601.63
				YouthBuild Subtotal:	974,124.00	876,711.60	861,522.37	861,522.37	112,601.63
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

February 2017 Board Report



Academics

Cycle 14 is underway and the focus for academics is Language Arts and Mathematics. Reasoning through Language Arts is the first topic covered because it has a large impact on the other topics. Once students strengthen these skills, the skills in the other areas will come easier. Mathematics is an ongoing topic in YouthBuild because it is so vast, and students seem to fear it. As we progress students learn that math is a cumulative subject, and that every skill they learn helps with the next skill. Students become more comfortable with math and taking on new challenges. In addition to the traditional academics students have also begun curriculum in Civics and Government, and keyboarding. Having an awareness of civics and the functioning of the government is especially important in today's ever-changing political climate. Keyboarding skills have also become an integral part of the communication process in today's society.



YouthBuild Lakeland visiting Florida Sheriff's Youth Villa

Recruiting

Recruiting for Cycle 15 has begun and there are approximately 10 prospects on the roster for the first Open House in March. The process for recruiting is a continual one, and the focus for prospects will be centered around the Paul A. Diggs neighborhood, and its immediate surrounding areas. The staff and students will be collaborating to make the recruiting process more effective and help spread the word about the opportunities available through YouthBuild.

Career Development

The first month of the year was very busy at YouthBuild-Lakeland beginning with three weeks of Mental Toughness (orientation) to select participants for Cycle 14. Orientation participants explored and shared their employment challenges, career aspirations, goals and more through various classroom and outdoor activities. Each participant completed a five-component career development orientation packet wherein they had to develop a career mission statement, create a networking contact log, interview a person currently employed in their chosen career field, assess personal work ethics; and complete a college application. This enterprising

group has career aspirations in health care, construction, business management, criminal justice, property management, computer technology and welding.

Construction

This month the construction training began for Cycle 14. Work on the Greenwood house continued, as participants painted the house, installed blinds, laid sod, and planted landscaping. The students also volunteered time at the Florida Sheriff's Youth Ranch helping to paint their administration building. Students are learning a variety of skills that will serve them well in the future.

Janiene Bambridge
YouthBuild Program Manager

Cynthia E. Zorn-Shaw
YouthBuild Career Development Specialist

Richard Mooneyham
YouthBuild Program Instructor

Terry Love
YouthBuild Construction Trainer

RESOLUTIONS

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

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

Re: Resolution # 17-1438

The Board of Commissioners is requested to approve the above-referenced resolution to authorize revisions of the current utility allowance schedule for both the Public Housing and the Housing Choice Voucher participants.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Implement the annual utility allowance schedules for participants of the Public Housing and HCV programs effective March 1, 2017.
- C. Originator: Carlos Pizarro

3. Cost Estimate:

N/A

Narrative:

The Department of Housing and Urban Development requires the Lakeland Housing Authority to review its utility allowances annually. The review shall include all changes in circumstances including completion of modernization and/or other energy conservation measures implemented by the Lakeland Housing Authority which would lead to a change in reasonable consumption requirements and changes in utility rates.

The utility allowance survey method is the preferred method of obtaining current utility rates and charges for Public Housing and Section 8 Housing Choice Voucher programs. The outcome of this study will enable the Lakeland Housing Authority to update the current utility allowance schedule.

Housing Authority Services was selected as the consulting firm for the utility allowance study. *Housing Authority Services* has over twenty years' experience in federal, state, and local government consulting services in the following areas:

- Financial Management and Capital Fund Program
- Agency Plans and Policies
- PHAS
- SEMAP
- HQS
- Family Self Sufficiency
- Reasonable Rent Determination
- Utility Allowances

- Energy Audits
- Physical Needs Assessments

Based on previous experience and work history, the Lakeland Housing Authority requested that the *Housing Authority Services* conduct the utility allowance study for the Public Housing program and Section 8 participants.

OBJECTIVE

The objective of this study is to update the utility allowances with current utility suppliers' rates and charges for electricity, natural gas, water and sewer from the City, County, and other jurisdictions. The methodology used to analyze the current utility allowances included a review of Monthly Consumption Allowances, Rate Information Gathering, Computation of Consumption Costs, submission of Section 8 and Public Housing HUD Forms, gathering Supporting Documentation, and finally implementing the allowances within 90 days of approval.

PRESENT SITUATION

The Housing Authority has a current utility allowance schedule that will be updated with the new utility allowance schedule (please see attached forms) based on the *Housing Authority Services* survey. The summary of the *Housing Authority Services* complete survey, including a comparison of current allowance with the proposed allowances, is attached to the resolution.

ANTICIPATED OUTCOME

By approving this Resolution, the Lakeland Housing Authority will be able to implement the updated utility allowances in its programs and will therefore be compliant with HUD mandated utility allowance regulation 24 CFR 965.507 (b).

WHO BENEFITS

The Public Housing residents and the Section 8 participants of Lakeland Housing Authority will benefit.

RESOLUTION NO. 17-1438

**APPROVAL OF REVISED PUBLIC HOUSING AND HOUSING CHOICE
VOUCHER UTILITY ALLOWANCE SCHEDULES**

WHEREAS, the Housing Authority of the City of Lakeland is required by the United States Department of Housing and Urban Development to ensure that its Public Housing program and its Housing Choice Voucher (Section 8) program review and, if necessary, update the utility allowances for program participants on an annual basis; and

WHEREAS, after a study was performed to review the Housing Authority of the City of Lakeland's utility allowances, it was determined that adjustments were necessary; and

WHEREAS, the revised utility allowances have been posted for thirty (30) days to allow for public review and comment;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves the attached Public Housing utility allowances as well as the attached Housing Choice Voucher (Section 8) utility allowances to become effective on March 1, 2017 and/or implementing within 90 days of approval for annual certifications.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland has approved and adopted Resolution No. 17-1438 dated February 27, 2017.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chairman

Changes to Utility Allowances 2017

Housing Authority Services completed a review of Polk County, Florida utility suppliers. As a result of the review it was determined that, pursuant to HUD rules and regulations and based on the rates, the overall increase and/or decrease is more the 10% threshold as required. Therefore, the utility allowances schedule rates changed for the fiscal year 2017.

Utility Supplier Review Summary

Electric

- Lakeland Electric No change
- City of Bartow No change

Natural Gas

- Peoples Gas System Decrease of 8.7%

Bottle Gas/Propane

- Amerigas Decrease of 19%
- Countryside Propane No change

Water & Sewer

- City of Auburndale Increase of 21.1%
- City of Bartow No Change
- City of Haines City Increase of 5.3%
- City of Lake Wales No change
- City of Lakeland Increase of 26.5%
- Polk County Utilities No change
- City of Winter Haven Increase of 12.96%

Trash Collection

- City of Auburndale No change
- City of Bartow No change
- City of Haines City No change
- City of Lake Wales No change
- City of Lakeland Increase of 6.15%
- City of Winter Haven Increase of 2.5%

Housing Choice Voucher Program

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type		Date (mm/yy)			
Lakeland Housing Authority – Polk County		Low Rise/High Rise/Garden/Walk-Up					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	5	7	7	9	11	12
	b. Bottle Gas	17	30	30	38	42	47
	c. Oil / Electric	6	7	7	8	9	10
	d. Heat Pump	3	3	3	4	4	4
Cooking	a. Natural Gas	5	6	8	9	12	13
	b. Bottle Gas	17	21	34	38	47	51
	c. Oil / Electric	5	10	10	12	14	16
	d. Coal / Other	0	0	0	0	0	0
Other Electric		15	23	30	38	50	60
Air Conditioning/Heat Pump		17	19	29	40	50	60
Water Heating	a. Natural Gas	7	11	14	18	21	26
	b. Bottle Gas	30	42	55	68	85	102
	c. Oil / Electric	9	14	19	24	29	34
	d. Coal / Other	0	0	0	0	0	0
Water		17	18	22	28	33	34
Sewer		59	60	70	80	90	99
Trash Collection		16	16	16	16	16	16
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13
Natural Gas Flat Fee 15.00 Electric Flat Fee 10.00		25	25	25	25	25	25

Actual Family Allowances To be used by the family to compute allowance.
Complete below for the actual unit rented.

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Name of Family _____

Address of Unit _____

Number of Bedrooms _____

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Lakeland Housing Authority – Polk County		Row House/Town House/Semi-Detached Duplex					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	6	7	8	11	12	13
	b. Bottle Gas	21	29	33	42	46	50
	c. Oil / Electric	7	8	9	10	10	11
	d. Heat Pump	3	3	4	4	5	5
Cooking	a. Natural Gas	5	6	8	9	12	13
	b. Bottle Gas	17	21	33	37	46	50
	c. Oil / Electric	5	10	10	12	14	16
	d. Coal / Other	0	0	0	0	0	0
Other Electric		15	25	34	47	57	33
Air Conditioning		18	21	31	42	53	63
Water Heating	a. Natural Gas	7	11	14	18	21	26
	b. Bottle Gas	29	42	54	67	83	100
	c. Oil / Electric	9	14	19	24	29	34
	d. Coal / Other	0	0	0	0	0	0
Water		14	18	22	26	30	34
Sewer		59	60	70	80	90	99
Trash Collection		16	16	16	16	16	16
Range/Microwave		12	12	12	12	12	12
Refrigerator		13	13	13	13	13	13
Natural Gas Flat Fee 15.00 Electric Flat Fee 10.00		25	25	25	25	25	25

Actual Family Allowances		Utility or Service	per month cost
To be used by the family to compute allowance.		Heating	\$
Complete below for the actual unit rented.		Cooking	
Name of Family		Other Electric	
		Air Conditioning	
Address of Unit		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
Number of Bedrooms		Other	
		Total	\$

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Lakeland Housing Authority – Polk County		Single Family					
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	7	9	11	13	15	17
	b. Bottle Gas	29	37	42	50	58	62
	c. Oil / Electric	8	9	11	12	13	14
	d. Heat Pump	3	3	4	4	5	5
Cooking	a. Natural Gas	5	6	8	9	12	13
	b. Bottle Gas	17	21	33	37	46	50
	c. Oil / Electric	5	10	10	12	14	16
	d. Coal / Other	0	0	0	0	0	0
Other Electric	22	32	42	56	66	76	
Air Conditioning/Heat Pump	20	23	35	47	59	71	
Water Heating	a. Natural Gas	7	11	14	18	21	26
	b. Bottle Gas	29	42	54	67	83	100
	c. Oil / Electric	9	14	19	24	29	34
	d. Coal / Other	0	0	0	0	0	0
Water	23	23	27	31	35	39	
Sewer	59	60	70	80	90	99	
Trash Collection	16	16	16	16	16	16	
Range/Microwave	12	12	12	12	12	12	
Refrigerator	13	13	13	13	13	13	
Natural Gas Flat Fee 15.00 Electric Flat Fee 10.00	25	25	25	25	25	25	

Actual Family Allowances To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family	Utility or Service	per month cost
	Address of Unit	Heating
Cooking		
Other Electric		
Air Conditioning		
Water Heating		
Water		
Sewer		
Trash Collection		
Range/Microwave		
Refrigerator		
Number of Bedrooms	Other	
	Total	\$

Public Housing Program

Lakeland Housing Authority

Public Housing

MONTHLY UTILITY ALLOWANCES – ALL ELECTRIC

Cecil Gober FL 1-37

<i>Row House/Townhouse</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		50				
Total		50				

John Wright FL 1-20

<i>Semi-Detached/Duplex</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity			58	68		
Water			22	29		
Sewer			37	50		
Total			117	147		

Westlake Apartments FL 61-120

<i>Semi-Detached/Duplex</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		54	66	74		
Water		16	20	27		
Sewer		28	34	46		
Total		98	120	147		

Westlake FL 1-60

<i>Row House/Townhouse</i>	<i>0BR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Electricity		47	59	68	77	
Water		16	20	27	31	
Sewer		28	34	46	52	
Total		91	120	141	160	