



430 Hartsell Ave
Lakeland, FL 33815

(863) 687-2911

<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

REGULAR BOARD MEETING

Monday, May 16, 2016

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

Board of Commissioners Meeting
The Housing Authority of the City of Lakeland, Florida
Monday, May 16, 2016 at 6:00 P.M.
LHA Board Room
430 Hartsell Avenue
Lakeland, Florida

Pledge of Allegiance

Moment of Silence

Establish a Quorum

- 1. Approval of the Meeting Agenda**
- 2. Approval of the Minutes of the Regular Board Meeting held Monday, April 18 2016.**
- 3. Public Forum**
- 4. Old Business**
 - LHA Recovery Plan Update
- 5. New Business**
- 6. Secretary's Report**
 - Operations
 - Administration
 - Resolutions

Re: Resolution # 16-1430

The Board of Commissioners is requested to authorize its Executive Director to submit a Demolition/Disposition Application to the U.S. Department of Housing and Urban Development for the WestLake and WestLake Addition property.

- 7. Legal Report**
- 8. Other Business**
- 9. Adjournment**

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, April 18, 2016

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

LHA Board Members Present: Michael Pimentel, Chairman
Rev. Richard Richardson, Vice Chairman
Joseph DiCesare, Commissioner
Eddie Hall, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioners

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:05 p.m. by Commissioner Pimentel.
The Pledge of Allegiance and a Moment of Silence were observed.
A quorum was established.

APPROVAL OF THE AGENDA

Commissioner Pimentel asked the Board to review the agenda and if there were any requests for items to be added to the agenda.

- Motion to approve and accept the agenda.

Motion by Robinson, Second by Richardson

Votes: Commissioners

Michael Pimentel – Aye	Eddie Hall – Aye	Dorothy Sanders - Aye
Richard Richardson –Aye	Joseph DiCesare – Aye	Lorenzo Robinson – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board meeting held on Tuesday, March 16, 2016.

Motion by Richardson, Second by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye	Eddie Hall – Aye	Dorothy Sanders – Aye
Richard Richardson –Aye	Joseph DiCesare – Aye	Lorenzo Robinson – Aye

FAMILY SELF-SUFFICIENT PROGRAM (FSS)

Lisa Pearson, Section 8 FSS Coordinator, LHA presented Deborah Davidson, a graduate of the FSS program. Ms. Davidson is a native of Haines City and is currently employed at Polk State College-Lakeland Collegiate High School. She is a mother of (3) adult children. She is also the first in her family to receive a college degree. She has earned two Associate degrees and a Bachelors' of Business degree. Ms. Davidson accomplished all her goals outlined in the FSS program. She was presented with a check and a certificate of completion from the FSS program.

YOUTH BUILD

Mr. Stevenson gave a brief synopsis regarding the YouthBuild program and some of the students participating in the program. Framichea Reason, a 2011 graduate, and Michelle Strain, a 2014 graduate, were present by Janine Bambridge, YouthBuild Director. Both students successfully completed the program and graduated with a GED. The students gave their success stories and how the program helped them develop as a person and prepared them with life skills that helped mold their path of success.

PUBLIC FORUM

None.

OLD BUSINESS

• Recovery Plan Review Updates:

Commissioner Richardson gave updates from the Recovery Plan Review Meeting for the month of March 2016. The recovery process is going well and the money owed to public housing continues to decrease. He also allowed Mr. Stevenson to give updates. Mr. Stevenson informed the Board that the Developer Partner for West Lake and LHA have been negotiating financing and business terms for the first phase of the development project. The 9% tax credit application was not successful due to the lottery number. HTG was successful in getting a SAIL award of a 4% bond. HTG has agreed to increase LHA's portion of the developer fee and provide a ground lease payment at closing. They will also provide all guarantees necessary to move the project forward. In exchange, LHA will provide some project-based vouchers and a construction loan. It is also LHA's plan to fund the loan out of the sales proceeds from the 10th Street property. LHA will request an amendment of the previous approval of the 10th Street property to use a portion of the funds at West Lake. The zoning change approval has been obtained, but the Buyer must receive approval of the permits before they are required to make a payment to LHA.

The next round of 9% tax credits applications will be coming up sometime between August and November of 2016. LHA will only demolish 10 building in the first phase of demolition. The first phase of relocation will involve 25 families. The developer will come up with the overall master plan. It is LHA staff plan to meet with the West Lake residents later this month. HUD must approve the demo/dispo application before relocation activities can begin.

Mr. Stevenson referenced the resolutions to be presented for approval later in the meeting. Staff is seeking Board approval to award contracts for construction activity at Cecil Gober Apartment. LHA has some funds that will expire by May 13, 2016 if they are not obligated or there is a chance to lose the funds.

NEW BUSINESS

None

• SECRETARY'S REPORT

Report submitted as written.

• Housing/Operations

Report submitted as written.

• Administration

Report submitted as written.

Valerie Brown gave a thorough presentation of the financial report. She distributed handouts along with the Administration Narrative that was not included in the electronic transmittal of the Board Report. Ms. Brown distributed a copy of the actual submission of the Financial Audit ending December 31, 2015. The Audited Financials were prepared by Ray Coury.

• Resolutions

Re: Resolution # 16-1428

The Board of Commissioners is requested to authorize its Executive Director to extend the term of a contract award made to *We Care Services, Inc.* until February 01, 2017 and to increase the total not-to-exceed dollar amount to \$135,000.

• Motion to approve

Motion by Richardson and second by Pimentel.

Votes: Commissioners

Michael Pimentel – Aye

Eddie Hall – Aye

Dorothy Sanders – Aye

Richard Richardson – Aye

Joseph DiCesare – Aye

Lorenzo Robinson – Aye

Re: Resolution # 16-1429

The Board of Commissioners is requested to delegate to the Chairman and the Executive Director, on a one-time basis, authorization for approval of a limited expenditure of Capital Funds.

• Motion to accept and approve the resolution.

Motion by Richardson and second by Robinson.

Votes: Commissioners

Michael Pimentel – Aye

Eddie Hall – Aye

Dorothy Sanders – Aye

Richard Richardson – Aye

Joseph DiCesare – Aye

Lorenzo Robinson – Aye

LEGAL REPORT

Mr. Gilmore informed the board that it's time to complete the Executive Director's evaluation. Mr. Gilmore will send out the forms to the commissioners and request that they complete the form and send them back to him via email within a certain time frame.

Mr. Gilmore will be hosting a commissioner's training class. The training will be at held Saxon Gilmore Law Office in Tampa on May 4, 2106. The time of the event is 10:00 a.m. - 2:30 p.m. The training will cover *The Role of a Commissioner* and *The Relationship of the Commissioner and Executive Director, Florida Sunshine Law* and *Code of Ethics*. Commissioner Richardson advised the commissioners that have not had the training that is important that they attend.

OTHER BUSINESS

Commissioner DiCesare asked that we discuss the PCA and the budget for commissioners' travel in the next meeting. Mr. Stevenson indicated that the allotted budget per commissioner travel is \$1,800 per commissioner.

Mr. Gilmore will address the PCA policy in his next meeting.

Commissioner Pimentel advised the commissioners that your NAHRO certification does expire and commissioners need to attend conferences that offer the continuing education courses.

The meeting adjourned at 7:05 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: May 9, 2016
TO: LHA Commissioners
FROM: Benjamin Stevenson, Executive Director
RE: Recovery Plan Update

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

1) Purchase Agreement for Sale of LHA Property

Status: The City Commission on March 21, 2016 approved the change in zoning for the 10th Street property. The commission discussed the potential zoning issues and community concerns. They also listened to presentations from City staff and the Applicant. The Commission then approved the request to change the zoning from residential to commercial. The Potential Buyer (Buyer) remains committed to buy the property. Payment to LHA will be made after the Buyer obtains approval of the permits from the City of Lakeland. The Buyer has requested an extension of time line for obtaining the permits. As required by the Sales Contract, they provide a \$5,000 non-refundable deposit. The new deadline is June 9, 2016.

HUD approval has mandated the use of the 100% of the sales proceeds 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.

3) Implement Replacement of Yardi System

Status: LHA has terminated its relation with Emphasys Computer Solutions, Inc. Staff started implementation of the TD Bank Banking Services system into Yardi. We are in the process of transferring funds from the thirty-seven (37) old accounts for the housing programs and properties to the TD Bank accounts. The transfer of funds should be complete soon.



4) Developer Partners Update

Status: Housing Trust Group (HTG), the Developer Partner for the West Lake Apartments property, application for low income housing tax credits through the SAIL program was successful. The application made it through the appeal process. 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 have completed negotiations on business terms for the deal. HTG has increased the amount of developer fee to be received by LHA and a ground lease payment.

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.

LHA staff also held a meeting with the residents of the West Lake Apartments community on May 4, 2016, to discuss relocation activity and options. The residents were given an overview of proposed plans for the property and allowed to ask questions. Residents are being advised to not make any plans for relocation until talking with LHA staff and after receiving written notification from LHA. Only a portion of the site will be involved in the first relocation phase. LHA will use multiple relocation phases to lessen the negative impact on public housing subsidies. LHA staff will continue to provide frequent updates, when necessary and appropriate, at future dates and times.

LHA has begun preparing the paperwork necessary to obtain HUD approval for disposition and demolition of the property. HUD approval must be obtained prior to starting any relocation or demolition activities. LHA will also request relocation vouchers for the residents. The relocation and demolition will be completed in phases over a two-three year period.

5) Use of HOPE VI Funds

Status: LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. Staff has submitted a Rental Term Sheet and Development Proposal to HUD for review and approval, Staff 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. HUD-Miami staff will be submitting the project to HUD-Headquarters for approval within the next thirty days.

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.

BJS

SECRETARY'S REPORT

**Secretary's Report
May 2016**

HOPE VI Funds Expenditure

LHA staff wrote a proposal to obligate the remaining HOPE VI funds while constructing some affordable housing rental units at the Williamstown property location. LHA has received HUD approval to move forward with the project. A 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. HUD Field Office has advised that LHA cannot request a Near Elderly Designation at this time. So, LHA will be applying for an Elderly Only Designation and Williamstown will be reserved for persons age 62 and older.

The goal is to complete the financial closing at some point within the next 30-45 days. All of the closing documents must be approved by HUD. Staff is hopeful HUD will provide their approval soon.

Annual Budget/Agency Update

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

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 this month's 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 from HUD.

Agency Plan

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

Secretary's Report

May 2016

with the general public during the public comment period. The Board authorized submittal of the Plan at the September 2015 meeting.

Other Activities

I attended a meeting of Public Housing Executive Directors in St. Augustine. FAHRO provided an update on legislative activities at the federal and state levels that directly impact PHAs. I also discussed other PHA issues with fellow Executive Directors.

I also had another follow-up meeting with Willie Horton, Special Assistant to the President, Detroit Tigers, and his developer partner regarding the Arbor Manor property. Whereas, they remain interested in developing the property and the surrounding community, the Arbor Manor property is now being viewed as an Option B. The City of Lakeland maybe donating some land to Mr. Horton's group. Negotiations are on-going.

We held another Relocation Meeting with the residents of West Lake Apartments. Approximately eighty (80) residents were in attendance. LHA staff showed a map outlining Phase I of the relocation effort. The map identified the ten (10) buildings that will be a part of the first demolition phase. Staff also answered questions.

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.

I attended the quarterly meeting of the FHARMI Board of Directors. We discussed reduced rates for PHAs during the next fiscal year and other items.

Respectfully submitted,

Benjamin Stevenson

Secretary

**HOUSING & OPERATIONS
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

May 2016

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

Updates for the month of April:

- LHA finally received the letter from HUD approving and validating our 2014 PHAS Score after the appeal process was completed, LHA is a High Performer Agency!
- The Manor at West Bartow interior was painted. Additionally, the carpet was replaced in each floor with VCT tiles.

Homeless Assistance Grants

For FY 2017, Senate appropriators seek to increase McKinney-Vento Homeless Assistance Grants funding by 2 percent. The Senate bill would provide \$2.330 billion for this account, \$80 million above FY 2016 enacted, yet \$334 million short of the President's request. The Senate bill would require at least \$250 million be made available for the Emergency Solution Grants (ESG) program and at least \$2.013 billion would be available for the Continuum of Care (CoC) and Rural Housing Stability Assistance programs. Up to \$7 million would be earmarked for the national homeless data analysis project, which produces the Annual Homeless Assessment Report (AHAR) to Congress. The Senate bill would authorize the President's proposal to allow HUD to award one-year transition grants to program recipients transitioning from on CoC program component to another. This grant would relieve the undue hardship on an organization's staff and resources during reallocation. Unfortunately, the Senate bill does not include the President's proposal to allow public housing authorities (PHAs) to act as eligible sub-recipients of ESG program funds. This is a statutory change that has been strongly advocated for by NAHRO since PHAs are often highly qualified to act as homeless service providers in their communities. This is also a provision included in HR 3700, the Housing Opportunities Through Modernization Act, that unanimously passed out of the House and is currently being considered by the Senate.

The Senate bill continues to include appropriations language that emphasize the strategic reallocation of CoC program funds and the prioritization of high performing projects during the CoC program competition. According

to Senate appropriators, permanent supportive housing (PSH) is the most efficient and effective way to address homelessness among adults when compared to transitional housing. Thus, PSH projects are increasingly awarded funding, while transitional housing projects are receiving less. Interestingly, the Senate report makes note that, in some communities, transitional housing can be found to be more effective and encourages HUD to be “receptive to renewing such transitional housing projects” in order to “avoid service gaps at the local level.”

Senate appropriators also continue to express concern over youth homelessness and would provide up to \$40 million to continue pilot projects that implement comprehensive approaches to serving homeless youth, a \$7 million increase from the previous fiscal year. These projects would involve youth (aged 24 and under) in up to 10 urban and rural communities, and would be subject to same renewal terms as other CoC program renewal applicants. The Senate bill would also continue clarifying provisions that allow unaccompanied youth living in “unsafe situations” to be served by all youth-serving providers under this account, and waive third-party documentation requirement for youth participating in the CoC program. No additional funds for technical assistance on youth homelessness would be provided.

Housing Opportunities for Persons with AIDS

The Senate bill would provide \$335 million for the HOPWA program, level with FY 2016 enacted and the President’s budget request. Once again, Senate appropriators would accept the Administration’s proposals to modernize the HOPWA allocation formula so that funds are more equitably directed towards areas of greatest need. According to the Senate report, “53 percent of the statutorily required cumulative AIDS cases used to determine the formula program represent deceased individuals.” The Senate bill would require 75 percent of formula funds to be allocated to cities with population greater than 500,000 and with more than 2,000 persons *living* with HIV. The remaining 25 percent would go to States and metropolitan statistical areas based on fair market rents (to account for high housing cost in certain areas) and area poverty indexes (to account for high-poverty areas lacking services). To protect communities from dramatic funding changes, no HOPWA grantee would lose more than 5 percent or gaining more than 10 percent of the average share of the total formula allocation of the previous fiscal year.

Section 202 and Section 811

For FY 2017, the Senate appropriators elected to fulfill the President’s request for both Section 202 Supportive Housing Program for the Elderly and Section 811 Housing for Persons with Disabilities. The Senate bill would provide \$505 million for the Section 202, \$72.3 million over FY 2016, and \$154 million for Section 202, a \$3.4 million increase compared to the previous fiscal year.

FY 2017 Senate Appropriations Bill In-Depth: Section 8 Programs

Editor’s Note: *This article has been updated on April 29, 2016 with additional information on the Mobility Demonstration and additional information on triennial recertification regulations from the Fixing America’s Surface Transportation (FAST) Act.*

On April 21, the Senate Appropriations Committee passed out of committee the FY 2017 Transportation and Housing and Urban Development (T-HUD) appropriations bill. The bill reflects a \$56.5 billion allocation towards Transportation and Housing and Urban Development. The bill will now move on to full consideration by the Senate. Today’s *Direct News* item provides a comprehensive summary of the bill’s treatment of Section 8 programs. Earlier this week, NAHRO released detailed coverage of the bill’s treatment of Public Housing. NAHRO’s Community Planning and Development programs coverage will follow soon after.

This article provides in-depth coverage of the Senate bill’s Section 8 funding levels and policy provisions affecting tenant-based rental assistance, project-based rental assistance, and other miscellaneous items. Major differences between this bill and the President’s budget request include the following:

- Less HAP funding, which may only be enough for full renewals with an offset;
- \$57 million for additional HUD-VASH vouchers (including \$7 million for tribal HUD-VASH) compared to only \$7 million for tribal HUD-VASH in the President’s budget;
- \$20 million for additional Family Unification Program (FUP) vouchers compared to no new FUP vouchers in the President’s budget;
- No new vouchers for families with children experiencing homelessness, compared to the President’s budget proposal of \$88 million;
- An administrative fee proration of 86 percent compared to the President’s budget proration of 97.4 percent under the current formula; and
- An instruction to HUD to continue using the current administrative fee formula.

More in-depth coverage of these and other policy and funding provisions can be found below.

Section 8 Tenant-Based Rental Assistance (TBRA)

Housing Choice Voucher (HCV) Housing Assistance Payment (HAP): The Senate bill proposes \$18.355 billion for HAP renewals, which is \$92 million less than the President's proposed budget, but approximately \$674 million more than FY 2016 enacted levels. According to the Committee Report, this amount and "existing reserves will provide sufficient resources to ensure that no current voucher holders are put at risk of losing their housing . . . [and is enough for the] first time renewal of incremental vouchers that were funded in prior years." NAHRO interprets this language to mean that the Senate allocated amount with an offset will be sufficient to fully fund renewals. As in the President's budget request, the budget authorizes the Secretary to prorate each PHA's allocation on a pro rata basis to fit within this allocated amount.

HAP Renewal Formula: Like the President's budget, the Senate Appropriations bill calls for HAP renewal funding based on validated CY 2016 VMS leasing and cost data adjusted by an inflation factor set by the Secretary. Enacted budgets have used a formula which bases renewals on actual HAP costs and utilization since 2007.

HAP Set-Aside Funds: The Senate Appropriations bill would allocate \$75 million for HAP set-aside funding to four categories. The four categories would be: (1) PHAs that experience a significant increase in renewal costs of vouchers resulting from unforeseen circumstances or from portability; (2) vouchers that were not in use during the 12-month period in order to be available to meet PBV commitments; (3) costs experienced with HUD-VASH vouchers; and (4) PHAs that would be required to terminate rental assistance despite taking cost-saving measures. A fifth category, which was in the President's budget--costs associated with a housing mobility program--was not included in the Senate Appropriations bill.

HAP Cost-Saving Measures: Unlike the President's Budget, the Senate Appropriations bill does not raise the medical expense threshold deduction from three percent to ten percent. It also would not give HUD the discretion to take into account the anticipated impact of changes in the medical expense threshold on PHAs' contract renewal needs because the medical expense threshold would remain the same. The President's proposed budget would increase the medical expenses threshold for deductions from three percent to ten percent of family income. Absent offsetting provisions, NAHRO has consistently opposed this change, noting the undue burden it would place on elderly and disabled households. This provision is also included in the Housing Opportunities Through Modernization Act (HOTMA), which unanimously passed the House. Unlike the President's budget, HOTMA would require HUD to issue hardship exemptions to families negatively impacted by this provision. NAHRO is supportive of the inclusion of this language in HOTMA as it would minimize the potential negative impacts that could result from this proposal.

NRA/HUD-Held HAP Reserves Offset: Similar to the President's budget proposal, the Senate Appropriations bill would authorize HUD to offset PHAs' calendar year (CY) 2017 allocations based on the excess amounts of PHAs' net restricted assets accounts, including HUD-held programmatic reserves (in accordance with VMS data in calendar year 2016 that is verifiable and complete). PHAs participating in the MtW demonstration would also be subject to the offset, except those MtW agencies that are "subject to the single fund budget authority provisions of their [MtW] agreements, from the agencies' calendar year 2017 [MtW] funding allocation." This varies from the President's proposed budget, which would allow HUD to offset amounts subject to the single fund budget authority provisions of their MtW agreements.

HUD-VASH: The Senate Appropriations bill would allocate \$50 million for HUD-VASH vouchers. Additionally, it would allocate \$7 million for HUD-VASH vouchers to serve Native American Veterans who are homeless, or at-risk of homelessness, living on or near a reservation or other Indian areas. This is in stark contrast to the President's proposed budget which does not include any funding for general HUD-VASH vouchers and \$7 million for tribal HUD-VASH. In its report, the Committee notes that "since 2010, veterans' homelessness has only declined by 36 percent nationally [and for this reason] the Committee again rejects the budget proposal to prematurely end funding for new VASH vouchers." The Committee also directs HUD to recapture voucher assistance from PHAs that declare that they no longer need that assistance and reallocate it to PHAs with an identified need.

Family Unification Program: The Senate Appropriations bill would provide \$20 million for Family Unification Program (FUP) Vouchers. FUP vouchers support eligible families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care, or the delay in returning their children to the family. Youth aging out of foster care are also eligible participants. The Senate bill seeks to extend the period that vouchers are available to youth aging out of foster care from 18 to 36 months or longer if the youth is participating in a family self-sufficiency program. The bill also expands the pool of eligible participants to "those who are 18 to 24, and who have left foster care at age 14 or older, or will leave foster care within 90 days and are homeless or at risk of becoming homeless."

The Committee report directs HUD to prioritize new FUP vouchers to PHAs that will target them to youth and PHAs that have partnered with their local public child welfare agency to ensure youth referrals. The bill also includes language permitting HUD to recapture voucher assistance from PHAs that no longer have a need for that assistance and reallocate it to PHAs with an identified need.

Incremental Vouchers for Families with Children Experiencing Homelessness: Unlike the President's proposed budget, the Senate Appropriations bill does not provide any funding for rental voucher assistance for families with children who are experiencing homelessness. The President's proposed budget would have provided \$88 million for rental voucher assistance for families with children who are experiencing homelessness.

ACC Caps: The Senate bill, unlike the President's budget, maintains the ACC caps, restricting non-MtW PHAs from expending HAP to fund any unit months exceeding the PHA's authorized number of units under contract. The President's budget request had proposed allowing PHAs with sufficient funding to exceed the caps.

Tenant Protection Vouchers: The Senate bill, like the President's proposed budget, would provide \$110 million for the first-time funding of Tenant Protection Vouchers (TPVs). These TPVs are to be used for the following: (1) relocation and replacement of public housing units that are demolished or disposed; (2) conversions of section 23 projects; (3) the Family Unification Program; (4) witness relocation; (5) enhanced vouchers; (6) Hope VI; (7) Choice Neighborhoods; (8) mandatory and voluntary conversion of public housing; and, (9) tenant protection assistance for elderly residents of properties formerly assisted under Section 202. The Senate bill, like the President's budget, would not set aside \$5 million for tenant protection assistance to residents in low vacancy areas.

Ongoing Administrative Fees: The Senate bill allocates \$1.759 billion for ongoing administrative fees. NAHRO estimates this to be an 83 percent proration under the current administrative fee formula and an 86 percent proration under the new proposed administrative fee formula. The Senate bill also instructs HUD to continue to use the current administrative fee formula, though HUD is still moving forward with developing a new formula. HUD is in the process of developing a new administrative fee formula based on findings and recommendations from the Study as well as comments received from interested stakeholders (NAHRO's comments can be found here). HUD has previously stated that "their goal is to complete the proposed and final rulemaking in time to allow the new fee formula to be implemented for calendar year 2017." The next iteration of the proposed formula should be out for comment this spring.

As before, NAHRO will continue to take a two-pronged approach in addressing this issue. First, NAHRO will make sure that legislators are aware of how this formula impacts their regions so that they do not rush to give HUD the authority to unilaterally change the formula, until there is a well-developed formula that takes into account all the costs of administering a HCV program. Second, NAHRO will continue to work with HUD to improve the formula to address its flaws, so that it accurately captures all costs associated with running a HCV program.

Additional Administrative Fees: The Senate bill allocates up to \$10 million in additional administrative fees, which would be available to PHAs that need additional funding to administer their HCV program, including fees associated with tenant protection rental assistance, disaster-related vouchers, HUD-VASH, and other special purpose incremental vouchers.

Mobility Counseling Demonstration: The Senate bill keeps the President's mobility demonstration, but allocates only \$11 million for it. The Senate version is similar to the President's version, except that it allows PHAs to use exception payment standards of up to 110 percent of the HUD-published small area Fair Market Rent for the covered exception payment standard area; it is for five years, instead of three years; it does not set a limit on the number of regional mobility programs that may be approved for the program (the President's proposed budget limits the number of programs to ten); and it exempts project-based vouchers from the percentage limitation cap, if the vouchers are participating in and within the jurisdiction of the regional housing mobility program.

Like in the President's budget, the program is meant to encourage families to move to lower-poverty areas and expand access to areas of opportunity. Additionally, HUD may establish competitive selection criteria and may require use of a randomized selection process among the eligible families.

Every PHA that applies for the program must submit a Regional Housing Mobility Plan. The plan must meet all the requirements identified by HUD. Additionally, it must do the following: (1) identify the PHAs that will participate and the number of vouchers each participating PHA will make available out of their existing programs; (2) identify any community-based organizations, nonprofit organizations, businesses, and other entities that commit to participate; (3) identify any waivers or alternative requirements requested for the plan; (4) identify specific actions that the PHAs and other entities will undertake to accomplish the goals of the demonstration, including a comprehensive approach to enable a successful transition to opportunity areas that may include counseling and

continued support for families. The plan may also establish preferences for families (e.g., families with children). Finally, the plan may provide for the use of exception payment standards that do not exceed 110 percent of the HUD-published small area Fair Market Rent for the covered exception payment standard area.

To provide mobility-related services, PHAs participating in this demonstration may use their administrative fees, administrative fee reserves, and funding from private entities. Mobility-related services include, but are not limited to, counseling, portability coordination, landlord outreach, and administrative activities associated with establishing and operating regional mobility programs.

To provide these mobility services, HUD may waive or provide alternative requirements for the following: (1) provisions related to the term of a family's assisted lease and associated mobility requirements; (2) provisions related to the ability of a PHA participating in a regional housing mobility program to administer assistance contributed to the program consistent with its plan; (3) provisions related to the term of a housing assistance payments contract; (4) provisions related to the ability of a PHA participating in a regional housing mobility program to administer assistance under the Housing Choice Voucher program anywhere within the jurisdiction of the program; (5) provisions related to the length of time a PHA may provide assistance to youth participating in FUP. The Department must publish notices of these waivers or alternative requirements no later than 10 days before the effective date of the notice.

Additionally, the Committee notes that it expects "HUD to use this demonstration to identify regulatory and administrative barriers to housing mobility and cost-effective strategies to facilitate and promote mobility."

Project-Based Rental Assistance (PBRA)

Project-Based Rental Assistance: The Senate bill allocates \$10.901 billion for Project-Based Rental Assistance. The PBRA program assists approximately 1.2 million extremely low- to low-income households in obtaining decent, safe, and sanitary homes and supports approximately 17,400 contracts with private owners of multifamily housing. The Committee allocates \$85 million more than the President's budget because the Senate bill does not raise medical deduction threshold from three percent to ten percent, so the anticipated cost savings from that action are added back resulting in increased funding.

The Committee notes that Performance-Based Contract Administrators are "integral to the Department's efforts to be more effective and efficient in the oversight and monitoring of [the PBRA program], reduce improper payments, protect tenants and ensure properties are well maintained." The Committee directs HUD to award PBCA contracts with open competition and without geographic limits. The Committee is also concerned about proposals to reduce the scope of work performed by PBCAs and proposals to consolidate PBCAs regionally as opposed to state-by-state. The Committee believes that these proposals will have deleterious effects on the oversight function of PBCAs.

The Committee Report also expresses concern about reported physical deficiencies in some properties. The Committee notes that HUD is required to take specific actions to ensure that physical deficiencies are addressed, which include imposing civil monetary penalties, securing a different owner for the property, or transferring the Section 8 contract to a different property.

Miscellaneous Provisions

Simplifying the Project-Based Voucher Cap Calculation: The Senate bill does not have a provision to simplify the cap calculation of the project-based voucher cap. The President's proposed budget included a provision that would simplify the cap calculation for the project-based voucher program. Currently, the law states that not more than 20 percent of the funding available to tenant-based assistance that is administered by a PHA may be project-based. Under this provision in the President's proposed budget, the 20 percent cap on project-based vouchers (PBVs) would be based on a unit-based calculation instead of the current funding based calculation.

Scholarships: The Senate bill, like the President's budget proposal would count as income, for the purposes of determining Section 8 eligibility, any assistance from private sources, or an institution of higher education, in excess of amounts received for tuition and any other required fees, except for a person over the age of 23 with dependent children.

Fair Market Rents (FMRs): The Senate bill removes a provision in the President's budget that would have allowed for HUD to publish FMRs on their website, instead of in the *Federal Register*. In the President's budget, HUD stated that "While HUD would continue to announce proposed FMRs with a Federal Register notice seeking comment on the proposed FMRs and any proposed methodology, the FMRs themselves would be published on a HUD web site rather than printed in the Federal Register." HUD believed that this would result in annual printing savings of \$90,000 to \$100,000.

The Committee Report also acknowledged what NAHRO has known for years about the accuracy of FMRs. The Committee writes “in certain counties the current methodology does not accurately reflect the current housing market, and additional local area surveys are necessary. The Committee further notes that proposals such as Small Area Fair Market Rents do not fully address the undervaluing of Fair Market Rents in many areas where rents have risen quickly. The Committee recommends that HUD designate funding for additional local surveys for communities where the data used by HUD does not accurately reflect the market.” The Committee recommends \$41.5 million for market surveys.

An amendment also adds language encouraging HUD to “work with communities to use local rent survey data made available in the preceding year to inform the calculation of Fair Market Rents.” The Committee also requests that HUD consider FMRs and exception payment standards more quickly. NAHRO is cautiously optimistic that this language may make it easier to develop FMRs that accurately represent local market conditions.

Triennial Re-certifications: The Senate bill includes a provision that requires HUD to implement the triennial recertification provisions of the Fixing America’s Surface Transportation (FAST) Act through a notice, as long as it also does rulemaking that allows for public comment and the rulemaking process ends within six months of the publication of the notice.

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
03/31/2016	99.04%	04/07/2016

Program type : **Public Housing**

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

Effective Dates Included : **April 30, 2016- No Changes**

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

Race/Ethnicity

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

HA	Hispanic or Latino	Non - Hispanic or Latino
FL	28%	72%
FL011 - LAKELAND	20%	80%

City of Lakeland Population	Percentage%
White or Caucasian	70.00
Black or African American	20.71
Asian	1.86
Native American	0.46
Other	4.03
Two or more races	2.93
Hispanic or Latino	13.91

Housing Choice Voucher Program Report

- **Tenant-Based Waitlist**

As of April 30, 2016, the Housing Choice Voucher tenant based waiting list contained seventy nine (79) applicants.

- **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 two (22) port-outs in the month of April. Port outs are clients that use their voucher in another jurisdiction.

- **Port Ins**

LHA currently has forty four (44) port ins for the month of April. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

- **Lease-up & Movers**

As of April 30, 2016, Lakeland Housing Authority issued fourteen (14) vouchers to movers. We received sixteen (16) Requests for Tenancy Approvals during the month of April. We processed six (5) unit transfers, zero (0) initial move-in, one (1) port-in.

- **Active Clients**

As of April 30, 2016, LHA is servicing 1,273 families on the Housing Choice Voucher program. These families include 1,011 regular Housing Choice Voucher holders, 42 Mainstream Disabled Housing Vouchers, 62 VASH, 108 Project-Based Vouchers, and 64 Tenant Protection Program (TenPro).

- **EOP – End of Participation**

LHA processed five (5) EOP's with a date effective the month of April 2016. Below are the reasons for leaving the program:

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

- **PIC Reporting Percentage**

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

Effective Date	HCV	Date Collected
03/31/2016	95.43%	04/29/2016

- **General information and activities for the month of April 2016**
- The Housing Choice Voucher Department processed ninety six (96) annual certifications and forty eight (48) interim certifications.
- The Inspections Unit conducted a total of sixty two (62) inspections.
- A total of six (6) informal hearings were processed during this month.

RECEPTION MONTHLY REPORT 2016			
	VISITOR'S COUNT	RFTA	INTERIM CHANGE
January	760	12	24
February	779	16	52
March	954	18	48
April	803	16	48



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 100% averaged	100%	100%	100%	100%	100%	100%	100%	100%	100%
Down units due to modernization/ Insurance									
Vacant units	0	0	0	0	0	0	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	11	5	5	0	1	41	18	20	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	Jennifer Robinson	Jennifer Robinson	Jennifer Robinson

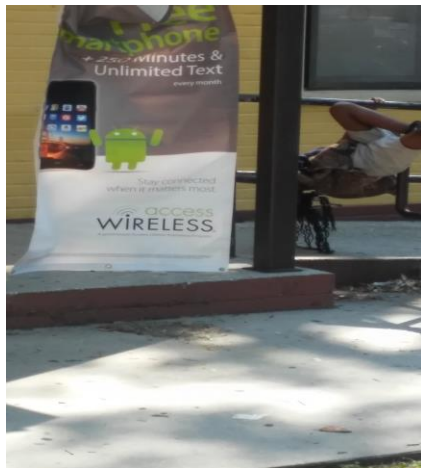
Monthly residents meeting.
Monthly residents meetings and Tutoring: Weekly; each Wednesday from 4pm to 6pm. Health Fair.
Monthly residents meetings, Taijshi Classes, Movies, Art classes for kids, Bingo, Blood Pressure clinic and Tutoring: Weekly; each Wednesday from 4pm to 6pm.
Monthly resident meeting.
Monthly resident meeting.
Monthly residents meeting.
Monthly residents meeting.
Monthly residents meeting.
Monthly residents meeting.
Comments

**Resident Services
April 2016 Board Report**

- **West Lake Apartments**

Our Computer Lab is open daily, Monday thru Friday from 10:00am – 1:00pm. It is also open upon request of the residents. A We Care Representative has a direct line that can be reached after hours and on Saturdays if there is a need to access the Lab.

Access Wireless came out to our property to distribute free touch screen cell phones to our residents. 50 of our residents received phones.



- **Job Search/Florida ACCESS Center**

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

- **Brains & Basket Ball**

Summer is rapidly approaching and our goal is to recruit for a summer basketball league.

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

- **Kids Club/Victory Church**

Kids Club is back in action every Tuesday @ 4:30pm. We are accepting donations to contribute to the Easter giveaways.

- **Family Self Sufficiency**

We are kicking in full speed ahead to get our residents that are unemployed to become a part of the FSS program. Our next PH FSS Orientation is scheduled for March 25th 10 am, for residents that are home during the day. 5:30pm for our working residents.

- **Renaissance at Washington Ridge**

We now have a new day for our Chair Exercise Program. Wednesdays 2pm at the Washington Renaissance Dining Hall. Free to all senior residents 55 and older.

We now have our spring garden completed. Our residents worked together to cultivate the garden and plant fruits and vegetables. Special Thanks to Lowes for their generous donations.



- **Cecil Gober Villas**

The community yard sale that was scheduled for April has been pushed to June, the residents would like more time to collect items. If you have any items to be donated, please drop them off to Venora Dillion at Cecil Gober Villas or Katrina Holston and Vanessa Johnson at the main office.

- **Colton Meadow Apartments**

This month our Partners at TD Bank came to our site to do a Home Buyers Presentation. They gave valuable information about the overall process. Our residents were very active in participation, asked a lot of good questions and left feeling like they gained new information that will help them with the process of starting the road to homeownership. TD followed up by emailing me several websites for our residents to go to for homebuyer's classes with certifications.

- Access the HUD Website at <http://www.hud.gov/offices/hsq/sfh/hcc/hcs.cfm> and click on the appropriate State for a list of classes from which to choose. Borrowers will be directed to contact their processor for assistance navigating this website.
- If borrowers do not have internet access they will also be directed to contact their processor for assistance in obtaining a list of approved classes and locations.
- For borrowers wishing to take an online classes, the following websites have approved classes available. Borrowers will be directed to contact their processor for guidance on accessing these online courses.
 - http://www.homebuyerfunds.com/online_homebuyers_education.htm
 - <http://www.ehomeamerica.org/>
 - <http://www.mgic.com/lender-services/homebuyer-education.html>
 - <http://homebuyereducation.genworth.com/register/>



Our after school program KIRM (Keeping It Real Ministries) not only assists in homework help and recreational work, but they also instill sound teaching from the bible and focus on being the best you can be. They incorporate daily bible verses and lessons on how to respect yourself and others. They are still accepting applications for their program. The kids come in and get their homework done so they can participate in the trips to the Library and Simpson Park.



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

Respectfully,

Carlos R. Pizarro An

Carlos R. Pizarro 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: May 16, 2016

RE: April 2016 Financial Statements

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

1. Central Office Cost Center (COCC)
2. Housing Choice Voucher Program (Section 8)
3. Public Housing Program (AMP 1)
4. Dakota Park Limited Partnership, LLLP
5. Renaissance at Washington Ridge, Ltd., LLLP
6. Colton Meadow, LLLP
7. Bonnet Shores, LLLP
8. West Bartow Partnership, Ltd., LLLP
9. Hampton Hills (AMP 4)
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 four months (Year to Date) ended April 25, 2016

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a negative Net Operating Income (NOI) of (\$42,245) for the period. This is due the funds being separated into three (3) separate accounts: COCC operations, LHA disbursement (payroll), and YouthBuild.
 - B. Administrative expenses are over budget for the period due to temporary staffing that was brought in to assist with the LHA audit for year ended December 31, 2015.
 - C. Maintenance expenses are over budget as a result of onsite assistance that the financial advisor provided for LHA's 2015 unaudited FDS submission.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. Increase in grant revenues is due to adjustments HUD made from last year. The funds did not get deposited into the account until calendar year 2016.
 - B. Staff reduced its administrative expenses, for the period, in anticipation of rebuilding the HCV department later in the year. During this timeframe, HCV will be paying its third-party consultant to train staff as well as transition all duties to newly hired LHA personnel.
3. Public Housing (AMP 1: West Lake Apartments, John Wright Homes and Cecil Gober Villas):
 - A. Government subsidy income is greater than budgeted due to the April 2016 subsidy payment to Renaissance at Washington Ridge for \$25,209 being in transit.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place has a NOI is \$5,853 for year to date.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$46,261 for year-to-date.
 - B. Utility expenses are over budget for the period due to slight overages in all utility expenses. However, the expenses are within budget for year-to-date.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$28,006 before depreciation.
 - B. Maintenance expense is over budget due to contract to replace street lights.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet NOI is \$46,884 before depreciation.
 - B. Maintenance expenses are over budget due to contract to replace street lights and two months of lawn service being posted within the same period.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$57,222 before depreciation.
 - B. Costs associated with sewer expenses have been higher than anticipated.





9. Hampton Hills

- A. This property has a negative NOI of (\$3,526). The issue is that Hampton Hills is not receiving subsidy from HUD at this time due to overpayment of subsidy during calendar year 2015.
- B. Legal expenses were over budget due to financial closing for 3841 Rollingsford Circle.

10. YouthBuild

- A. YouthBuild has a negative NOI of (\$45,932). This is because staff is still in the process of setting of this program separately from COCC. Both programs previously shared a bank account and financials. Reconciliation of the two programs will be completed with the May 2016 financial statements.

Conclusion: Although the overall financial health of the authority continues to be good, staff will have to carefully monitor expenses at two of the properties due a decrease in the amount of subsidy that will be received from HUD.



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

	Current Month				Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
Other Tenant Income	-	-	-	#DIV/0!	(1,415)	-	(1,415)	#DIV/0!	-
Public Housing & Sec 8 Management Income	42,589	49,019	(6,430)	-13.12%	175,666	196,076	(20,410)	-10.41%	588,229
Other Income	1,450	-	1,450	#DIV/0!	12,399	-	12,399	#DIV/0!	-
Grants Salary Cont.(YB-Director)	1,000	1,000	-	0.00%	4,000	4,000	-	0.00%	12,000
Capital Fund Operations (1406)	5,000	5,000	-	0.00%	20,000	20,000	-	0.00%	60,000
Capital Fund Allocation (1410)	3,000	3,000	-	0.00%	12,000	12,000	-	0.00%	36,000
Total Revenue	53,039	58,019	(4,980)	-8.58%	222,650	232,076	(9,426)	-4.06%	696,229
Tenant Services	-	-	-	#DIV/0!	-	-	-	#DIV/0!	-
Administrative Expenses	97,705	54,844	42,861	78.15% 1	238,787	219,376	19,411	8.85%	658,127
Utility Expense	493	521	(28)	-5.31%	2,176	2,082	94	4.52%	6,246
Maintenance Expense	10,767	1,221	9,546	781.52% 2	21,698	4,886	16,812	344.09%	14,658
General Expenses	-	1,148	(1,148)	-100.00% 1	143	4,594	(4,451)	-96.89%	13,781
Total Expense before depreciation	108,966	57,734	51,231	88.74%	262,803	230,937	31,866	13.80%	692,812
Operating Income (Loss) before Depreciation	(55,927)	285	(56,212)	-19740.53%	(40,153)	1,139	(41,292)	-3625.28%	3,417
Depreciation	523	523	-	0.00%	2,092	2,092	-	0.00%	6,276
Total Expense	109,489	58,257	51,231	87.94%	264,895	233,029	31,866	13.67%	699,088
Net Operating Income (Loss)	(56,450)	(238)	(56,212)	23593.66% 3	(42,245)	(953)	(41,292)	4332.89%	(2,859)

Comments

- 1 Variance is due to temporary staffing that was brought in to assist with the LHA Audit for year ended December 31, 2015.
- 2 Variance is a result of onsite assistance that staff from Innovative Housing Financial Solutions, financial advisor, provided for LHA's 2015 unaudited FDS submission.
- 3 Net Operating Income (NOI) for COCC is negative for both the period and year-to-date due to funds being separated into 3 separate accounts: COCC operations, LHA disbursement (payroll), and YouthBuild.

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

ASSETS

Unrestricted Cash	
Cash Operating 1	0.00
Cash-Payroll	0.00
Negative Cash LHA Master	62.68
Total Unrestricted Cash	<u>62.68</u>
TOTAL CASH	62.68
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Other	2,552.98
Due from Public Housing General	-28,560.71
A/R - ROSS/HUD	-7,398.92
Due from Hampton Hills	4,025.84
Due from Polk County Housing	14.47
Due from Arbor Manor LTD	1,529.00
Due from West Lake Management, LLC	-78,589.51
A/R - Youthbuild DOL 2014	167,753.78
A/R - Capital Fund Grants/HUD	-70,300.00
Due from Villas at Lake Bonnet	405.03
A/R - Twin Lakes LLLP	139.00
Due from Development-General	18,103.67
Due From FSS	48,165.74
Due from Section 8 HCV	9,278.41
TOTAL DUE FROM	67,118.78
A/R-Dakota Park	-180.00
A/R-Youthbuild Non-Grant	4,000.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	70,938.78
OTHER CURRENT ASSETS	
Prepaid Insurance	12,618.55
Prepaid Software Licenses	29,666.59
TOTAL OTHER CURRENT ASSETS	42,285.14
TOTAL CURRENT ASSETS	113,286.60
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-20,655.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	13,113.44
TOTAL NONCURRENT ASSETS	13,113.44
TOTAL ASSETS	126,400.04

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	35,030.61
A/P Other	25,134.78
State Unemployment Tax	1,156.10
Workers Compensation	22,449.30
401 Plan Payable	7,528.68
457 Plan Payable	57.89
Aflac Payable	3,661.49
Health Insurance Payable	-33,284.84
Accrued Audit Fees	1,875.00
Due to Federal Master	2,762,661.56
Due to (17) Renaissance Family Non-ACC	30,400.00
Due to Polk County Developers, Inc.	253,800.00
Due to Central Office Cost Center	23,850.00
Accrued Compensated Absences-Current	7,164.78
TOTAL CURRENT LIABILITIES	3,141,485.35
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	13,306.01
TOTAL NONCURRENT LIABILITIES	13,306.01
TOTAL LIABILITIES	3,154,791.36
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-3,028,391.32
TOTAL RETAINED EARNINGS:	-3,028,391.32
TOTAL EQUITY	-3,028,391.32
TOTAL LIABILITIES AND EQUITY	126,400.04

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

For the Current Month and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	62.68	62.68
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	62.68	62.68

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	0.00	0.00
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	62.68	62.68
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	62.68	62.68

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Program Administration
For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	102,609	73,774	28,835	39.08%	1	374,875	295,098	79,778	27.03%	885,293
Other Income	-	-	-	#DIV/0!		(24)	-	(24)	#DIV/0!	-
Total Revenue	102,609	73,774	28,835	39.08%		374,851	295,098	79,754	27.03%	885,293
Administrative Expenses	61,512	71,327	(9,815)	-13.76%	2	220,758	285,307	(64,549)	-22.62%	855,922
Utility Expense	492	493	(1)	-0.18%	2	2,068	1,972	96	4.87%	5,915
Maintenance Expense	2,267	1,404	862	61.42%	3	7,092	5,617	1,476	26.27%	16,850
General Expenses (Insurance, etc.)	-	130	(130)	-100.00%	2	-	521	(521)	-100.00%	1,564
Total Expense before Depreciation	64,270	73,354	(9,084)	-12.38%		229,918	293,417	(63,499)	-21.64%	880,251
Operating Income (Loss) before Depreciation	38,339	420	37,918	9024.37%		144,933	1,681	143,253	8523.34%	5,042
Depreciation	344	344	(0)			1,375	1,375	(0)		4,124
Total Expense	64,614	73,698	(9,084)	-12.33%		231,293	294,792	(63,499)	-21.54%	884,375
Net Operating Income (Loss)	37,995	77	37,918	49550.28%		143,559	306	143,253	46799.29%	918

Lakeland Housing Authority
Section 8 Housing Choice Voucher Program
Statement of Operations - Housing Assistance Payments (HAP)
For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	753,235	725,885	27,350	3.77%		3,006,616	2,903,541	103,075	3.55%	8,710,623
Port In HAP Reimbursements Received	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Other income	-	513	(513)	0.00%		11	2,051	(2,040)	0.00%	6,153
Total Revenue	753,235	726,398	26,837	3.69%		3,006,627	2,905,592	101,035	3.48%	8,716,776
Housing Assistance Payments	708,911	689,082	19,829	2.88%		2,915,436	2,756,328	159,108	5.77%	8,268,984
Tenant Utility Reimbursement	24,408	23,673	735	3.11%		88,325	94,691	(6,366)	-6.72%	284,073
Port Out HAP Payments	9,416	6,402	3,014	47.08%	4	33,640	25,608	8,032	31.37%	76,824
FSS Escrow Payments	(2,244)	5,883	(8,127)	-138.14%	5	2,955	23,533	(20,577)	-87.44%	70,598
Total Expense	740,491	725,040	15,452	2.13%		3,040,356	2,900,160	140,196	4.83%	8,700,479
Net Operating Income (Loss)	12,744	1,358	11,386	0.00%		(33,729)	5,432	(39,162)	0.00%	16,297

Comments

- 1 The variance is due to adjustments HUD made from last year. The funds did not hit until calendar year 2016.
- 2 Staff has reduced costs in anticipation of rebuilding the HCV department later in the year. During this 4-month timeframe HCV will be paying its third-party consultant to train staff as well as transition all duties to newly hired LHA personnel.
- 3 Variance is due to the ongoing financial advisory contract with Innovative Financial Housing Solutions.
- 4 Variance is due to clients porting their vouchers to other housing agencies.
- 5 Variance is due to forfeitures by three (3) clients.

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash			
Cash Operating 1	138,101.48		
Cash-Payroll	2,454.24	A/P Vendors and Contractors	-70,650.46
Cash Operating 2B	152,171.02	Accrued Payroll & Payroll Taxes	3,809.47
Cash Operating 3	12,648.41	Accrued Audit Fees	27,020.83
Negative Cash S8 Voucher	415.65	Due to Federal Master	180,561.29
Total Unrestricted Cash	305,790.80	Due to Section 8	435,480.22
Restricted Cash		Due to West Lake Mgmt.	8,000.00
Cash Restricted - FSS Escrow	126,490.65	Due to Central Office Cost Center	9,278.41
Total Restricted Cash	126,490.65	Tenant Prepaid Rents	8,995.55
Clearing	28,837.17	State of FL Unclaimed Funds	33,224.76
TOTAL CASH	461,118.62	Accrued Compensated Absences-Current	4,448.79
		TOTAL CURRENT LIABILITIES	640,168.86
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	57,792.34		
AR-Tenant Payment Agreement	4,706.04		
A/R WF Dec ACH	19,278.59		
Due from Public Housing General	-23,768.54		
Due from Section 8 Mainstream	-48,281.10		
Due from Section 8 VASH	98,202.00		
Due from The Manor at West Bartow	253,178.00		
Due from Section 8 Tenant Protection Vouchers	134,708.00		
Due from PortProp	-4,012.67	NONCURRENT LIABILITIES	
Due from Portpay	366.05	Accrued Compensated Absences-LT	8,262.04
TOTAL DUE FROM	410,391.74	FSS Due to Tenant Long Term	126,490.65
A/R-HUD	-40,201.52	TOTAL NONCURRENT LIABILITIES	134,752.69
A/R-Other Government	2,709.86		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	454,677.05		
OTHER CURRENT ASSETS			
Prepaid Insurance	1,564.00		
TOTAL OTHER CURRENT ASSETS	1,564.00		
TOTAL CURRENT ASSETS	917,359.67	TOTAL LIABILITIES	774,921.55
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS			
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-21,507.71	RETAINED EARNINGS	
Intangible Assets	4,953.37	Retained Earnings-Unrestricted Net Assets	149,797.49
TOTAL FIXED ASSETS (NET)	4,953.37	TOTAL RETAINED EARNINGS:	149,797.49
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	7,359.37	TOTAL EQUITY	149,797.49
TOTAL ASSETS	924,719.04	TOTAL LIABILITIES AND EQUITY	924,719.04

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

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	116,891.82	138,101.48	21,209.66
Cash-Payroll	2,454.24	2,454.24	0.00
Cash Operating 2B	131,970.62	152,171.02	20,200.40
Cash Operating 3	12,648.41	12,648.41	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	415.65	415.65
Port Ins	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	128,690.87	126,490.65	-2,200.22
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	392,655.96	432,281.45	39,625.49

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,835.00	138,101.48	84,266.48
Cash-Payroll	0.00	2,454.24	2,454.24
Cash Operating 2B	-14,937.00	152,171.02	167,108.02
Cash Operating 3	44,388.84	12,648.41	-31,740.43
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	415.65	415.65
Port Ins	0.00	0.00	0.00
Cash Restricted-Security Deposits	0.00	0.00	0.00
Cash Restricted - FSS Escrow	143,419.41	126,490.65	-16,928.76
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	226,706.25	432,281.45	205,575.20

Lakeland Housing Authority
Public Housing (AMP 1)
Statement of Operations
For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	30,022	24,190	5,832	24.11%	1	110,425	96,762	13,663	14.12%	290,285
Other Tenant Income	2,362	1,085	1,278	117.78%	2	5,194	4,339	855	19.71%	13,018
Government Subsidy Income	89,388	57,796	31,592	54.66%		268,433	231,186	37,248	16.11%	693,557
Interest Income Restricted	2,818	2,820	(2)	-0.08%		11,272	11,281	(9)	-0.08%	33,844
Other Income	-	30	(30)	-100.00%		-	120	(120)	-100.00%	360
Total Revenue	124,590	85,922	38,668	45.00%		395,325	343,688	51,637	15.02%	1,031,064
Administrative Expenses	37,077	41,763	(4,686)	-11.22%	3	160,772	167,052	(6,281)	-3.76%	501,156
Tenant Services Expenses	-	761	(761)	-100.00%	3	136	3,043	(2,906)	-95.52%	9,128
Utility Expense	8,491	7,998	493	6.16%	4	38,402	31,994	6,409	20.03%	95,981
Maintenance and Development Expense	27,567	26,432	1,135	4.29%		111,305	105,728	5,577	5.27%	317,183
General Expenses	8,902	6,384	2,518	39.45%	4	28,580	25,536	3,044	11.92%	76,608
Housing Assistance Payments	1,463	2,500	(1,037)	-41.48%	3	10,828	10,000	828	8.28%	30,000
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	83,501	85,838	(2,337)	-2.72%		350,023	343,352	6,671	1.94%	1,030,057
Net Operating Income (Loss)	41,090	84	41,006	48870.72%		45,302	336	44,966	13397.64%	1,007
Depreciation	-	44,611	(44,611)	-100.00%		-	178,445	(178,445)	-100.00%	535,336
Capital Replacement Items	-	-	-	#DIV/0!		800	-	800	#DIV/0!	-
Total Expenses	83,501	130,449	(46,949)	-35.99%		350,823	521,798	(170,975)	-32.77%	1,565,393
Net Income (Loss)	41,090	(44,527)	85,617	-192.28%		44,502	(178,110)	222,611	-124.99%	(534,329)

Comments

- 1** 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2** Variance reflects that April 2016 Subsidy Check to Renaissance at Washington Ridge for \$25,209 being in transit.
- 3** Variable expenses where actual costs are less than budgeted.
- 4** Variable expenses are over budget due to an increase in reduction in rent at WestLake and garbage/trash disposal costs being higher than anticipated.

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

ASSETS

CASH	
Cash Operating 1	1,399,162.64
Cash-Payroll	8,075.85
Negative Cash LHA Master	-9,638.18
Petty Cash	500.00
Petty Cash Public Housing	300.00
Total Unrestricted Cash	<u>1,398,400.31</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,813.00
Cash Restricted - FSS Escrow	<u>18,317.40</u>
Total Restricted Cash	68,130.40
TOTAL CASH	1,466,530.71

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	20,209.21
Allowance for Doubtful Accounts-Tenants	-3,263.20
AR-Tenant Payment Agreement	21,084.79
Due from Commercial Lot	4,766.64
Due from West Lake	-55,636.57
Due from West Lake Addition	-88,318.89
Due from John Wright Homes	-13,608.17
Due from Cecil Gober	-109,955.99
Due from Paul Colton	243.75
Due from Arbor Manor	1,197.24
Due from Hampton Hills	34,246.16
Due from West Lake Management, LLC	124,711.11
A/R - Youthbuild DOL 2014	50,045.31
A/R - Capital Fund Grants/HUD	44,651.71
Due from Development-General	448,653.03
Due from Development-Williamstown	1,483.34
Due From Public Housing Reserve	17,969.78
Due From FSS	-58,743.91
Due from Section 8 HCV	180,561.29
Due from Central Office Cost Center	<u>2,762,661.56</u>
TOTAL DUE FROM	3,344,927.39
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>151,485.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	5,298,165.19

OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	675.78
Prepaid Insurance	43,017.43
Prepaid Software Licenses	0.02
Insurance Deposit	37,400.00
Utility Deposit - Electric	<u>2,600.00</u>
TOTAL OTHER CURRENT ASSETS	84,693.23
TOTAL CURRENT ASSETS	6,849,389.13

NONCURRENT ASSETS

FIXED ASSETS

Land	1,466,869.23
Buildings	387,372.77
Machinery & Equipment	6,687.73
Automobiles	149,853.20
Site Improvement-Infrastructure	582,079.00
Accum Depreciation-Buildings	-9,849,846.43
Accum Depreciation- Misc FF&E	-124,618.27
Accum Depreciation-Infrastructure	-582,453.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	-7,964,055.77
Fees & Costs - Architect & Engineering	72,255.82
Site Improvement	3,945,759.65
Dwelling Structures	5,116,103.47
Dwelling Equipment	26,717.87
Non-Dwelling Structures	575,141.45
Non-Dwelling Equipment	<u>666,978.82</u>
TOTAL NONCURRENT ASSETS	2,438,901.31
TOTAL ASSETS	9,288,290.44

LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	4,958.76
Tenant Security Deposits	48,913.00
Security Deposit Clearing Account	400.00
Security Deposit-Pet	900.00
Accrued Payroll & Payroll Taxes	4,938.29
Accrued PILOT	24,815.44
Accrued Audit Fees	58,375.00
Due to Federal Master	-261,555.76
YouthBuild Funds on Hand	42,596.28
Due to YB-2014	-76,756.98
HOPE VI Funds on Hand	249,952.85
Due to LPHC General	303,000.00
Due to Section 8	-23,768.54
Due to Magnolia Pointe	155,869.65
Due to Central Office Cost Center	-46,910.72
Hampton Hills Subsidy Payable	-0.34
Resident Participation Funds - LHA	-514.01
Tenant Prepaid Rents	6,443.63
Accrued Compensated Absences-Current	<u>4,998.60</u>
TOTAL CURRENT LIABILITIES	650,169.79

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	9,283.12
FSS Due to Tenant Long Term	<u>18,317.40</u>
TOTAL NONCURRENT LIABILITIES	27,600.52
TOTAL LIABILITIES	677,770.31

EQUITY

RETAINED EARNINGS

Invested in Capital Assets-Net of Debt	5,668,053.00
Retained Earnings-Unrestricted Net Assets	<u>2,942,467.13</u>
TOTAL RETAINED EARNINGS:	8,610,520.13
TOTAL EQUITY	8,610,520.13

TOTAL LIABILITIES AND EQUITY

9,288,290.44

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

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,361,475.72	1,399,162.64	37,686.92
Cash-Payroll	0.00	8,075.85	8,075.85
Negative Cash LHA Master	-10,214.15	-9,638.18	575.97
Cash Restricted-Security Deposits	49,813.00	49,813.00	0.00
Cash Restricted - FSS Escrow	18,279.40	18,317.40	38.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,419,353.97	1,465,730.71	46,376.74

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,170,543.59	1,399,162.64	228,619.05
Cash-Payroll	0.00	8,075.85	8,075.85
Negative Cash LHA Master	0.00	-9,638.18	-9,638.18
Cash Restricted-Security Deposits	49,783.00	49,813.00	30.00
Cash Restricted - FSS Escrow	17,349.40	18,317.40	968.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,237,675.99	1,465,730.71	228,054.72

Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Statement of Operations
For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,701	11,226	475	4.23%	1	47,594	44,904	2,690	5.99%	134,712
Other Tenant Income	225	1,151	(926)	-80.45%	2	2,292	4,605	(2,312)	-50.22%	13,814
Government Subsidy	4,677	6,449	(1,772)	-27.47%	3	18,751	25,795	(7,044)	-27.31%	77,385
Other Income	-	1	(1)	-100.00%		2	4	(2)	-49.75%	12
Total Revenue	16,603	18,827	(2,224)	-11.81%		68,639	75,307	(6,668)	-8.85%	225,922
Administrative Expenses	4,053	6,010	(1,958)	-32.57%	4	20,286	24,041	(3,755)	-15.62%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	4	94	417	(323)	-77.53%	1,250
Utility Expense	1,382	1,698	(316)	-18.60%	4	3,734	6,793	(3,058)	-45.02%	20,379
Maintenance Expense	1,545	4,702	(3,157)	-67.14%	4	11,903	18,806	(6,903)	-36.71%	56,419
General Expenses	950	2,139	(1,189)	-55.59%	4	6,306	8,554	(2,248)	-26.28%	25,663
Housing Assistance Payments	589	1,324	(735)	-55.52%	4	2,334	5,297	(2,963)	-55.93%	15,890
Financing Expenses	2,489	5,437	(2,948)	-54.23%	5	18,128	21,748	(3,620)	-16.65%	65,245
Operating Expenses before Depreciation	11,008	21,414	(10,407)	-48.60%		62,786	85,657	(22,870)	-26.70%	256,970
Net Operating Income (Loss)	5,595	(2,587)	8,183	-316.27%		5,853	(10,349)	16,202	-156.56%	(31,047)
Depreciation & Amortization	2,196	2,199	(2)	-0.11%		8,786	8,795	(10)	-0.11%	26,386
Capital Replacement Items	292	942	(650)	-69.00%		1,067	3,769	(2,702)	-71.70%	11,306
Reimburse Replacement Reserves	-	(942)	942	-100.00%		-	(3,769)	3,769	-100.00%	(11,306)
Total Expense	13,496	23,613	(10,117)	-42.84%		72,638	94,452	(21,813)	-23.09%	283,356
Net Income (Loss)	3,107	(4,786)	7,893	-164.92%		(3,999)	(19,144)	15,145	-79.11%	(57,433)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Property continues to receive less subsidy from HUD.
- 4 Variance reflects lower than budgeted expenses.

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

ASSETS

Unrestricted Cash	
Cash Operating 1	17,853.23
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Total Unrestricted Cash	17,853.23
Restricted Cash	
Cash Restricted-Security Deposits	10,100.00
Cash Restricted-Reserve for Replacement	24,312.97
	<hr/>
Total Restricted Cash	34,412.97
Clearing	666.67
	<hr/>
TOTAL CASH	52,932.87
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	3,411.64
Allowance for Doubtful Accounts-Tenants	-453.64
Due from Renaissance FAM Non ACC	-9,952.14
	<hr/>
TOTAL DUE FROM	-9,952.14
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-6,994.14
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Insurance	16,193.10
Prepaid Software Licenses	0.04
Utility Deposit	7,060.00
	<hr/>
TOTAL OTHER CURRENT ASSETS	23,753.14
TOTAL CURRENT ASSETS	69,691.87
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	2.00
Accum Depreciation-Buildings	-96,637.92
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,471.00
AA Monitoring Fees	-27,368.00
AA Loan Costs	-14,049.00
	<hr/>
TOTAL FIXED ASSETS (NET)	858,920.98
TOTAL NONCURRENT ASSETS	858,920.98
	<hr/>
TOTAL ASSETS	928,612.85

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	105.79
Tenant Security Deposits	10,100.00
Security Deposit Clearing Account	-1,266.32
Accrued Property Taxes	3,452.59
Accrued Interest - HOPE VI	485,344.51
Accrued - Developer Fee	149,859.50
Accrued Payroll & Payroll Taxes	348.62
Accrued Audit Fees	13,375.44
Due to (14) Renaissance Family Public Housir	-300.00
Due to (15) Renaissance Senior Public Housin	7,961.49
Due to (17) Renaissance Family Non-ACC	19,241.20
Due to West Lake Mgmt.	24,609.93
Due to Central Office Cost Center	-180.00
Tenant Prepaid Rents	-359.22
	<hr/>
TOTAL CURRENT LIABILITIES	712,293.53
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	350,533.53
Permanent Loan - LHA	101,380.00
	<hr/>
TOTAL NONCURRENT LIABILITIES	1,291,458.17
	<hr/>
TOTAL LIABILITIES	2,003,751.70
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	240,496.13
	<hr/>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-96,524.98
	<hr/>
TOTAL RETAINED EARNINGS:	-96,524.98
	<hr/>
TOTAL EQUITY	-1,075,138.85
	<hr/>
TOTAL LIABILITIES AND EQUITY	928,612.85

**Lakeland Housing Authority
Dakota Park Limited Partnership, LLLP
d/b/a Carrington Place
Changes in Cash
For the Current and Four Months Ended April 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	11,592.20	17,853.23	6,261.03
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,100.00	10,100.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	23,938.41	24,312.97	374.56
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	45,630.61	52,266.20	6,635.59

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,654.17	17,853.23	14,199.06
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,650.00	10,100.00	-550.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,305.72	24,312.97	3,007.25
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	35,609.89	52,266.20	16,656.31

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP
Statement of Operations
For the Current and Four Months ending April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	58,433	59,343	(910)	-1.53%	1	232,895	237,371	(4,477)	-1.89%	712,114
Other Tenant Income	1,394	2,182	(788)	-36.13%	2	4,791	8,727	(3,937)	-45.11%	26,182
Government Subsidy	25,209	24,601	608	2.47%		101,139	98,403	2,736	2.78%	295,208
Other Income	136	176	(40)	0.00%		155	703	(549)	0.00%	2,110
Total Revenue	85,171	86,301	(1,130)	-1.31%		338,979	345,204	(6,226)	-1.80%	1,035,613
Administrative Expenses	21,046	28,013	(6,967)	-24.87%	3	94,875	112,053	(17,178)	-15.33%	336,159
Tenant Services	-	250	(250)	-100.00%	3	830	1,000	(170)	-16.95%	3,000
Utility Expense	6,903	5,949	954	16.03%	4	24,394	23,796	597	2.51%	71,389
Maintenance Expense	22,895	26,466	(3,571)	-13.49%	3	87,882	105,862	(17,980)	-16.98%	317,586
General Expenses	3,700	6,812	(3,112)	-45.68%	3	24,833	27,248	(2,415)	-8.86%	81,745
Housing Assistance Payments	1,142	5,485	(4,343)	-79.18%	3	6,656	21,941	(15,285)	-69.66%	65,824
Financing Expenses	13,352	13,192	159	1.21%		53,248	52,769	479	0.91%	158,308
Operating Expense before Depreciation	69,037	86,168	(17,131)	-19.88%		292,718	344,671	(51,952)	-15.07%	1,034,012
Net Operating Income (Loss)	16,134	133	16,001	11991.53%		46,261	534	45,727	8567.18%	1,601
Depreciation & Amortization	60,979	60,979	-	0.00%		243,916	243,916	-	0.00%	731,748
Capital Replacement Items	589	5,869	(5,280)	-89.96%		9,016	23,475	(14,458)	-61.59%	70,424
Reimburse Replacement Reserves	-	(5,869)	5,869	-100.00%		-	(23,475)	23,475	-100.00%	(70,424)
Total Expense	130,605	147,147	(16,542)	-11.24%		545,650	588,587	(42,936)	-7.29%	1,765,760
Net Income (Loss)	(45,434)	(60,846)	15,412	-25.33%		(206,672)	(243,382)	36,710	-15.08%	(730,147)

Comments

- 1 Consists of 109 low and moderate income family and senior apartment units and 87 Tax Credit units.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses less than the budget.
- 4 Utility expenses are over budget for the period due to slight overages in all utilities expenses (water, electricity, garbage/trash removal, and sewer). However, the costs are within budget for year-to-date.

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

April 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	176,476.28
Petty Cash	300.00
Total Unrestricted Cash	<u>176,776.28</u>
Restricted Cash	
Cash Restricted-Security Deposits	49,274.39
Cash Restricted - FSS Escrow	7,373.00
Cash Restricted-Reserve for Replacement	177,222.81
Restricted Cash - Partnership Devmt	1,189.16
Restricted Cash - OA Reserve	76,230.58
Restricted Cash - AA Reserve	46,981.46
Investment 1	255,196.84
Investment 2	254,525.43
Total Restricted Cash	<u>867,993.67</u>
TOTAL CASH	<u>1,044,769.95</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	5,986.29
Allowance for Doubtful Accounts-Tenants	-437.18
AR-Tenant Payment Agreement	-500.00
Due from Public Housing General	24,511.00
Due from Dakota Park PH	7,661.49
Due from Dakota Park Non-ACC	19,241.20
Due from West Lake Management, LLC	25,060.00
Due from Central Office Cost Center	30,400.00
TOTAL DUE FROM	<u>106,873.69</u>
Renaissance Family-Operating Subsidy Receivable	18,150.48
Renaissance Senior-Operating Subsidy Receivable	7,058.52
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>137,131.80</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Insurance	52,555.40
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>74,055.40</u>
TOTAL CURRENT ASSETS	<u>1,255,957.15</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Buildings	21,088,272.28
Machinery & Equipment	150,483.39
Furniture & Fixtures	596,259.09
Site Improvement-Infrastructure	2,382,356.15
Accum Depreciation-Buildings	-6,355,736.30
Accum Depreciation- Misc FF&E	-838,354.60
Accum Depreciation-Infrastructure	-1,498,355.60
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-12,427.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-118,983.00
TOTAL FIXED ASSETS (NET)	<u>15,560,489.18</u>
TOTAL NONCURRENT ASSETS	<u>15,560,489.18</u>
TOTAL ASSETS	<u>16,816,446.33</u>

LIABILITIES & EQUITY

A/P Vendors and Contractors	3,001.05
Tenant Security Deposits	47,674.39
Security Deposit Clearing Account	-2,037.37
Security Deposit-Pet	2,100.00
Accrued Interest - HOPE VI	503,881.27
Accrued - Developer Fee	1,308,453.00
Accrued Payroll & Payroll Taxes	3,548.28
Accrued Audit Fees	15,995.00
Due to (16) Dakota Park Non-ACC	-9,952.14
Due to West Lake Mgmt.	-26,431.46
HAP Overpayments	649.00
Tenant Prepaid Rents	-183.16
Accrued Compensated Absences-Current	4,361.94
TOTAL CURRENT LIABILITIES	<u>1,851,059.80</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	8,100.74
FSS Due to Tenant Long Term	7,373.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	603,553.35
TOTAL NONCURRENT LIABILITIES	<u>3,200,227.41</u>
TOTAL LIABILITIES	<u>5,051,287.21</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	6,944,630.41
Capital - GP2	7,123,264.00
TOTAL CONTRIBUTED CAPITAL	<u>14,067,894.41</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-2,302,735.29
TOTAL RETAINED EARNINGS:	<u>-2,302,735.29</u>
TOTAL EQUITY	<u>11,765,159.12</u>
TOTAL LIABILITIES AND EQUITY	<u>16,816,446.33</u>

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

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	185,223.17	176,476.28	-8,746.89
Cash-Payroll	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 Restricted-Security Deposits	49,173.39	49,274.39	101.00
Cash Restricted - FSS Escrow	7,342.00	7,373.00	31.00
Cash Restricted-Reserve for Replacement	171,358.62	177,222.81	5,864.19
Restricted Cash - Partnership Devmt	1,189.16	1,189.16	0.00
Restricted Cash - OA Reserve	76,230.58	76,230.58	0.00
Restricted Cash - AA Reserve	46,981.46	46,981.46	0.00
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,047,220.65	1,044,469.95	-2,750.70

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	198,782.28	176,476.28	-22,306.00
Cash-Payroll	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 Restricted-Security Deposits	49,415.39	49,274.39	-141.00
Cash Restricted - FSS Escrow	6,886.00	7,373.00	487.00
Cash Restricted-Reserve for Replacement	161,683.08	177,222.81	15,539.73
Restricted Cash - Partnership Devmt	1,189.11	1,189.16	0.05
Restricted Cash - OA Reserve	76,240.48	76,230.58	-9.90
Restricted Cash - AA Reserve	46,993.31	46,981.46	-11.85
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,050,911.92	1,044,469.95	-6,441.97

Lakeland Housing Authority
Colton Meadow, LLLP
Statement of Operations
For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	44,071	44,193	(122)	-0.28%	1	182,377	176,773	5,604	3.17%	530,318
Other Tenant Income	450	706	(256)	-36.24%	2	2,510	2,823	(313)	-11.09%	8,469
Other Income	-	1	(1)	-100.00%		-	5	(5)	-100.00%	15
Total Revenue	44,521	44,900	(379)	-0.84%		184,887	179,601	5,286	2.94%	538,802
Administrative Expense	14,661	13,754	907	6.59%		62,305	55,017	7,288	13.25%	165,050
Tenant Services	-	150	(150)	-100.00%	3	111	600	(489)	-81.52%	1,800
Utility Expense	2,096	5,037	(2,941)	-58.39%	3	18,930	20,147	(1,217)	-6.04%	60,442
Maintenance Expense	15,640	9,903	5,736	57.93%	4	38,612	39,613	(1,001)	-2.53%	118,838
General Expense	2,825	8,483	(5,657)	-66.69%	3	17,480	33,931	(16,451)	-48.48%	101,793
Financing Expense	3,989	7,422	(3,433)	-46.25%	3	19,444	29,687	(10,243)	-34.50%	89,061
Operating Expense before Depreciation	39,211	44,749	(5,538)	-12.38%		156,881	178,995	(22,113)	-12.35%	536,984
Net Operating Income (Loss)	5,310	152	5,159	3404.25%		28,006	606	27,400	4520.06%	1,819
Depreciation & Amortization Expense	39,013	39,013	-	0.00%		156,052	156,052	-	0.00%	468,156
Capital Replacement Items	-	1,373	(1,373)	-100.00%		573	5,493	(4,921)	-89.58%	16,480
Reimburse Replacement Reserves	-	(1,373)	1,373	-100.00%		-	(5,493.33)	5,493	-100.00%	(16,480)
Total Expense	78,224	83,762	(5,538)	-6.61%		313,506	335,047	(21,540)	-6.43%	1,005,140
Net Operating Income (Loss)	(33,703)	(38,861)	5,159	-13.28%		(128,619)	(155,446)	26,827	-17.26%	(466,337)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses lower than the budget.
- 4 Variance is due to contract with Morning Star Electric to replace street lights.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

April 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	45,288.51
Petty Cash	225.00
Total Unrestricted Cash	<u>45,513.51</u>
Restricted Cash	
Cash Restricted-Security Deposits	25,986.72
Cash Restricted-Operating Reserve	440,827.29
Cash Restricted-Reserve for Replacement	106,200.00
Cash-Tax & Insurance Escrow	81,880.85
Total Restricted Cash	<u>654,894.86</u>
TOTAL CASH	<u>700,408.37</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	8,591.69
Allowance for Doubtful Accounts-Tenants	-547.01
Due from Bonnet Shores	-12,013.00
Due from West Bartow Partnership LTD, LLP	24,536.38
Due from Colton Meadow GP, Inc.	101,151.61
TOTAL DUE FROM	<u>113,674.99</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>121,719.67</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	3,789.82
Prepaid Insurance	-61.16
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>9,728.66</u>
TOTAL CURRENT ASSETS	<u>831,856.70</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	300,000.00
Buildings	856,353.89
Building Acquisition	2,010,000.00
Building Improvements	5,802,500.00
Machinery & Equipment	67,970.48
Automobiles	15,484.50
Furniture & Fixtures	1,503,657.00
Site Improvement-Infrastructure	1,496,187.97
Accum Depreciation-Buildings	-2,420,936.20
Intangible Assets	
Amortization Tax Credit Fees	73,037.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>9,766,875.64</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>9,871,521.41</u>
TOTAL ASSETS	<u>10,703,378.11</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,282.81
Tenant Security Deposits	24,686.72
Security Deposit Clearing Account	-1,200.00
Security Deposit-Pet	1,300.00
Accrued Property Taxes	10,900.78
Accrued Interest Payable	4,711.88
Accrued Payroll & Payroll Taxes	1,629.52
Accrued Audit Fees	12,000.00
Due to West Lake Mgmt.	-9,200.59
Due to Polk County Developers, Inc.	362,901.17
Tenant Prepaid Rents	3,059.97
Accrued Compensated Absences-Current	5,728.80
First Mortgage - TCAP	1,243,738.00
Tax Credit Exchange Program (TCEP)	6,700,143.40
HOME Funds	115,899.60
Mortgage Note Payable	450,845.00
TOTAL CURRENT LIABILITIES	<u>8,929,427.06</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	10,639.20
Developer Fee Payable - PCHD	127,415.00
TOTAL NONCURRENT LIABILITIES	<u>138,054.20</u>
TOTAL LIABILITIES	<u>9,067,481.26</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	1,205,286.00
GP Equity	46.12
TOTAL CONTRIBUTED CAPITAL	<u>1,205,332.12</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	430,564.73
TOTAL RETAINED EARNINGS:	<u>430,564.73</u>
TOTAL EQUITY	<u>1,635,896.85</u>
TOTAL LIABILITIES AND EQUITY	<u>10,703,378.11</u>

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

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	47,670.72	45,288.51	-2,382.21
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,081.72	25,986.72	905.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	104,400.00	106,200.00	1,800.00
Cash-Tax & Insurance Escrow	74,283.23	81,880.85	7,597.62
Total Cash	692,262.96	700,183.37	7,920.41
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	35,005.72	45,288.51	10,282.79
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	25,216.72	25,986.72	770.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	99,000.00	106,200.00	7,200.00
Cash-Tax & Insurance Escrow	53,024.60	81,880.85	28,856.25
Total Cash	653,074.33	700,183.37	47,109.04

Lakeland Housing Authority

Bonnet Shores, LLLP

Statement of Operations

For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	50,110	49,456	654	1.32%	1	196,971	197,823	(853)	-0.43%	593,470
Other Tenant Income	180	1,147	(967)	-84.30%	2	2,811	4,586	(1,775)	-38.71%	13,759
Other Income	(650)	-	(650)	#DIV/0!		(650)	-	(650)	#DIV/0!	-
Total Revenue	49,640	50,602	(962)	-1.90%		199,132	202,410	(3,278)	-1.62%	607,229
Administrative Expense	8,865	14,029	(5,164)	-36.81%	3	49,903	56,114	(6,211)	-11.07%	168,343
Tenant Services	-	208	(208)	-100.00%	3	138	833	(696)	-83.50%	2,500
Utility Expense	957	4,342	(3,385)	-77.95%	3	7,984	17,369	(9,385)	-54.03%	52,107
Maintenance Expense	13,037	11,342	1,695	14.94%	4	34,648	45,370	(10,722)	-23.63%	136,109
General Expense	4,470	9,137	(4,667)	-51.08%	3	19,003	36,547	(17,544)	-48.01%	109,641
Financing Expense	9,658	10,327	(669)	-6.48%	3	40,572	41,309	(737)	-1.78%	123,927
Operating Expense before Depreciation	36,987	49,386	(12,398)	-25.11%		152,248	197,542	(45,295)	-22.93%	592,627
Net Operating Income (Loss)	12,653	1,217	11,436	939.79%		46,884	4,867	42,017	863.23%	14,602
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		189,860	189,860	0.27	0.00%	569,579
Capital Replacement Items	(791)	1,373	(2,164.66)	-157.62%	3	(134)	5,493	(5,626.88)	-102.43%	16,480
Reimburse Replacement Reserve	-	(1,373)	1,373.33	-100.00%	3	-	(5,493)	5,493.33	-100.00%	(16,480)
Total Expense	83,661	96,850	(13,190)	-13.62%		341,974	387,402	(45,428)	-11.73%	1,162,206
Net Income (Loss)	(34,021)	(46,248)	12,227	-26.44%		(142,842)	(184,992)	42,150	-22.78%	(554,977)

Comments

- 1 75 apartment units, Tax Credit and Section 8 Vouchers. Tenant rent income is in line with the budget.
- 2 Variance is due to less damage to units.
- 3 Variance is due to expenses being less than budgeted.
- 4 Variance is due to two months of lawn maintenance being posted within the same period. Additionally, the property had to contract with Morning Star electric to replace street lights.

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
		CURRENT LIABILITIES	
Cash Operating 1	151,839.22	A/P Vendors and Contractors	164.75
Petty Cash	<u>225.00</u>	Tenant Security Deposits	26,025.00
Total Unrestricted Cash	152,064.22	Security Deposit Clearing Account	-328.33
Restricted Cash		Security Deposit-Pet	800.00
Cash Restricted-Security Deposits	26,848.00	Accrued Property Taxes	10,875.24
Cash Restricted-Operating Reserve	460,094.78	Current Portion of LT Debt	61,219.00
Cash Restricted-Reserve for Replacement	125,625.00	Accrued Interest Payable	19,697.96
Cash-Tax & Insurance Escrow	<u>66,550.66</u>	Accrued Interest Third Mortgage	246,721.00
Total Restricted Cash	679,118.44	Accrued Payroll & Payroll Taxes	1,328.98
		Accrued Audit Fees	10,742.00
		Due to West Bartow	14,619.06
TOTAL CASH	<u>831,182.66</u>	Due to West Lake Mgmt.	-17,412.12
		Due to Colton Meadow, LLLP	-12,012.68
		Due to Central Office Cost Center	405.03
		Tenant Prepaid Rents	5,048.78
		Accrued Compensated Absences-Current	2,683.35
		First Mortgage - TCAP	3,819,255.00
		HOME Funds	131,028.00
		Mortgage Note Payable	<u>1,009,877.00</u>
ACCOUNTS AND NOTES RECEIVABLE		TOTAL CURRENT LIABILITIES	<u>5,301,498.90</u>
A/R-Tenants	14,676.93		
Allowance for Doubtful Accounts-Tenants	-4,078.59	NONCURRENT LIABILITIES	
Due from Bonnet Shores GP, Inc	<u>7,062.23</u>	Accrued Compensated Absences-LT	4,983.35
TOTAL DUE FROM	<u>7,062.23</u>	Developer Fee Payable - PCHD	<u>70,487.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>17,660.57</u>	TOTAL NONCURRENT LIABILITIES	<u>75,470.35</u>
		TOTAL LIABILITIES	<u>5,376,969.25</u>
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	500.00		
Prepaid Expenses and Other Assets	2,550.26		
Prepaid Insurance	-3,116.13		
Utility Deposit	<u>5,000.00</u>		
TOTAL OTHER CURRENT ASSETS	<u>4,934.13</u>		
TOTAL CURRENT ASSETS	<u>853,777.36</u>		
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		CONTRIBUTED CAPITAL	
Land	300,000.00	Capital - LP	6,812,347.00
Buildings	11,447,110.83	GP Equity	-162.00
Automobiles	24,477.33	Syndication Costs	<u>-40,000.00</u>
Furniture & Fixtures	423,152.78	TOTAL CONTRIBUTED CAPITAL	<u>6,772,185.00</u>
Site Improvement-Infrastructure	679,255.00		
Accum Depreciation-Buildings	-2,220,039.50	RETAINED EARNINGS	
Accum Depreciation- Misc FF&E	-477,458.00	Retained Earnings-Unrestricted Net Assets	<u>-1,171,134.49</u>
Accum Depreciation-Infrastructure	-241,524.00	TOTAL RETAINED EARNINGS:	<u>-1,171,134.49</u>
Intangible Assets			
Loan Costs	41,419.00	TOTAL EQUITY	<u>5,601,050.51</u>
Amortization Loan Cost	11,062.00		
Compliance Fees	246,589.00		
Amortization Tax Credit Fees	<u>87,678.04</u>		
TOTAL FIXED ASSETS (NET)	<u>10,124,242.40</u>		
TOTAL NONCURRENT ASSETS	<u>10,124,242.40</u>		
TOTAL ASSETS	<u>10,978,019.76</u>	TOTAL LIABILITIES AND EQUITY	<u>10,978,019.76</u>

**Lakeland Housing Authority
Bonnet Shores, LLLP
Changes in Cash
For the Current and Four Months Ended April 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	137,770.09	151,839.22	14,069.13
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,753.00	26,848.00	95.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	123,750.00	125,625.00	1,875.00
Cash-Tax & Insurance Escrow	60,547.44	66,550.66	6,003.22
Total Cash	808,915.31	830,957.66	22,042.35

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	151,839.22	151,839.22
Cash-Payroll	0.00	0.00	0.00
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	26,848.00	423.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	125,625.00	7,500.00
Cash-Tax & Insurance Escrow	42,144.58	66,550.66	24,406.08
Total Cash	646,789.36	830,957.66	184,168.30

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP

Statement of Operations

For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	69,802	69,175	627	0.91%	1	292,057	276,700	15,357	5.55%	830,101
Other Tenant Income	44	(485)	529	-109.08%	2	(1,238)	(1,941)	703	-36.21%	(5,823)
Other Income	-	85	(85)	-100.00%		257	341	(84)	-24.64%	1,022
Total Revenue	69,846	68,775	1,071	1.56%		291,076	275,100	15,976	5.81%	825,300
Administrative Expenses	13,022	15,423	(2,401)	-15.57%	3	55,781	61,691	(5,910)	-9.58%	185,074
Tenants Service Expenses	-	300	(300)	-100.00%	3	556	1,200	(644)	-100.00%	3,600
Utility Expense	9,384	8,372	1,011	12.08%	4	40,652	33,489	7,162	21.39%	100,468
Maintenance Expense	8,599	10,845	(2,246)	-20.71%	3	32,462	43,381	(10,920)	-25.17%	130,143
General Expenses	(169)	4,208	(4,377)	-104.03%	3	12,290	16,830	(4,540)	-26.98%	50,490
Financing Expenses	22,867	26,778	(3,911)	-14.60%	3	92,113	107,113	(15,000)	-14.00%	321,339
Operating expense before depreciation	53,702	65,926	(12,224)	-18.54%		233,853	263,705	(29,851)	-11.32%	791,114
Net Operating Income (Loss)	16,143	2,849	13,295	466.67%		57,222	11,395	45,827	402.16%	34,185
Depreciation & Amortization	41,940	41,940	-	0.00%		167,760	167,760	-	0.00%	503,280
Capital Replacement Items	-	6,633.00	(6,633)	-100.00%		35,771	26,532.00	9,239	34.82%	79,596
Reimburse Replacement Reserve	-	-	-			-	-	-		(79,596)
Transfer In	-	-	-			-	-	-		-
Total Expense	95,642	114,499	(18,857)	-16.47%		437,384	457,997	(20,613)	-4.50%	1,294,394
Net Operating Income (Loss)	(25,797)	(45,724)	19,928	-43.58%		(146,308)	(182,897)	36,589	-20.01%	(469,095)

Comments

- 1 Consists of 100 Tax Credit and Section 8 Voucher units. Tenant rents are in line with the budget.
- 2 Variance reflects less damage to units.
- 3 Variance reflects expenses that are lower than the budget.
- 4 Costs associated with sewer expenses have been higher than anticipated.

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		CURRENT LIABILITIES	
Cash Operating 1	103,738.62	A/P Vendors and Contractors	9,700.61
Petty Cash	300.00	Tenant Security Deposits	8,650.00
Total Unrestricted Cash	104,038.62	Security Deposit Clearing Account	250.00
Restricted Cash		Security Deposit-Pet	950.00
Cash Restricted-Security Deposits	9,450.00	Accrued Property Taxes	-896.06
Cash Restricted-Operating Reserve	25,119.58	Accrued Interest NLP Loan	4,440.70
Cash Restricted-Reserve for Replacement	180,606.89	Accrued Payroll & Payroll Taxes	1,925.58
Cash-Tax & Insurance Escrow	58,027.80	Accrued Audit Fees	13,837.50
Investment 1	229,176.03	Due to West Lake Mgmt.	-17,357.17
Total Restricted Cash	502,380.30	Due to Colton Meadow, LLLP	24,536.38
TOTAL CASH	606,418.92	HAP Overpayments	28.00
		Tenant Prepaid Rents	4,512.56
		Accrued Compensated Absences-Current	384.32
		Mortgage Note Payable	3,120,471.46
		Second Mortgage Payable	850,000.00
		Third Mortgage Payable	372,092.18
		Fourth Mortgage Payable	400,000.00
		Note Payable-City of Bartow Impact Fees	564,621.00
		Deferred Development Fee	1,383,244.97
ACCOUNTS AND NOTES RECEIVABLE		TOTAL CURRENT LIABILITIES	6,741,392.03
A/R-Tenants	-5,817.74		
Due from West Lake Management, LLC	250.00	NONCURRENT LIABILITIES	
Due from Villas at Lake Bonnet	-14,619.06	Accrued Compensated Absences-LT	713.73
TOTAL DUE FROM	-14,369.06	Due to Affiliates	5,000.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-20,186.80	TOTAL NONCURRENT LIABILITIES	5,713.73
		TOTAL LIABILITIES	6,747,105.76
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	500.00	EQUITY	
Prepaid Expenses and Other Assets	5,171.43	CONTRIBUTED CAPITAL	
Prepaid Insurance	9,079.35	Capital Private Investors	6,936,810.00
Prepaid Software Licenses	0.14	GP Equity	-13.00
Utility Deposit	85.00	Special LP Equity	111,288.00
TOTAL OTHER CURRENT ASSETS	14,835.92	Syndication Costs	-30,000.00
TOTAL CURRENT ASSETS	601,068.04	TOTAL CONTRIBUTED CAPITAL	7,018,085.00
		RETAINED EARNINGS	
NONCURRENT ASSETS		Retained Earnings-Unrestricted Net Assets	-966,205.66
FIXED ASSETS		TOTAL RETAINED EARNINGS:	-966,205.66
Land	432,717.00	TOTAL EQUITY	6,051,879.34
Buildings	12,796,743.00		
Furn, Fixt, & Equip	1,157,974.64	TOTAL LIABILITIES AND EQUITY	12,798,985.10
Accum Depreciation-Buildings	-2,186,114.00		
Accum Depreciation- Misc FF&E	-788,981.00		
Accum Depreciation-Infrastructure	-243,129.00		
Intangible Assets			
Loan Costs	335,121.42		
Amortization Loan Cost	127,210.00		
Compliance Fees	200,558.00		
Amortization Tax Credit Fees	91,360.00		
TOTAL FIXED ASSETS (NET)	11,486,320.06		
Site Improvement	711,597.00		
TOTAL NONCURRENT ASSETS	12,197,917.06		
TOTAL ASSETS	12,798,985.10		

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

**Changes in Cash
For the Current and Four Months Ended April 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	87,446.41	103,738.62	16,292.21
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,900.44	9,450.00	-450.44
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	178,106.89	180,606.89	2,500.00
Cash-Tax & Insurance Escrow	53,685.80	58,027.80	4,342.00
Investment 1	229,176.03	229,176.03	0.00
Total Cash	583,435.15	606,118.92	22,683.77
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	94,051.47	103,738.62	9,687.15
Cash-Payroll	0.00	0.00	0.00
Cash Restricted-Security Deposits	9,330.60	9,450.00	119.40
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	180,606.89	10,000.00
Cash-Tax & Insurance Escrow	40,381.80	58,027.80	17,646.00
Investment 1	228,919.40	229,176.03	256.63
Total Cash	568,421.74	606,118.92	37,697.18

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Four Months Ended April 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	4,067	5,303	(1,236)	-23.30%	1	17,747	21,211	(3,464)	-16.33%	63,632
Other Tenant Income	100	25	75	300.00%		392	100	292	291.50%	300
Government Subsidy Income	-	2,727	(2,727)	-100.00%	2	-	10,909	(10,909)	-100.00%	32,727
Other Income	-	0	(0)	-100.00%		3	1	2	277.65%	3
Total Revenue	4,167	8,055	(3,888)	-48.27%		18,142	32,220	(14,079)	-43.69%	96,661
Administrative Expenses	3,297	2,735	562	20.57%	3	10,568	10,938	(370)	-3.38%	32,814
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	2,601	3,075	(474)	-15.40%	3	7,385	12,299	(4,914)	-39.95%	36,896
General Expenses	639	886	(248)	-27.94%	3	2,535	3,545	(1,010)	-28.50%	10,635
Housing Assistance Payments	171	-	171	#DIV/0!		1,180	-	1,180	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	6,708	6,695	12	0.18%		21,668	26,782	(5,114)	-19.10%	80,345
Net Operating Income (Loss)	(2,541)	1,360	(3,900)	-286.86%		(3,526)	5,439	(8,964)	-164.83%	16,316
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	6,708	6,695	12	0.18%		21,668	26,782	(5,114)	-19.10%	80,345
Net Income (Loss)	(2,541)	1,360	(3,900)	-286.86%		(3,526)	5,439	(8,964)	-164.83%	16,316

Comments

- 1 Property is comprised of 11 Section 32 Homeownership Units.
- 2 Variance is due to a reduction in subsidy from HUD.
- 3 Variance is due to legal costs associated with the financial closing of 3841 Rollingsford Circle.
- 4 Variance reflects less than anticipated expenses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

April 25, 2016

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	67,296.23	A/P Vendors and Contractors	833.33
Negative Cash LHA Master	714.00	Tenant Security Deposits	3,300.00
Total Unrestricted Cash	<u>68,010.23</u>	Lease Purchase Escrow	2,755.00
Restricted Cash		Accrued Payroll & Payroll Taxes	316.59
Cash Restricted-Security Deposits	3,300.00	Due to Federal Master	4,622.61
Cash Restricted - Escrow	<u>2,755.00</u>	Due to Central Office Cost Center	4,025.84
Total Restricted Cash	<u>6,055.00</u>	Tenant Prepaid Rents	<u>723.98</u>
TOTAL CASH	<u>74,065.23</u>	TOTAL CURRENT LIABILITIES	<u>16,577.35</u>
 ACCOUNTS AND NOTES RECEIVABLE		 NONCURRENT LIABILITIES	
A/R-Tenants	639.00	FSS Due to Tenant Long Term	<u>2,343.00</u>
AR-Tenant Payment Agreement	151.50	TOTAL NONCURRENT LIABILITIES	<u>2,343.00</u>
Lakeridge Homes 2nd Mortgage	<u>50,000.00</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>50,790.50</u>		
 OTHER CURRENT ASSETS		 TOTAL LIABILITIES	
Eviction Escrow Acct.	500.00		<u>18,920.35</u>
Prepaid Insurance	<u>5,010.79</u>		
TOTAL OTHER CURRENT ASSETS	<u>5,510.79</u>		
TOTAL CURRENT ASSETS	<u>130,366.52</u>		
 NONCURRENT ASSETS		 EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	1,405,662.07	Retained Earnings-Unrestricted Net Assets	<u>1,518,393.90</u>
Furniture & Fixtures	2,248.94	TOTAL RETAINED EARNINGS:	<u>1,518,393.90</u>
Accum Depreciation- Misc FF&E	-963.28		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>1,406,947.73</u>		
TOTAL NONCURRENT ASSETS	<u>1,406,947.73</u>	TOTAL EQUITY	<u>1,518,393.90</u>
TOTAL ASSETS	<u>1,537,314.25</u>	TOTAL LIABILITIES AND EQUITY	<u>1,537,314.25</u>

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

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	69,427.22	67,296.23	-2,130.99
Cash-Payroll	-633.16	0.00	633.16
Negative Cash LHA Master	-342.00	714.00	1,056.00
Cash Restricted-Security Deposits	3,266.25	3,300.00	33.75
Cash Restricted - Escrow	2,755.00	2,755.00	0.00
Total Cash	74,473.31	74,065.23	-408.08
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,015.50	67,296.23	-3,719.27
Cash-Payroll	0.00	0.00	0.00
Negative Cash LHA Master	0.00	714.00	714.00
Cash Restricted-Security Deposits	3,208.67	3,300.00	91.33
Cash Restricted - Escrow	2,755.00	2,755.00	0.00
Total Cash	76,979.17	74,065.23	-2,913.94

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Statement of Operations

For the Current and Four Months Ended April 25, 2016

	Current Month				Year to Date				Annual Budget	
	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance		
Government Subsidy Income	-	33,554	(33,554)	-100.00%	1	92,642	134,218	(41,576)	-30.98%	402,653
Other Income	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Revenue	-	33,554	(33,554)	-100.00%		92,642	134,218	(41,576)	-30.98%	402,653
Administrative Expenses	23,835	22,895	940	4.11%		45,372	91,579	(46,206)	-50.46%	274,736
Tenant Services Expenses	25,224	10,181	15,043	147.76%		91,485	40,722	50,763	124.66%	122,167
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	322	88	233	264.03%	3	379	353	26	7.23%	1,060
General Expenses	642	391	251	64.24%	3	1,337	1,563	(226)	-14.46%	4,690
Operating expense before Depreciation	50,022	33,554	16,468	49.08%		138,573	134,218	4,356	3.25%	402,653
Net Operating Income (Loss)	(50,022)	-	(50,022)	#DIV/0!		(45,932)	-	(45,932)	#DIV/0!	-
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	50,022	33,554	16,468	49.08%		138,573	134,218	4,356	3.25%	402,653
Net Income (Loss)	(50,022)	-	(50,022)	#DIV/0!		(45,932)	-	(45,932)	#DIV/0!	-

Comments

- 1 YouthBuild 2014 Grant for \$974,124. Term includes a 4-month startup period, 2 years of operation, and closeout in year 3.
- 2 Variance is due to expenses being less than budget. However, note that staff is still in the process of reconciling and separating the accounts.
- 3 Variance is due to no voucher being submitted for April 2016. LHA is in the process of setting up YouthBuild and COCC with their own accounts. Both programs previously shared an account.

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Balance Sheet

April 25, 2016

ASSETS

CASH

Cash Operating 1	8,748.83
Cash-Payroll	-3,223.60
Petty Cash	1,000.00
Cash in PH Master Account	-10,166.67
Total Unrestricted Cash	<u>-3,641.44</u>
TOTAL CASH	-3,641.44

ACCOUNTS AND NOTES RECEIVABLE

Due from Central Office Cost Center	81,923.65
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TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>81,923.65</u>
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OTHER CURRENT ASSETS

Prepaid Insurance	2,970.06
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TOTAL OTHER CURRENT ASSETS	<u>2,970.06</u>
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TOTAL CURRENT ASSETS	<u>81,252.27</u>
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NONCURRENT ASSETS

FIXED ASSETS

Automobiles	21,299.00
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Accum Depreciation- Misc FF&E	-19,525.00
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Intangible Assets	
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TOTAL FIXED ASSETS (NET)	<u>1,774.00</u>
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TOTAL NONCURRENT ASSETS	<u>1,774.00</u>
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TOTAL ASSETS	<u>83,026.27</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

A/P Vendors and Contractors	10,895.20
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Due to Central Office Cost Center	139,369.93
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Accrued Compensated Absences-Current	2,951.33
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TOTAL CURRENT LIABILITIES	<u>153,216.46</u>
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NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	5,481.04
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TOTAL NONCURRENT LIABILITIES	<u>5,481.04</u>
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TOTAL LIABILITIES	<u>158,697.50</u>
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-75,671.23
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TOTAL RETAINED EARNINGS:	<u>-75,671.23</u>
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TOTAL EQUITY	<u>-75,671.23</u>
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TOTAL LIABILITIES AND EQUITY	<u>83,026.27</u>
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**Lakeland Housing Authority
YouthBuild-DOL 2014 (49)
Changes in Cash**

For the Current and Four Months Ended April 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	39,191.69	8,748.83	-30,442.86
Cash-Payroll	0.00	-3,223.60	-3,223.60
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	39,191.69	5,525.23	-33,666.46

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	8,748.83	8,748.83
Cash-Payroll	0.00	-3,223.60	-3,223.60
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	5,525.23	5,525.23

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of May 10, 2016

		START DATE	OBLIGATION END DATE	DISTRIBUTION END DATE	AUTHORIZED	OBLIGATION 90% THRESHHOLD	OBLIGATED AMOUNT	DISBURSED	AVAILABLE BALANCE
Capital Fund Program	(HUD)								
CFP - 2011		07-15-11	08-03-13	08-02-15	562,980.00	506,682.00	562,980.00	562,980.00	0.00
CFP - 2012		03-12-12	03-11-14	03-11-16	327,414.00	294,672.60	327,414.00	327,414.00	0.00
CFP - 2013		08-09-13	09-08-15	09-08-17	251,538.00	226,384.20	245,005.25	206,193.32	45,344.68
CFP - 2014		05-01-14	05-01-16	05-01-18	341,004.00	306,903.60	322,823.58	184,590.45	156,413.55
CFP - 2015		04-13-15	04-12-17	04-12-19	345,575.00	311,017.50	88,171.28	32,089.55	313,485.45
				CFP Subtotal:	1,828,511.00	1,645,659.90	1,546,394.11	1,313,267.32	515,243.68
Replacement Housing Factor	(HUD)								
RHF - 2009(a)		09-15-09	10-29-16	07-27-17	282,108.00	253,897.20	0.00	0.00	282,108.00
RHF - 2009(b)		04-02-10	10-29-16	10-29-17	149,804.00	134,823.60	0.00	0.00	149,804.00
RHF - 2010		07-15-10	10-29-16	10-29-17	441,385.00	397,246.50	0.00	0.00	441,385.00
RHF - 2011		08-03-11	10-29-16	10-29-17	380,321.00	342,288.90	0.00	0.00	380,321.00
RHF - 2012(a)		03-12-12	10-29-16	10-29-17	185,485.00	166,936.50	0.00	0.00	185,485.00
RHF - 2012(b)		03-12-12	10-29-16	10-29-17	70,661.00	63,594.90	0.00	0.00	70,661.00
RHF - 2013(a)		09-09-13	09-08-16	09-08-17	208,904.00	188,013.60	0.00	0.00	208,904.00
RHF - 2013(b)		09-09-13	09-08-16	09-08-17	62,529.00	56,276.10	0.00	0.00	62,529.00
RHF - 2014		05-13-14	05-12-16	05-12-18	185,710.00	167,139.00	0.00	0.00	185,710.00
RHF - 2015		04-13-15	04-12-17	04-12-19	187,612.00	168,850.80	0.00	0.00	187,612.00
				RHF Subtotal:	2,154,519.00	1,939,067.10	0.00	0.00	2,154,519.00
				RHF Total	1,969,034.00	1,772,130.60	0.00	0.00	1,969,034.00
HOPE VI	(HUD)	04-05-00		12-31-17	21,842,801.00	19,658,520.90	19,908,767.13	19,908,767.13	1,934,033.87
Safety & Security Grant	(HUD)	03-20-13	03-19-14	03-19-15	250,000.00	225,000.00	250,000.00	250,000.00	0.00
				Safety & Security Subtotal:	250,000.00	225,000.00	250,000.00	250,000.00	0.00
Resident Opportunities and Self Sufficiency	(HUD)								
ROSS - Family Self Sufficiency 2015		01-01-16	12-31-16		105,738.00	95,164.20	35,522.35	35,522.35	70,215.65
ROSS - Family Self Sufficiency 2014		09-29-14	02-13-16		104,856.00	94,370.40	104,856.00	104,856.00	0.00
ROSS - Family Self Sufficiency 2013		07-01-13	07-01-14		52,084.00	46,875.60	52,084.00	52,084.00	0.00
ROSS - Service Coordinator 2011		09-22-11	09-29-14		140,838.00	126,754.20	140,838.00	140,838.00	0.00
				ROSS Subtotal:	403,516.00	363,164.40	333,300.35	333,300.35	70,215.65
YouthBuild	(DOL)	06-01-11	05-31-15		997,492.00	897,742.80	997,492.00	997,492.00	0.00
				YouthBuild Subtotal:	997,492.00	897,742.80	997,492.00	997,492.00	0.00
YouthBuild (new)	(DOL)	08-11-14	12-10-17		974,124.00	876,711.60	528,267.79	528,267.79	445,856.21
				YouthBuild Subtotal:	974,124.00	876,711.60	528,267.79	528,267.79	445,856.21
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50



LAKELAND HOUSING AUTHORITY(CITY OF)
Obligated/Expenditure Status

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) Oblig/Exp Status



PLEASE NOTE:


Congratulations, you have just reported 90% obligation compliance on grant FL14P01150114. Obligated/expended reporting requirements are now re-aligned back to the end of the month for this grant.

✓ Provided		🕒 Past Due							
Grant Number	Obligation End	Reporting Period	Due	LOCCS Authorized	Cumulative PHA Obligated	LOCCS Disbursed	Cumulative PHA Expended		
Capital Fund Program (CFP)									
FL14E011501-12	03-19-2014	04-30-2016	05-06-2016	\$250,000.00	\$250,000.00	100%	\$250,000.00	\$250,000.00	100%
		05-31-2016	06-07-2016	\$250,000.00	-	-	\$250,000.00	-	-
09 FL14P011501-	09-14-2011	04-30-2016	05-06-2016	\$640,879.00	\$640,879.00	100%	\$640,879.00	\$640,879.00	100%
		05-31-2016	06-07-2016	\$640,879.00	-	-	\$640,879.00	-	-
10 FL14P011501-	07-14-2012	04-30-2016	05-06-2016	\$639,073.00	\$639,073.00	100%	\$639,073.00	\$639,073.00	100%
		05-31-2016	06-07-2016	\$639,073.00	-	-	\$639,073.00	-	-
11 FL14P011501-	08-02-2013	04-30-2016	05-06-2016	\$562,980.00	\$562,980.00	100%	\$562,980.00	\$562,980.00	100%
		05-31-2016	06-07-2016	\$562,980.00	-	-	\$562,980.00	-	-
12 FL14P011501-	03-11-2014	04-30-2016	05-06-2016	\$327,414.00	\$327,414.00	100%	\$327,414.00	\$327,414.00	100%
		05-31-2016	06-07-2016	\$327,414.00	-	-	\$327,414.00	-	-
13 FL14P011501-	09-08-2015	04-30-2016	05-06-2016	\$251,538.00	-	-	\$206,193.32	-	-
				\$251,538.00	-	-	\$206,193.32	-	-

			05-31-2016	06-07-2016							
14	FL14P011501-	05-12-2016	04-30-2016 ✓	05-06-2016	\$341,004.00	\$296,287.58	86%	\$184,590.45	\$212,848.40	62%	
			05-12-2016 ✓	05-19-2016	\$341,004.00	\$322,823.58	94%	\$184,590.45	\$212,848.40	62%	
15	FL14P011501-	04-12-2017	04-30-2016 ✓	05-06-2016	\$345,575.00	\$88,171.28	25%	\$32,089.55	\$32,089.55	9%	
			05-31-2016	06-07-2016	\$345,575.00	-	-	\$32,089.55	-	-	
	FL14R011501-13	09-08-2016	04-30-2016	05-06-2016	\$208,904.00	-	-	\$0.00	-	-	
			05-31-2016	06-07-2016	\$208,904.00	-	-	\$0.00	-	-	
	FL14R011501-14	05-12-2016	04-30-2016 ✓	05-06-2016	\$185,710.00	\$0.00	0%	\$0.00	\$0.00	0%	
			05-12-2016	05-19-2016	\$185,710.00	-	-	\$0.00	-	-	
	FL14R011501-15	04-12-2017	04-30-2016 ✓	05-06-2016	\$187,612.00	\$0.00	0%	\$0.00	\$0.00	0%	
			05-31-2016	06-07-2016	\$187,612.00	-	-	\$0.00	-	-	
	FL14R011502-09	10-29-2016	04-30-2016 ✓	05-06-2016	\$282,108.00	\$0.00	0%	\$0.00	\$0.00	0%	
			05-31-2016	06-07-2016	\$282,108.00	-	-	\$0.00	-	-	
	FL14R011502-10	10-29-2016	04-30-2016 ✓	05-06-2016	\$441,385.00	\$0.00	0%	\$0.00	\$0.00	0%	
			05-31-2016	06-07-2016	\$441,385.00	-	-	\$0.00	-	-	
	FL14R011502-11	10-29-2016	04-30-	05-06-2016	\$380,321.00	\$0.00	0%	\$0.00	\$0.00	0%	

			2016 ✓							
			05-31-2016	06-07-2016	\$380,321.00	-	-	\$0.00	-	-
FL14R011502-12	10-29-2016		04-30-2016 ✓	05-06-2016	\$70,661.00	\$0.00	0%	\$0.00	\$0.00	0%
			05-31-2016	06-07-2016	\$70,661.00	-	-	\$0.00	-	-
FL14R011502-13	10-29-2016		04-30-2016 ✓	05-06-2016	\$62,529.00	\$0.00	0%	\$0.00	\$0.00	0%
			05-31-2016	06-07-2016	\$62,529.00	-	-	\$0.00	-	-
FL14R011504-09	10-29-2016		04-30-2016 ✓	05-06-2016	\$149,804.00	\$0.00	0%	\$0.00	\$0.00	0%
			05-31-2016	06-07-2016	\$149,804.00	-	-	\$0.00	-	-
FL29P011501-16	04-12-2018		04-30-2016 ✓	05-06-2016	\$358,393.00	\$0.00	0%	\$0.00	\$0.00	0%
			05-31-2016	06-07-2016	\$358,393.00	-	-	\$0.00	-	-
FL29R011501-16			04-30-2016 ✓	05-06-2016	\$193,574.00	\$0.00	0%	\$0.00	\$0.00	0%
			05-31-2016	06-07-2016	\$193,574.00	-	-	\$0.00	-	-
Urban Revitalization Program(Hope6) (URP)										
FL14URD011I199	12-31-2017		06-30-2014 ⚠	07-08-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
			07-31-2014 ⚠	08-07-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
			08-31-2014 ⚠	09-08-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
			09-30-		\$21,842,801.00	-	-	\$19,908,767.13	-	-

2014 10-07-2014	10-07-2014						
10-31-2014 10-31-2014	11-07-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
11-30-2014 11-30-2014	12-05-2014	\$21,842,801.00	-	-	\$19,908,767.13	-	-
12-31-2014 12-31-2014	01-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
01-31-2015 01-31-2015	02-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
02-28-2015 02-28-2015	03-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
03-31-2015 03-31-2015	04-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
04-30-2015 04-30-2015	05-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
05-31-2015 05-31-2015	06-05-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
06-30-2015 06-30-2015	07-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
07-31-2015 07-31-2015	08-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
08-31-2015 08-31-2015	09-08-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
09-30-2015 09-30-2015	10-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
10-31-2015 10-31-2015	11-06-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-
11-30-2015 11-30-2015	12-07-2015	\$21,842,801.00	-	-	\$19,908,767.13	-	-

2015							
							
12-31-2015	01-08-	\$21,842,801.00	-	-	\$19,908,767.13	-	-
2016							
							
01-31-2016	02-05-	\$21,842,801.00	-	-	\$19,908,767.13	-	-
2016							
							
02-29-2016	03-07-	\$21,842,801.00	-	-	\$19,908,767.13	-	-
2016							
							
03-31-2016	04-07-	\$21,842,801.00	-	-	\$19,908,767.13	-	-
2016							
							
04-30-2016	05-06-	\$21,842,801.00	-	-	\$19,908,767.13	-	-
2016							
							
05-31-2016	06-07-	\$21,842,801.00	-	-	\$19,908,767.13	-	-



[Privacy Statement](#)



SEP 23 2016

U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4439

Mr. Benjamin Stevenson
Executive Director
Lakeland Housing Authority
430 Hartsell Ave
Lakeland, FL 33815


Re: 2011, 2012, 2013 and 2014 CFP Grant Budget Revision Approval

Dear Mr. Stevenson:

This correspondence is in response to the receipt of the housing authority's request to review proposed budget revisions for the subject Capital Fund Program grants. Our office has completed a review of the documents and we have no objections with the housing authority's proposed actions. In conjunction with this approval our office will modify our Line of Credit Control System (LOCCS) accordingly.

If you should have any questions or concerns regarding this matter please feel free to contact Mr. Robert Caravello at (904) 208-6081 or via email at Robert.Caravello@hud.gov.

Sincerely,

for 

Ellis Henry
Director
Office of Public Housing

Enclosure(s)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P011501-11 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015	<input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹
Line	Summary by Development Account	Revised ¹ Total Estimated Cost	Obligated Total Actual Cost ¹
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	112,596	112,596
3	1408 Management Improvements	70,000	70,000
4	1410 Administration (may not exceed 10% of line 21)	56,298	56,298
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	30,000	30,000
8	1440 Site Acquisition		
9	1450 Site Improvement	25,000	25,000
10	1460 Dwelling Structures	130,000	130,000
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	5,000
12	1470 Non-dwelling Structures	40,000	40,000
13	1475 Non-dwelling Equipment	94,086	94,086
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Lakeland Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P011501-11 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015			
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	562,980	562,980
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	Date
		<i>for Furtado Cumbala</i> ELLIS HENRY	4/29/16

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PIA Name: Lakeland Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P011501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:		FFY of Grant: 2011 FFY of Grant Approval: 2011			Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised ¹	Revised ²	Funds Obligated ²	Funds Expended ²	
PHA -Wide	Operations	1406	Lump Sum	<u>112,596</u>	<u>112,596</u>	<u>112,596</u>	<u>112,596</u>	In Progress
PHA -Wide	Management Improvement -- Record retention systems including scanners, plan scanning and digitizing	1408	Lump Sum	5,000	-0-	-0-	-0-	In Progress
PHA -Wide	Hand held maintenance devices, software & training	1408	Lump Sum	5,000	-0-	-0-	-0-	In Progress
PHA -Wide	Training for Certification of maintenance staff	1408	Lump Sum	5,000	-0-	-0-	-0-	In Progress
PHA -Wide	Desktop and Server software upgrades & training	1408	Lump Sum	55,000	70,000	70,000	70,000	In Progress
PHA -Wide	TOTAL Management Improvements	1408	Lump Sum	<u>70,000</u>	<u>70,000</u>	<u>70,000</u>	<u>70,000</u>	In Progress
PHA -Wide	Administration	1410	Lump Sum	<u>56,298</u>	<u>56,298</u>	<u>56,298</u>	<u>56,298</u>	In Progress
PHA -Wide	A&E Fees associated with capital programs	1430	Lump Sum	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	In Progress
AMP- 1 FL-11011004 West Lake Addition	Dwelling Structures -- Replacement of HVAC units	1460	10 Units 1 Unit	61,000	1,300	1,300	1,300	In Progress
AMP- 1 FL-11011002 West Lake	Dwelling Structures -- Replacement of floor finishes	1460	10 Units	4,000	-0-	-0-	-0-	In Progress
AMP- 1- FL-011006 Cecil Gober	Dwelling Structures -- Roof Replacement	1460	11 Bldgs.	40,000	-0-	-0-	-0-	In Progress
AMP- 1- FL-011006 Cecil Gober	Dwelling Structures -- Exterior Repairs including siding, fascia and other trim	1460	11 Bldgs.	25,000	4,952	4,952	4,952	In Progress
AMP- 1 FL-11011002 West Lake	Dwelling Structures -- Rehab Unit	1460	1 Unit	-0-	10,231	10,231	10,231	In Progress
AMP- 1 FL-11011002 West Lake	Dwelling Structures -- Roof Replacement	1460		-0-	58,534	58,534	58,534	In Progress

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2011		FFY of Grant Approval: 2011		Status of Work									
PHA Name: Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-11		FFY of Grant Approval: 2011		FFY of Grant Approval: 2011		Status of Work									
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work					
								Revised ¹		Revised ²		Funds Obligated ²		Funds Expended ²		Status of Work	
AMP-1 FL-11011002 West Lake	Dwelling Structures -- Replace electrical panels at West Lake	1460		0	3,284	3,284		3,284		3,284		3,284		In Progress			
AMP-1 FL-011006 John Wright	Dwelling Structures -- Complete rehab of John Wright	1460		0	51,699	51,699		51,699		51,699		51,699		In Progress			
AMP -2- Dakota Park	Exterior improvements to stairways and entry doors, Painting & Waterproofing	1460		0	0	0		0		0		0		In Progress			
TOTAL DWELLING STRUCTURES		1460		130,000	130,000	130,000		130,000		130,000		130,000		In Progress			
AMP-1 FL-11011002 West Lake	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection, parking area repair & surfacing	1450		12,500	4,909.06	4,909.06		4,909.06		4,909.06		4,909.06		In Progress			
AMP-1 FL-11011004 West Lake Addition	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection, parking area repair & surfacing	1450		12,500	4,909.06	4,909.06		4,909.06		4,909.06		4,909.06		In Progress			
AMP 1 - LHA Admin. Building	Site Improvements -- Pave central office parking lot	1450		0	3,188	3,188		3,188		3,188		3,188		In Progress			
AMP 1 - LHA Admin. Building	Installation of conduit encased in concrete and re-route 4" piping around generator pad for back-up electrical system	1450		0	785.50	785.50		785.50		785.50		785.50		In Progress			
AMP 3 - Renaissance	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection, parking area repair & surfacing, and striping	1450			5,248	5,248		5,248		5,248		5,248		In Progress			
AMP 1-FL-011006 Cecil Gober	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection, parking area repair & surfacing, and striping	1450		0	5,960.38	5,960.38		5,960.38		5,960.38		5,960.38		In Progress			
TOTAL Site Improvements		1450		25,000	25,000	25,000		25,000		25,000		25,000		In Progress			

Part II: Supporting Pages

PHIA Name: Lakeland Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: FL14P011501-11
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

FFY of Grant: 2011
FFY of Grant Approval: 2011

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised ¹	Revised ²	Funds Obligated ²	Funds Expended ²	
AMP-1 FL-11011002 West Lake	Dwelling Equipment—Kitchen Appliance	1465.1	7 Units	5,000	5,000	5,000	5,000	In Progress
AMP-1 FL-11011004 West Lake Addition Central Office	Non-Dwelling Structures – Leasing office modifications to improve accessibility Non-Dwelling Structures – Modifications to Central Office for improved accessibility & roof repair	1470 1470	Lump Sum Lump Sum	5,000 35,000	0 37,980	0 37,980	0 37,980	In Progress In Progress
AMP-1 FL-011006 John Wright	Non-Dwelling Structures – Storage Shed for Equipment TOTAL Non-Dwelling Structures	1470 1470	Lump Sum	-0- 40,000	2,020 40,000	2,020 40,000	2,020 40,000	In Progress In Progress
AMP-1 FL-11011002 West Lake	Non-Dwelling Equipment - Security Cameras	1475	Lump Sum	12,000	0	0	0	In Progress
PHA-Wide	Workstation Upgrades	1475	Lump Sum	60,086	4,623.55	4,623.55	4,623.55	In Progress
AMP 1 – LHA Admin. Building	Servers	1475	Lump Sum	0	9,437.45	9,437.45	9,437.45	In Progress
PHA-Wide	Non-Dwelling Equipment - Maintenance Vehicles	1475	Lump Sum	18,000	58,070	58,070	58,070	In Progress
PHA-Wide	Non-Dwelling Equipment -HVAC Repair Tools & Equipment	1475	Lump Sum	4,000	7,195	7,195	7,195	In Progress
AMP-1 FL-011006 John Wright	Non-Dwelling Equipment – Playground Equipment TOTAL Non-Dwelling Equipment	1475 1475	Lump Sum	-0- 94,086	14,760 94,086	14,760 94,086	14,760 94,086	In Progress In Progress

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-12		FFY of Grant Approval: 2012	
Type of Grant		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Revised ¹	Total Estimated Cost	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	65,483	65,483	65,483	65,483
3	1408 Management Improvements	30,000	30,000	15,964	15,964
4	1410 Administration (may not exceed 10% of line 21)	32,741	32,741	32,741	32,741
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	35,000	35,000	35,000
8	1440 Site Acquisition				
9	1450 Site Improvement	4,100	4,100	4,100	4,100
10	1460 Dwelling Structures	29,688	29,688	29,688	29,688
11	1465.1 Dwelling Equipment—Nonexpendable	13,555.53	13,555.53	13,555.53	13,555.53
12	1470 Non-dwelling Structures	63,924.10	63,924.10	63,924.10	63,924.10
13	1475 Non-dwelling Equipment	52,922.37	52,922.37	45,101.18	45,101.18
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012	
PHA Name: FL011 Lakeland Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P011501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	327,414	305,556.81
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date: 7/30/2015		Date: 4/29/16	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2012		
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-12		FFY of Grant Approval: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Revision 1	Revised ²	
				Funds Obligated ²	Funds Expended ²	
PHA -Wide	Operations	1406	Lump Sum	<u>65,483</u>	<u>65,483</u>	In Progress
PHA -Wide	Training for Certification of maintenance staff	1408	Lump Sum	15,000		In Progress
PHA -Wide	Training for Certification of administrative staff	1408	Lump Sum	15,964	15,964	In Progress
	TOTAL Management Improvements	1408		30,000	15,964	In Progress
PHA -Wide	Administration	1410	Lump Sum	<u>32,741</u>	<u>32,741</u>	In Progress
PHA -Wide	A&E Fess associated with capital programs	1430	Lump Sum	15,000	15,000	In Progress
PHA -Wide	Green Physical Needs Assessments	1430	Lump Sum	20,000	20,000	In Progress
PHA -Wide	TOTAL Fees and Costs	1430		35,000	35,000	In Progress
AMP 2 -Dakota Park	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection	1450	Lump Sum	0	0	
AMP 3 - Renaissance	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection	1450	Lump Sum	0	0	

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2012			
PIHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-12		FFY of Grant Approval: 2012			
Development Number Name/PIHA-Wide Activities		CFFP (Yes/No):		Replacement Housing Factor Grant No:			
Development Number Name/PIHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Revision 1	Revised 2		
AMP 1 - Cecil Gober	Site Improvements including sidewalk repair, landscaping & fence replacement	1450	Lump Sum	0	0		
AMP 1 - Westlake	Restriping the Parking Lots	1450	Lump Sum	4,100	4,100	4,100	In Progress
AMP 1 - Westlake	Site Improvements - ADA exterior route to residential unit including parking	1450	1 Each	0	0		
	TOTAL Site Improvements	1450		4,100	4,100	4,100	In Progress
AMP 1 - Cecil Gober	Dwelling Structures - Replacement of Water Lines	1460	5 Units	0	0		
AMP 3 - Renaissance	Dwelling Structures - roofs and structural repairs	1460	Lump Sum	1,788	1,788	1,788	In Progress (Emergency)
AMP 3 - Renaissance	Dwelling Structures - water damage repairs	1460	Lump Sum	5,000	5,000	5,000	In Progress (Emergency)
AMP 1 - Cecil Gober	Dwelling Structures - Renovations to unit interiors including cabinets, doors, floor covering and other finishes	1460	5 Units	0	0		
AMP 1 - Westlake	Dwelling Structures- ADA modifications to unit	1460	1 Each	0	0		
AMP 1 - John Wright	Dwelling Structures - hearing impaired apartment improvements	1460	1 Unit	0	0		
AMP 1 - Westlake	Dwelling Structures - breaker panel 100 amps residential	1460	12 Each	5,400	5,400	5,400	In Progress
AMP 2- Dakota Park	Exterior improvements to stairways and entry doors, Painting & Waterproofing	1460	6 Bldgs.	17,500	17,500	17,500	In Progress
	TOTAL DWELLING STRUCTURES	1460		29,688	29,688	29,688	In Progress

Part II: Supporting Pages

PHA Name: FL 011 Lakeland Housing Authority

Grant Type and Number
Capital Fund Program Grant No: FL14P011S01-12
CFFP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2012

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision 1	Revised ²	Funds Obligated ²	Funds Expended ²	
AMP 1 - Westlake	Dwelling Equipment - Appliances	1465.1	LS	13,555.53	13,555.53	13,555.53	13,555.53	In Progress
AMP 1 - LHA Admin. Bldg.	Non-Dwelling Structures - Modifications for accessibility & security	1470	Lump Sum	28,103.84	28,103.84	28,103.84	28,103.84	In Progress
AMP 1 - LHA Admin. Bldg.	Non-Dwelling Structures - roof repairs (Water Infiltration)	1470	Lump Sum	35,820.26	35,820.26	35,820.26	35,820.26	In Progress (Emergency)
AMP 3 - Renaissance	TOTAL Non-Dwelling Structures	1470		63,924.10	63,924.10	63,924.10	63,924.10	In Progress
AMP 1 - John Wright	Non-Dwelling Equipment - Security Cameras & Entry systems	1475	Lump Sum	21,668.78	21,668.78	21,668.78	21,668.78	In Progress
PHA-Wide	Non-Dwelling Equipment - Security Cameras	1475	Lump Sum	0	0	0	0	
PHA-Wide	Workstation upgrades	1475	Lump Sum	3,262.59	3,262.59	3,262.59	3,262.59	In Progress
PHA-Wide	Non-Dwelling Equipment - Maintenance Vehicles	1475	Lump Sum	27,991	0	0	0	In Progress
AMP 1 - LHA Admin Bldg.	Servers	1475	Lump Sum	0	20,169.81	20,169.81	20,169.81	In Progress
PHA-Wide	Non-Dwelling Equipment -Emergency Generators	1475	Lump Sum	0	7,821.19	0	0	In Progress
	TOTAL Non-Dwelling Equipment	1475		52,922.37	52,922.37	45,101.18	45,101.18	In Progress

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-13		FFY of Grant Approval: 2013	
Type of Grant		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹
		Revised ¹			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,307.00	50,307.00	50,307.00	50,307.00
3	1408 Management Improvements	10,000.00	10,000.00	5,430.67	5,430.67
4	1410 Administration (may not exceed 10% of line 21)	25,153.00	25,153.00	25,153.00	25,153.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,175.58	35,261.44	34,986.51	18,916.51
8	1440 Site Acquisition				
9	1450 Site Improvement	29,930.42	10,953.42	5,000.00	5,000.00
10	1460 Dwelling Structures	75,192.26	75,192.26	75,192.26	64,700.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	2,779.74	2,779.74	2,779.74	2,779.74
13	1475 Non-dwelling Equipment	8,000.00	35,677.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000.00	6,214.14	6,214.14	6,214.14
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013		
PHA Name: FL011 Lakeland Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P011501-13 Replacement Housing Factor Grant No: Date of CFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Revised ¹	Total Actual Cost ¹ Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	251,538	205,063.32	178,501.06
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Signature of Public Housing Director		Date
		 for ELLIS HENRY		4/29/16

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: FL011 Lakeland Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P011501-13 CFRP (Yes/No): Replacement Housing Factor Grant No:			FFY of Grant: 2013 FFY of Grant Approval: 2013			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Revised ¹	Revised ²	Funds Obligated ²	Funds Expended ²		
PHA-Wide	Operations	1406	Lump Sum	<u>50,307</u>	<u>50,307</u>	<u>50,307</u>	<u>50,307</u>	In Progress	
PHA -Wide	Training for Certification of maintenance staff	1408	Lump Sum	5,000	4,569.33				
PHA -Wide	Training for Certification of administrative staff	1408	Lump Sum	5,000	5,430.67	5,430.67	5,430.67	In Progress	
	TOTAL Management Improvements	1408		10,000	10,000	5,430.67	5,430.67	In Progress	
PHA-Wide	Administration	1410	Lump Sum	<u>25,153</u>	<u>25,153</u>	<u>25,153</u>	<u>25,153</u>	In Progress	
PHA-Wide	A&E Fess associated with capital programs	1430	Lump Sum	16,259.07	16,344.93	16,070.00		In Progress	
PHA-Wide	Green Physical Needs Assessments	1430	Lump Sum	18,916.51	18,916.51	18,916.51	18,916.51	In Progress	
PHA-Wide	TOTAL Fees and Costs	1430		35,175.58	35,261.44	34,986.51	18,916.51	In Progress	
AMP 2 --Dakota Park	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection	1450	Lump Sum	5,000	0.00				
AMP 3 – Renaissance	Site Improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection	1450	Lump Sum	5,000	5,953.42				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2013				
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-13		FFY of Grant Approval: 2013				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised ¹	Revised ²	Funds Obligated ²	Funds Expended ²	
AMP 1 - John Wright	Site Improvements - asphalt repairs	1450	Lump Sum	5,000.00	5,000.00	5,000.00	5,000.00	In Progress
AMP 1 - Cecil Gober	Site Improvements including sidewalk repair & landscaping	1450	Lump Sum	14,930.42	0.00	0.00	0.00	In Progress
	TOTAL Site Improvements	1450		29,930.42	10,953.42	5,000.00	5,000.00	In Progress
AMP 1 - Cecil Gober	Dwelling Structures - Replacement of Water Lines	1460	5 Units	7,200.00	0.00			
AMP 1 - Cecil Gober	Dwelling Structures - Renovations to unit interiors including cabinets, doors, floor covering and other finishes	1460	5 Units	0.00	0.00			
AMP 4 - Hampton Hills	Dwelling Structures - Kitchen Restoration	1460	Lump Sum	9,975.00	9,975.00	9,975.00	9,975.00	In Progress
AMP 1 - Westlake	Dwelling Structures - replace fan coil units	1460	4 Each	3,292.26	0.00	0.00	0.00	In Progress
AMP 1 - Westlake	Dwelling Structures - Asphalt shingles, removal and replacement	1460	64 SF	54,725.00	65,217.26	65,217.26	54,725.00	In Progress
	TOTAL DWELLING STRUCTURES	1460		75,192.26	75,192.26	75,192.26	64,700.00	In Progress
-AMP 1 - LHA Admin. Bldg.	Non-Dwelling Structures - roof repairs and interior modifications	1470	1	2,779.74	2,779.74	2,779.74	2,779.74	In Progress
	TOTAL Non-Dwelling Structures	1470		2,779.74	2,779.74	2,779.74	2,779.74	In Progress
PHA-Wide	Workstation upgrades	1475	Lump Sum	3,000.00	0.00	0.00	0.00	In Progress
PHA-Wide	Non-Dwelling Equipment - Maintenance Vehicles	1475	Lump Sum	0.00	0.00	0.00	0.00	In Progress

Part II: Supporting Pages

PHA Name: FL 011 Lakeland Housing Authority

Grant Type and Number
Capital Fund Program Grant No: FL14P011501-13

Federal FFY of Grant: 2013

CFPP (Yes/ No):
Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised ¹	Revised ²	Funds Obligated ²	Funds Expended ²	
AMP 1 – LHA Admin Building PHA-Wide	Replace existing HVAC system (condensing units and air handler) Non-Dwelling Equipment -Emergency Generator	1475	Lump Sum 1	0	18,977			In Progress
		1475		5,000.00	16,700			
	TOTAL Non-Dwelling Equipment	1475		8,000	35,677			In Progress
Amp 2- Dakota Park	Relocation of Residents	1495.1	Lump Sum	15,000	6,214.14	6,214.14	6,214.14	In Progress
	TOTAL Relocation Costs	1495.1		15,000	6,214.14	6,214.14	6,214.14	In Progress

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2014	
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FLJ4P011501-14 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2014	
Type of Grant	<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: 6/30/2015	<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
Line	Summary by Development Account	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2015	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		68,200	68,200	
3	1408 Management Improvements		10,726	10,726	
4	1410 Administration (may not exceed 10% of line 21)		34,100	34,100	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		15,000	15,000	
8	1440 Site Acquisition				
9	1450 Site Improvement		50,000	50,000	2,756.62
10	1460 Dwelling Structures		114,978	93,418.51	21,208.51
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		5,000	5,000	
13	1475 Non-dwelling Equipment		28,000	64,559.49	5,316.14
14	1485 Demolition				4,035.50
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		15,000	0	
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2014	
PHA Name: FL011 Lakeland Housing Authority		FFY of Grant Approval: 2014	
Grant Type and Number Capital Fund Program Grant No: FL14P011501-14 Replacement Housing Factor Grant No: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2014 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$341,004	\$341,004
21	Amount of line 20 Related to LIBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
		29,281.27	16,803.50
Signature of Executive Director		Signature of Public Housing Director	
Date: 7/30/2015		Date: 4/29/16	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2014		FFY of Grant Approval: 2014	
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-14		FFY of Grant: 2014		FFY of Grant Approval: 2014	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Replacement Housing Factor Grant No:	
				Quantity		Total Estimated Cost	
				Original		Revised ¹	
				Funds Obligated ²		Funds Expended ²	
				Total Actual Cost		Status of Work	
PHA-Wide	Operations	1406	Lump Sum	68,200	68,200		
PHA - Wide	Training for Certification of maintenance staff	1408	Lump Sum	5,363	5,363		
PHA - Wide	Training for Certification of administrative staff	1408	Lump Sum	5,363	5,363		
	TOTAL Management Improvements	1408		10,726	10,726		
PHA-Wide	Administration	1410	Lump Sum	34,100	34,100		
PHA-Wide	A&E Fess associated with capital programs	1430	Lump Sum	15,000	15,000		
AMP 2 -Dakota Park	Continue with site improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection	1450	Lump Sum	5,000	5,000		
AMP 3 - Renaissance	Continue with site improvements including landscaping, sidewalk repair/replacement, signage, tree pruning for hurricane protection, parking area repair and resurfacing	1450	Lump Sum	5,000	5,000	2,756.62	In Progress

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2014		FFY of Grant Approval: 2014		Status of Work			
PHA Name: FL011 Lakeland Housing Authority		Capital Fund Program Grant No: FL14P011501-14		FFY of Grant: 2014		FFY of Grant Approval: 2014		Status of Work			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost	
								Original		Revised ¹	
								Funds Obligated ²		Funds Expended ²	
AMP -1- FL-011006 Cecil Gober	504 Site Improvements including sidewalk repair & landscaping	1450		Lump Sum	40,000	40,000					
	TOTAL Site Improvements	1450			50,000	50,000		2,756.62			In Progress
AMP -1- FL-011006 Cecil Gober	Dwelling Structures – Continue with the replacement of Water Lines	1460		5 Units	7,500	7,500					
AMP -1- FL-011006 Cecil Gober	Dwelling Structures – Renovations to unit interiors including cabinets, doors, floor covering and other finishes with RAD	1460		5 Units	67,478	54,710					
AMP 1 - WestLake	Dwelling Structures – Asphalt shingles, removal and replacement	1460		20 SF	0	8,440.51		8,440.51		0.00	In Progress
AMP 3 – Renaissance	Window Replacement	1460		14 EA	10,000	10,000					
AMP 2 –Dakota Park	Termite treatment	1460		6 Bldgs.	30,000	12,768		12,768		12,768	In Progress
	TOTAL DWELLING STRUCTURES	1460			114,978	93,418.51		21,208.51		12,768	In Progress
PHA -Wide	Non-Dwelling Structures – Maintenance of the Main Office Building	1470		1	5,000	5,000					
	TOTAL Non-Dwelling Structures	1470			5,000	5,000					
PHA-Wide	Workstation upgrades	1475		Lump Sum	8,000	8,000					
PHA-Wide	Non-Dwelling Equipment – Security Cameras	1475		Lump Sum	15,000	15,000		5,316.14		4,035.50	In Progress
PHA-Wide	Non-Dwelling Equipment - Maintenance Vehicles	1475		Lump Sum	0	0					
AMP 1 – LHA Admin Building	Non-Dwelling Equipment – Emergency Generator	1475		Lump Sum	0	\$41,559.49					
PHA-Wide	Non-Dwelling Equipment -new server for the computer system	1475		1	5,000	0					
	TOTAL Non-Dwelling Equipment	1475			28,000	64,559.49		5,316.14		4,035.50	In Progress

Part II: Supporting Pages

PHA Name: FL 011 Lakeland Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: FL14P011501-14
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Relocations	1490.1	N/A	15,000	0			

To:

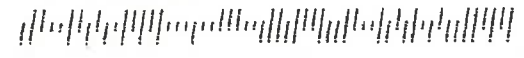
MR. BENJAMIN STEVENSON
EXECUTIVE DIRECTOR

LAKE LAND HOUSING AUTHORITY

430 HARTSELL AVE

LAKE LAND, FLORIDA 33815

MAY 11
LAKE LAND HOUSING AUTHORITY
2018 MAY -5 PM 5:42



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

JACKSONVILLE FIELD OFFICE
400 WEST BAY ST., SUITE #1015
JACKSONVILLE, FL 32202-4410

ORGANIZATION CODE

44PH

OFFICIAL BUSINESS



US OFFICIAL MAIL >>> PENALTY FOR PRIVATE USE \$300
PITNEY BOWES
ZIP 32202 \$ 001.86⁰
02 1W
0004887423 MAY 02 2016

To: MR. BENJAMIN STEVENSON
EXECUTIVE DIRECTOR
LAKE LAND HOUSING AUTHORITY
430 HARTSELL AVE
LAKE LAND, FLORIDA 33815

POSTAGE WILL BE PAID BY ADDRESSEE

ING AUTHORITY
PM 5:42



U. S. Department of Housing and Urban Development
 Jacksonville Field Office
 Charles Bennett Federal Building
 400 West Bay Street
 Suite 1015
 Jacksonville, Florida 32202-4439

April 13, 2016

Mr. Ben Stevenson
 Executive Director
 Housing Authority of the City of Lakeland
 P.O. Box 1009
 Lakeland, FL 33815

Subject: FY-2016 Capital Fund Program Grant and Annual Contributions Contract (ACC) Amendment

Dear Mr. Stevenson:

Enclosed is an executed Annual Contributions Contract Amendment, for the 2016 Capital Fund Program grant. This office will process your Authority's grant according to the FY 2016 CFP Processing Submission Requirements. The initial spread for your grant will be spread in LOCCs as indicated below:

BLI	Development Account	Authorized % of Grant
1408	Management Improvements	14%
1410	Administration	10%
0110	Initial Budget	76%

Until all of the environmental review requirements of 24 CFR Part 50 or 24 CFR Part 58 have been met, the grant will remain in the initial budget. In addition to the environmental requirements, this Office will be following up with you to ensure all the required paperwork has been provided, as outlined in the 2016 Public Housing CFP Submission Requirements.

PHAs are reminded that all funds that are placed in BLI 1406 Operations may only be used for Operating Fund purposes and cannot be used for capital or modernization activity. For clarification on work items that are considered operations versus modernization, please contact your staff Engineer.

In accordance with 24 CFR 905.120 the PHA must be 90% obligated within two years and 100% expended in four years. The Obligation End Date is April 12, 2018 and the Expenditure End Date is April 12, 2020.

If you have any questions, please contact Derry Loftus, Facilities Engineer at (904) 208-6089 or Bob Caravello, Engineer at (904) 208-6081.

Sincerely,

Ellis Henry
 Director
 Office of Public Housing

2016 Capital Fund

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority)	HOUSING AUTHORITY OF THE CITY OF LAKELAND	FL011	(herein called the "PHA")
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and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) A-4227 dated 2/26/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 358,393.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number FL29P01150116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 41

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.




9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) : Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By  Date:	PHA (Executive Director or authorized agent) By  Date: 3/14/2016
Title 	Title Executive Director

2016 Capital Fund

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority)	HOUSING AUTHORITY OF THE CITY OF LAKELAND	FL011	(herein called the "PHA")
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and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) A-4227 dated 2/26/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$193,574.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number FL29R01150116
PHA Tax Identification Number (TIN): On File DUNS Number: On File 40

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
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- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.



9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By:  Date: APR 13 2016 Title: Director Office of Public Housing	PHA (Executive Director or authorized agent) By:  Date: 3/14/2016 Title: Executive Director
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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

JACKSONVILLE FIELD OFFICE
400 WEST BAY ST., SUITE #1015
JACKSONVILLE, FL 32202-4410

ORGANIZATION CODE 4649

OFFICIAL BUSINESS

LAKELAND HOUSING AUTHORITY
2018 MAY --9 AM 10:18



US OFFICIAL MAIL >> **QUALITY FOR PRIVATE USE \$500**
 **ZIP 32202 \$ 000.485**
02 1M **0004887423 APR 25 2016**

3220231009 B059 [POSTNET barcode]

May 2016

PROCUREMENT

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

- Issued an Invitation for Bids for **Asphalt Repair, Sealing, and Striping of The Villas at Lake Bonnet; Colton Meadow Apartments; and The Manor at West Bartow**
- Issued an Invitation for Bids for the **Replacement of Floor Covering in 15 Units of Cecil Gober Villas**
- Developed Modification #01 with **We Care Services, Inc.** to extend the existing services agreement until February 01, 2017 with an increase in the not-to-exceed value of the agreement from \$95,000.00 to \$135,000.00
- Developed an agreement with **Imperial Cabinets and Millwork, LLC** for the **Replacement of Cabinets in Certain Units of Cecil Gober Villas** for a not-to-exceed value of \$23,900.00
- Developed an agreement with **Integrity Pavement Services, LLC** for the **Asphalt Repair, Sealing, and Striping of The Villas at Lake Bonnet; Colton Meadow Apartments; and The Manor at West Bartow** for a not-to-exceed value of \$18,900.00
- Developed Modification #01 to the Memorandum of Understanding (MOU) with **Solita's House, Inc.** to extend the existing MOU until February 08, 2017 with a not-to-exceed value of 9,775.00

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--April 30, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	Rodmon and Rodman Hampton Hills	\$20,000.00	Yes	African-American	1	Yes	1	No	0
2	Bio Mass Tech	\$33,278.05	No	N/A	0	No	0	No	0
3	Robert's Painting	\$8,100.00	No	N/A	0	No	0	No	0
4	Zee's Construction	\$24,500.00	No	N/A	0	No	0	No	0
5	NKA Contractors	\$23,750.00	Yes	African-American	1	No	0	No	0
6	Jackson Management Consulting	\$10,198.00	Yes	African-American	1	No	0	No	0
7	Florida Dance Theatre	\$3,840.00	No	N/A	0	No	0	No	0
8	Rodmon and Rodmon (09-27-12 to 10-26-12)	\$5,750.00	Yes	African-American	1	Yes	1	No	0
9	Rodmon and Rodmon (10-29-12 to 10-28-13)	\$30,000.00	Yes	African-American	1	Yes	1	No	0
10	Bruce Reeves	\$5,000.00	No	N/A	0	No	0	No	0
11	Beachfront Community Outreach	\$31,900.00	Yes	African-American	1	No	0	Yes	1
12	PAINTSMART USA, INC.	\$31,000.00	Yes	African-American	1	No	0	Yes	2
13	Nova Engineering and Environmental, LLC	\$19,000.00	No	N/A	0	No	0	No	0
14	Atkins Paving, Inc	\$7,400.00	Yes	African-American	1	No	0	No	0
15	Best Termite & Pest Control	\$88,000.00	No	N/A	0	No	0	No	0
16	Clampett Industries dba EMG	\$39,000.00	No	N/A	0	No	0	No	0
17	Reeves Building and Plumbing Contractor	\$7,950.00	Yes	African-American	1	No	0	No	0
18	Jacksonville Sound	\$552.00	No	N/A	0	No	0	No	0
19	Marshalls, LLC	\$6,377.00	No	N/A	0	No	0	No	0
20	R.I.G., Inc. aka Residential Investment Group	\$79,425.00	Yes	Woman-owned	1	No	0	No	0
21	Reeves Building and Plumbing Contractor	\$9,975.00	Yes	African-American	1	No	0	No	0
22	All Florida Fire Equipment Company	\$5,950.00	No	N/A	0	No	0	No	0
23	Campolong Enterprises dba DH Striping Company	\$5,000.00	No	N/A	0	No	0	No	0
24	Professional Roof Systems	\$37,800.00	No	N/A	0	No	0	No	0
25	State Alarm	\$287,591.50	No	N/A	0	No	0	No	0
26	Stripe A Lot of America II, Corp	\$4,100.00	No	N/A	0	No	0	No	0
27	Waller Construction	\$20,800.00	No	N/A	0	No	0	No	0
28	Annettie Machuca & Associates	\$25,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
29	Haskell Termite and Pest Control	\$17,872.00	No	N/A	0	No	0	No	0
30	Johnson-Laux Construction	\$205,031.96	Yes	Woman-owned	1	No	0	No	0
31	Yardi Systems	\$50,824.70	No	N/A	0	No	0	No	0
32	Annettie Machuca & Associates	\$246,000.00	Yes	Hispanic and Woman-owned	1	No	0	No	0
33	West Lake Management	\$135,150.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and April 30, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--April 30, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
34	West Lake Management	\$10,000.00	No	N/A	0	No	0	No	0
35	We Care Services	\$135,000.00	Yes	African American and Woman-owned	1	Yes	1	No	0
36	BDO USA dba BDO PHA Finance	\$95,000.00	No	N/A	0	No	0	No	0
37	Emphasys Computer Solutions	\$206,250.00	No	N/A	0	No	0	No	0
38	Waller Construction	\$11,197.66	No	N/A	0	No	0	No	0
39	Bonnet Shores, LLLP.	\$97,450.00	No	N/A	0	No	0	No	0
40	Colton Meadow, LLLP.	\$84,050.00	No	N/A	0	No	0	No	0
41	West Bartow Partnership Ltd, LLLP.	\$89,950.00	No	N/A	0	No	0	No	0
42	Solita's House	\$25,375.00	Yes	African-American and Woman-owned	1	No	0	No	0
43	William V. Hunter Educational Foundation	\$0.00	1	African-American	1	No	0	No	0
44	Citrus Air Conditioning	\$18,977.00	No	N/A	0	No	0	No	0
45	R.I.G., Inc. aka Residential Investment Group	\$48,250.00	Yes	Woman-owned	1	No	0	No	0
46	Nan McKay	\$3,975.00	No	N/A	0	No	0	No	0
47	M & M Asphalt Maintenance, Inc	\$8,717.00	No	N/A	0	No	0	No	0
48	M & M Asphalt Maintenance, Inc	\$5,284.00	No	N/A	0	No	0	No	0
49	Leedy Electrical East	\$97,896.00	No	N/A	0	No	0	No	0
50	Evolve Contracting	\$50,658.00	No	N/A	0	No	0	No	0
51	Circuit Electric	\$8,925.00	No	N/A	0	No	0	No	0
52	One Stop Carpet Shop	\$12,490.00	Yes	Woman-Owned	1	No	0	0	0
53	Waller Construction	\$22,177.35	No	N/A	0	No	0	No	0
54	Preferred Compliance Solutions	\$12,500.00	Yes	Hispanic	1	No	0	No	0
55	One Stop Carpet Shop	\$21,774.00	Yes	Woman-Owned	1	No	0	0	0
56	Imperial Cabinets and Millwork	\$23,900.00	Yes	African American	1	No	1	No	0
57	Integrity Pavement Services	\$18,900.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
55	GLE Associates	\$27,170.00	No	N/A	0	No	0	No	0
56	Wallis Murphey Boyington	\$251,132.00	No	N/A	0	No	0	No	0
57	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
58	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
59	Valuation Advisors	\$7,700.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
60	DRMP	\$0.00	No	N/A	0	No	0	No	0
61	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and April 30, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY REPORT
(Existing Contracts: April 01, 2012--April 30, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
62	ECON	\$5,020.00	No	N/A	0	No	0	No	0
63	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
64	ACT-American Compliance Technologies	\$0.00	No	N/A	0	No	0	No	0
65	GLE Associates	\$16,230.00	No	N/A	0	No	0	No	0
66	Terracon Consultants	\$2,495.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
67	Boggs Engineering (Civil)	\$39,973.00	No	N/A	0	No	0	No	0
68	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
69	EE & G Environmental (Environmental)	\$41,230.00	No	N/A	0	No	0	No	0
70	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0
71	Biller Reinhart (Structural)	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
72	Baker Tilly	\$0.00	No	N/A	0	No	0	No	0
73	Innovative Financial Housing Solutions	\$187,000.00	Yes	Woman-owned	1	No	0	No	0
74	TAG Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
75	Berman Hopkins Wright & LaHam	\$70,000.00	No	N/A	0	No	0	No	0
76									
77									
TOTALS		\$3,331,413.72			23		5		3

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendors between April 01, 2012 and April 30, 2016.

LAKELAND HOUSING AUTHORITY
SECTION 3 AND M/WBE SUMMARY
(New Contracts: January 01, 2016- -April 30, 2016)

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	We Care Services	\$40,000.00	Yes	African American and Woman-	1	Yes	1	No	0
2	Imperial Cabinets and Millwork	\$23,900.00	Yes	African American	1	No	1	No	0
3	Integrity Pavement Services	\$18,900.00	No	N/A	0	No	0	No	0
4	Solita's House	\$9,775.00	Yes	African-American and Woman-	1	No	0	No	0
5									
6									
7									
8									
9									
10									
11									
12									
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
13									
14									
15									
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
16									
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
17									
18									
19									
20									
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
21									
22									
23									
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
24									
25									
26									
27									
<i>Indefinite Delivery, Indefinite Quantity Legal Services Pool</i>									
28									
29									
30									
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
31									
32									
TOTALS		\$92,575.00			3		2		0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendor January 01, 2016 --April 30, 2016.

April 2016 Board Report



Academics

The program is between cycles, however the opportunity for improvement continues. Students from past cycles who have not finished their diplomas have been coming in to get help. Some students are studying for the GED test and others are completing work for their diploma. They are returning and receiving one-on-one tutoring and instruction.

Congratulations to Erin Piche Pitts, who received her High School Diploma after studying and testing for ten months.

Recruiting

Recruiting for Cycle 13 continues. We are expecting approximately 50 eager, young adults for Orientation on May 23. Recruiting efforts have been focused on reaching young people in the areas surrounding the YouthBuild Center. Flyers have been distributed to the surrounding high schools, and sent to many community partners via email. Recruitment for the program is ongoing and will continue after Orientation.

Career Development

On April 20th, YouthBuild-Lakeland (YB) hosted another Partners' Lunch & Learn at the Emma Turner Center. The YB Program Manager and the YB staff gave a detailed presentation about the program. The luncheon was well-attended by representatives of various Polk County agencies and/or businesses. Most expressed an interest in serving as YouthBuild-Lakeland partners in some capacity.

Jason Williams, a graduate of YouthBuild-Lakeland Cycle 12, began employment at The Salvation Army in Lakeland. The Career Development Specialist continues to assist the Cycle 11 participants to move forward on their journey to success through employment retention, job referral and/or placement efforts. On April 28th, the YouthBuild staff met with Gina Ronokarijo, Program Manager and JoEllyn Chancy, Assistant Program Manager of CareerSource-Polk's WIOA (Workforce Innovation and Opportunity Act) Program. The purpose of the meeting was to review our reciprocal partnership and to discuss new or existing ways to provide services to the participants of YouthBuild-Lakeland. On that same day, the YB staff also met with Arlalia Wesley, Contract Manager and Eishia Smith, YEP Program Manager. The purpose of these meetings was to review our reciprocal partnership and to discuss new or existing ways to provide services to the participants of YouthBuild-Lakeland. During the month of April, YouthBuild Cycle graduates submitted on-line applications to the CareerSource-Polk Youth Employment Program. This program affords young adults (ages 18-24) an opportunity to become employed at various businesses/agencies throughout Polk County working 30 hours per week at \$10.00 per hour for the period of May 31st through August 5th. The Career Development Specialist continues to assist Cycle 11 and 12 graduates move forward on their journey to success through employment retention, job referral and/or placement efforts.

Events at YouthBuild

April 7th - YouthBuild-Lakeland Cycle 12 Commencement Exercises

April 20th - Partners' Lunch & Learn

Janiene Bambridge
YouthBuild Program Manager

Richard Mooneyham
YouthBuild Program Instructor

Cynthia E. Zorn-Shaw
YouthBuild Career Development Specialist

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 # 16-1430

The Board of Commissioners is requested to approve the above-referenced resolution authorizing its Executive Director to submit a Demolition/Disposition Application to the U.S. Department of Housing and Urban Development for the WestLake and WestLake Addition property.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Lakeland
- B. Project: Demolition/Disposition Application for the WestLake and WestLake Addition property
- C. Originator: Valerie Brown

3. Cost Estimate:

No fee—Applications submitted to the U.S. Department of Housing and Urban Development do not require a fee.

Narrative:

The housing units at the WestLake and WestLake Addition property were constructed in the 1950s and 1960s. This is the oldest public housing property in the Housing Authority of the City of Lakeland's inventory. Based upon its location and an analysis completed by staff of the Housing Authority of the City of Lakeland, Florida, it has been determined that the *highest and best* use of this property would be to demolish and dispose of it and replace it with the new construction of multifamily affordable rental housing units. It is not cost effective for the Housing Authority to continue to spend money on repairs as opposed to building new units.

The Housing Authority of the City of Lakeland has a Developer Partner with extensive experience in the fields of urban redevelopment and master planning and qualifications for a vast array of comprehensive services related to the master planning and redevelopment of public housing properties. The Developer Partner has obtained funding to begin development activities for the first phase at the WestLake Apartments property. Staff and the Developer Partner have agreed to business terms for development of the property. The next step in the process is to request approval from the U.S. Department of Housing and Urban Development to demolish and dispose of the WestLake and WestLake Addition public housing community.

RESOLUTION NO. 16-1430

**AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION TO
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
REQUESTING APPROVAL FOR THE DEMOLITION AND DISPOSAL OF THE
WESTLAKE AND WESTLAKE ADDITION DEVELOPMENT**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has determined that the two portions of the Colton/Bonnet Shores AMP (FL011000001) commonly known as WestLake and WestLake Addition public housing community are now fulfilling their highest and best use; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Lakeland has encouraged the staff of the Housing Authority of the City of Lakeland to pursue opportunities to create additional affordable housing rental units for its clientele; and

WHEREAS, it has been determined that it would be more cost effective to demolish the existing public housing units at WestLake and WestLake Addition and replace them with the new construction of a mixture of public housing, Section 8, low income housing tax credit and market rate rental housing units; and

WHEREAS, Resolution 15-1411 authorized the Executive Director to enter into a Master Development Agreement with the Housing Trust Group, LLC to become the Developer Partner for the redevelopment of the WestLake and WestLake Addition property; and

WHEREAS, the Developer Partner has obtained an award of 4% Low-Income Housing Tax Credits which requires the demolition and disposition of the public housing community so that significantly more, high-quality mixed income rental housing may be constructed on the property that will provide more affordable housing opportunities for low-income persons; and

WHEREAS, staff of the Housing Authority of the City of Lakeland has extensively met with various stakeholders who are interested in this property including the residents of the WestLake and WestLake Addition site, the Lakeland Housing Authority Resident Advisory Board, and the City of Lakeland; and

WHEREAS, it has been determined that it is in the best interest of the Housing Authority of the City of Lakeland to request permission from the U.S. Department of Housing and Urban Development for the demolition and disposal of this property in order to create more affordable mixed income rental housing opportunities in the city of Lakeland, Florida.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida, hereby, grants its approval and authorizes its Executive Director to take all actions necessary to effectuate the successful submission of an application to the U.S. Department of Housing and Urban Development for the Demolition and Disposition of the WestLake and WestLake Addition public housing community and all related documents in order to carry out the intent of this Resolution.

CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of the Housing Authority of the City of Lakeland, Florida has approved and adopted this Resolution No. 16-1430 dated May 16, 2016.

Attested by:

Benjamin Stevenson, Secretary

Michael A. Pimentel, Chair

OTHER BUSINESS

Ben Stevenson

From: phas@hud.gov
Sent: Wednesday, April 27, 2016 9:32 AM
To: Ben Stevenson
Cc: Ellis.Henry@hud.gov
Subject: High Performer Notification - FL011 12/31 2014
Attachments: PHAScoreReport.PDF

Dear Executive Director:

This letter is to advise you that the Public Housing Assessment System (PHAS) score and designation for your public housing agency (PHA) has been issued for the fiscal year end stated in the above subject line.

For your convenience a score report is attached. You are encouraged to login to HUD's Secure Systems for the most recent scoring information; to review the Assessment Status Report; and to monitor the status of your assessments.

If you believe that an objectively, verifiable, and material error occurred in the scoring and that correcting it will change the PHAS designation, you may submit an appeal request pursuant to 24 CFR 902.69. For prompt delivery and assurance it is received within the prescribed timeline, it is suggested that you submit the appeal through the request tab in Secure Systems. If you prefer you may submit the appeal to:

Mr. Donald J. Lavoy
Deputy Assistant Secretary
U.S. Department of Housing and Urban Development
Real Estate Assessment Center
550 12th Street S.W.
Suite 100
Washington, DC 20410

Please refrain from sending the request through more than one method.

Should you have any questions, please email us at PHAS@hud.gov or contact the Technical Assistance Center (TAC) at 1-888-245-4860, Monday through Friday from 7:00am to 8:30pm Eastern Time.

DEEANN WALKER
ACTING PROGRAM MANAGER, INTEGRATED ASSESSMENT SUBSYSTEM

..... Inbound Mail Check and Verified By AppRiver SpamLab Services



U.S. Department of Housing and Urban
 OFFICE OF PUBLIC AND INDIAN HOUSING
 REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 04/27/2016

PHA Code:	FL011
PHA Name:	HOUSING AUTHORITY OF THE CITY OF LAKELAND
Fiscal Year End:	12/31/2014

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	36	0	36	40
Financial	22	0	22	25
Management	21	1	22	25
Capital Fund	10	0	10	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	89	1	90	100
Designation Status:			High Performer	

Published 04/27/2016

Initial published 05/19/2015

Financial Score Details	Score	Maximum Score
Submission Type:Audited/A-133		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	-3.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	22.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	5
2. Timeliness of Fund Obligation Points	5	
Occupancy Rate:		
3. Occupancy Rate %	100.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>