



430 Hartsell Ave
Lakeland, FL 33815

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<http://LakelandHousing.org>



Board Of Commissioners

Michael Pimentel, Chairman

Richard Richardson, Vice-Chairman

Joseph DiCesare

Edward Hall

Lorenzo Robinson

Dorothy Sanders

Gary Smith

REGULAR BOARD MEETING

Monday, June 20, 2016

Benjamin Stevenson, Executive Director
Ricardo Gilmore, Esquire

AGENDA

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

Monday, June 20, 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, May 16, 2016**
- 3. Public Forum**
- 4. Old Business**
 - LHA Recovery Plan Update
- 5. New Business**
- 6. Secretary's Report**
 - Operations
 - Administration
 - Resolutions
- 7. Legal Report**
- 8. Other Business**
 - Renaissance Update
- 9. Adjournment**

MINUTES
Regular Board Meeting of
The Housing Authority of the City of Lakeland
Monday, May 16, 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
Joseph DiCesare, Commissioner
Eddie Hall, Commissioner
Lorenzo Robinson, Commissioner
Dorothy Sanders, Commissioners
Gary Smith, Commissioner

Secretary: Benjamin Stevenson

Legal Counsel: Ricardo Gilmore

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

APPROVAL OF THE AGENDA

Chairman 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 Hall.

Votes: Commissioners

Michael Pimentel – Aye	Joseph DiCesare – Aye	Dorothy Sanders - Aye
Edward Hall – Aye	Lorenzo Robinson – Aye	Gary Smith – Aye

APPROVAL/ACCEPTANCE OF MINUTES

- Motion to approve and accept the minutes of the Board meeting held on Monday April 18, 2016.

Motion by Sanders, second by DiCesare.

Votes: Commissioners

Michael Pimentel – Aye	Joseph DiCesare – Aye	Dorothy Sanders – Aye
Edward Hall – Aye		Gary Smith – Present

Commissioner Robinson was out of the room when the vote was taken.

PUBLIC FORUM

No requests to speak.

OLD BUSINESS

• Recovery Plan Review Updates:

Mr. Stevenson advised the Board that he would be making the Recovery Plan Review update in the absence of Commissioner Richardson. He gave updates regarding the status of the 10th Street property. The potential buyer has requested an extension of time to obtain the permits. Per the contractual agreement, they are allowed to request up to three extensions provided they submit a \$5,000 non-refundable payment for the extension to the Escrow Agent. The fee has been sent. This current extension will give them until June 9, 2016. Mr. Stevenson anticipates at least two more requests for an extension of time. The earliest he anticipates full payment for purchase of the property is September 2016. HUD has mandated that the proceeds be used for affordable housing.

Mr. Stevenson also reported that he and staff had a meeting with the residents of WestLake Apartments on relocation. There were more than 60 residents in attendance. It was one of the largest resident meetings in recent memory. The demolition disposition application needs to be submitted to HUD for approval. The residents were advised that they would be notified in writing regarding relocation activities and updates. The relocation and demolition process will probably take about 3 years to complete. Resolution 16-1430 is requesting authorization to submit the demolition and disposition application to HUD.

• RESOLUTION

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 property.

- Motion to approve Resolution #16-1430.

Motion by Smith and second by Hall.

Votes: Commissioners

Michael Pimentel – Aye

Joseph DiCesare – Aye

Dorothy Sanders – Aye

Edward Hall – Aye

Lorenzo Robinson – Aye

Gary Smith – Aye

The CFP funds that were about to expire have been obligated. Staff requested permission from the Board to award contracts in order to meet the HUD obligation deadline. Mr. Stevenson mentioned he had a visit from a member of Congressmen Ross’s Washington, D.C. staff. He was in town on other business and wanted to visit LHA.

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 overview of the Financial Report.

LEGAL REPORT

Mr. Gilmore advised that at the last board meeting that he had requested that the Board members review the draft Personal Care Assistance (PCA) policy for discussion and approval in the June (2106) meeting. Mr. Gilmore also advised that one of main questions asked by Commissioner DiCesare was to review the budget for commissioner travel and training. Mr. Stevenson provided an update on the budget. Mr. Gilmore recommended the Board accept the PCA policy as it is currently written. He opened the floor for discussion.

- Motion to accept the Personal Care Assistance (PCA) policy as it is and when specific issues arise, they will be addressed for changes or revisions.

Motion by Pimentel, second by Robinson.

Votes: Commissioners

Michael Pimentel – Aye

Edward Hall – Aye

Joseph DiCesare – Nay

Lorenzo Robinson – Nay

Dorothy Sanders – Aye

Gary Smith – Aye

OTHER BUSINESS

The meeting adjourned at 7:10 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: June 14, 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 another 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 July 9, 2016. LHA expects the permit process to be completed sometime in August/September 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 will host a second meeting with the residents of the West Lake Apartments community on June 3, 2016, to discuss relocation activity and options. The residents will be given another overview of proposed plans for the property and allowed to ask questions. The Developer Partner will also be in attendance at this meeting. 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 is proposing the use multiple relocation phases in order 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 week. We are cautiously optimistic of starting construction sometime in July 2016, if progress continues to go well.



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
June 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 that they will submit the Williamstown project to the Review Panel at HUD-Washington, D.C. Office this week.

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 within the next week or two.

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 with the general public during the public comment period. The Board authorized submittal of

Secretary's Report

June 2016

the Plan at the September 2015 meeting. Staff has started working on the documents for next year's Agency Plan. Copies of the new documents will be given to the Board at the June or July Board meeting.

Other Activities

We will hold another Relocation Meeting with the residents of West Lake Apartments on June 30th. The West Lake Developer Partner will be in attendance. LHA staff will show an updated version of a map outlining Phase I of the relocation effort. The map identifies the ten (10) buildings that will be a part of the first demolition phase. Staff will also answer 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 Polk County School Board's 32nd Annual Hall of Fame and Honor Graduates Banquet. The banquet honored the new inductees and valedictorians and salutatorians for each high school.

Respectfully submitted,

Benjamin Stevenson

Secretary

**HOUSING & OPERATIONS
REPORTS**

AFFORDABLE HOUSING REPORT

◀ Housing Report

◀ FSS & Resident Activities

Affordable Housing Department

Board Report

June 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 May:

- LHA finally received the letter from HUD approving and validating our 2015 SEMAP Score after the appeal process was completed, LHA is a High Performer Agency in both programs Section 8 and Public Housing!
- The Manor at West Bartow exterior is being painted. We are also painting the patio floors at Cecil Gober Villas.
- **Carrington Place (Dakota), Villas at Lake Bonnet and Colton Meadow Apartments** were audited by the State of Florida Low Income Housing Tax Credit auditors, the audit focuses on files review, physical inspections and regulatory requirements. I am happy to inform that all three communities passed their audit with no findings or deficiencies.
- Renaissance at Washington Ridge Senior Building residents were subject of vandalism, 11 cars were vandalized, and the Community Manager provided the Police with video footage of the incident which the Police Department used to capture some of the criminals.

Housing Compliance and Regulation updates:

Jun 1, 2016

On May 24, the House Appropriations Committee passed the FY 2017 Transportation and Housing and Urban Development (T-HUD) appropriations bill with a manager's amendment added. The bill allocates \$48.2 billion for the United States Department of Housing and Urban Development (HUD). NAHRO has already published its coverage of the Public Housing and Community Revitalization and Development provisions of the House bill. The following article is NAHRO's Section 8 coverage of the bill.

Although NAHRO will continue to follow and provide detailed updates on the T-HUD bill as it moves forward in the House, statements from House leadership suggest potential bumps in the road in the House appropriations process. These statements came after the House failed to pass a final vote on its Energy and Water bill due to a controversial amendment. It is unclear whether the House will attempt to take up either the Energy and Water bill again or any other appropriations bills. This would be unfortunate, as the entire T-HUD appropriations process would come to a halt once again due to an unrelated, non-spending issue.

Major items in this House Appropriations bill related to the Section 8 program include the following:

- An administrative fee proration of 79 percent, under the current formula, with an instruction for HUD to continue using the current formula;
- No new special purpose vouchers, though the Committee “encourages HUD to facilitate the issuance of vouchers for vulnerable populations, including families that face homelessness, as vouchers become available to PHAs upon turnover”;
- Removal of the mobility demonstration program included in the President’s proposed budget and the Senate bill; and
- Full funding for Project-Based Rental Assistance Contracts.

Tenant-Based Rental Assistance (TBRA)

Housing Choice Voucher (HCV) Housing Assistance Payments (HAP): The House bill proposes \$18.312 billion for HAP renewals. This is \$43 million less than the Senate bill and \$135 million less than the President’s proposed budget allocation.

HAP Renewal Formula: Like the Senate bill and the President’s proposed budget, the House 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 House Appropriations bill, like the Senate bill, would allocate \$75 million for HAP set-aside funding to four categories. The four categories would be the following: (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 proposed 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 and similar to the Senate bill, the House bill does not raise the medical expense threshold deduction from three percent to ten percent. Absent offsetting provisions, NAHRO has consistently opposed this change, noting the undue burden it would place on elderly and disabled households. The House bill does allow the consideration of targeting and utility allowances on PHAs’ contract renewal needs.

NRA/HUD-Held HAP Reserves Offset: Similar to the President’s budget proposal and the Senate Appropriations bill, the House 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 is similar to the Senate bill, but 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 House Appropriations bill, like the President’s proposed budget, does not allocate any money for HUD-VASH vouchers, except for \$7 million for HUD-VASH “to serve Native American veterans that are homeless or at-risk of homelessness living on or near a reservation or other [Native American] areas.” The differs from the Senate bill, which allocated \$50 million for additional HUD-VASH vouchers in addition to \$7 million for HUD-VASH vouchers for Native Americans.

Family Unification Program: The House Appropriations bill, like the President’s proposed budget, would not provide any additional money for new Family Unification Program (FUP) vouchers. This is in contrast to the Senate Appropriations bill which allocated \$20 million for FUP vouchers.

Incremental Vouchers for Families with Children Experiencing Homelessness: Like the Senate appropriations bill, the House 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 House bill, like the Senate Appropriations bill, 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 proposal would have allowed PHAs with sufficient funding to exceed those caps.

Tenant Protection Vouchers: The House appropriations bill 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. Unlike the Senate bill and the President’s proposed budget, there is a set aside of \$5 million for tenant protection assistance to residents in low vacancy areas and who may have to pay rents greater than thirty percent of household income as a result of certain other conditions.

Ongoing Administrative Fees: The House bill allocates \$1.640 billion for ongoing administrative fees. NAHRO estimates this to be a 77 percent proration under the current administrative fee formula and a 79 percent proration under the new proposed administrative fee formula. The House 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 *HCV Administrative Fee 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 soon.

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 Demonstration: The House bill does not include the mobility demonstration included in the President’s proposed budget and the Senate Appropriations bill. NAHRO supports this completely voluntary mobility demonstration program.

Project-Based Rental Assistance (PBRA)

Project-Based Rental Assistance: The House bill allocates \$10.901 billion for Project-Based Rental Assistance. This is the same number allocated by the Senate bill. 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 House Committee notes that performance-based contract administrators are “integral to the Department’s efforts to reduce improper payments, protect residents, and ensure properties are well-maintained.” The Committee directs HUD to award PBRA contracts under “full and open competition and without geographic limitation.”

Miscellaneous Provisions

Fair Market Rents (FMRs): The House bill, like 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 “[w]hile 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 House Committee Report echoes NAHRO's statements on FMRs when it urges "the Department to improve the process concerning fair market rents (FMRs)." It also recommends that FMRs be published no later than July 1st, so that PHAs have the opportunity to consider them before the October 1st publishing date. The Committee directs the Department to establish a clear process for PHAs to follow to request a reevaluation of FMRs, where there is a "demonstrable difficulty placing voucher tenants in units." Finally, the Committee directs HUD, where available, to "incorporate the most recent, statistically reliable, regional data on rents paid in a market when determining FMRs for a community."

Affirmatively Furthering Fair Housing (AFFH): The Committee notes that the guidance for the new AFFH rule is vague and directs HUD to communicate with stakeholders. The Committee also directs HUD to work with stakeholders "to address their concerns, and continue to refine the tools and resources available to stakeholders to comply with the new rule. NAHRO has recently submitted comments for the State and Insular tool (which has a streamlined set of requirements for Qualified PHAs) and also submitted comments for the PHA-only tool. NAHRO also submitted comments on an information collection for the Local Government tool, so that HUD may continue to make refinements to the tool.

Family Self-Sufficiency: The Committee recommends \$75 million to support the Family Self-Sufficiency program. This is the same amount as the FY 2016 enacted budget and the same amount as the President's proposed budget.

MTW Study: The House bill allocates up to \$2 million for an MTW study.

Homeless veterans on U.S.-Mexico Border: The Committee notes that there are many homeless veterans living on the U.S.-Mexico border that have not historically been counted in Point-In-Time Homeless Surveys and directs the Department to develop strategies and recommendations for housing this population.

Rental Assistance Demonstration (RAD): The House bill does not include any additional funding for the RAD program. The Committee also believes that the current cap of 185,000 units remains sufficient, since only a fraction of that number of units have been completed.

Triennial Recertifications: The House bill, unlike the Senate bill, does not include 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.

Simplifying the Project-Based Voucher Cap Calculation: The House bill, like 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.

May 31, 2016

The House Appropriations Committee approved its Transportation and HUD (T-HUD) bill after debate on several housing- and transportation-related amendments, though only a manager's amendment making technical changes to the bill was ultimately approved. The House T-HUD bill received a robust \$48.2 billion allocation, which is \$1.7 billion higher than the Senate allocation. However, because of a difference in accounting tactics, the Senate bill provides higher funding levels for most housing and community and development programs than the House bill, the notable exception being the Choice Neighborhoods program.

NAHRO will continue to follow and provide detailed updates on the T-HUD bill as it moves forward in the House. However, statements from leadership toward the end of last week were non-committal on the future of House appropriations. These statements came after the House failed to pass a final vote on its Energy and Water bill due to a controversial amendment. It is unclear at this point whether the House will attempt to take up either the Energy and Water bill again or any other appropriations bills. This would be unfortunate, as the entire THUD appropriations process would come to a halt once again due to an unrelated, non-spending issue.

Today's Direct News item is intended to provide NAHRO members with a comprehensive summary of the House bill as it relates to Public Housing programs. It covers the Public Housing Operating Fund, the Capital Fund, the Rental Assistance Demonstration program, Choice Neighborhoods Initiative, Family Self-Sufficiency, Executive Compensation, and other proposals and initiatives. NAHRO released detailed coverage of the bill's treatment of

Community Development last week, and will release detailed coverage of the Section 8 Programs later this week.

Public Housing Operating Fund

The House bill would provide \$4.5 billion to support the operation and management of public housing. This is level to FY 2016 funding level, \$175 million less than the Senate bill and \$69 million less than the President's proposed budget. Funding provided by the Senate bill would be sufficient to fund only 86 percent of PHAs' anticipated formula eligibility. In addition to an increase in the funding level, the bill recognizes the challenges of operating a calendar year program with fiscal year appropriations; as a result, the bill would extend the period of availability of Operating Funds until September 30, 2018.

Unlike the President's budget and the Senate bill, the House bill does not authorize a Utilities Conservation Pilot program which would incentivize PHAs to reduce utility consumption and costs by providing PHAs opportunities to reinvest savings from increased energy efficiencies into their properties and operations.

Asset Management

As in past years, the House bill contains language that would exempt PHAs that own and operate 400 or fewer public housing units from asset management requirements in connection with the Operating Fund rule.

Like the Senate bill, the House bill also includes language that would prohibit HUD from imposing requirements or guidelines that would limit the use of capital funds for central office costs, up to the limit established in the Quality Housing and Work Responsibility Act (QHWRA).

Public Housing Capital Fund

The House bill would provide \$1.9 billion for the Capital Fund, which is level funding from FY 2016. This would be an increase of \$60 million from the President's proposed budget, and a decrease of \$25 million from the Senate bill. The House bill includes hard-fought language requiring HUD to notify PHAs of their formula allocation within 60 days of enactment of this Act.

Capital Fund Set-Asides

Competitive Lead-Based Paint Hazard Grants: Unlike the Senate bill, the House bill does not include any money to be available for competitive grants to PHAs to evaluate and reduce lead-based paint hazards in public housing.

Emergency Capital Needs: The House bill would provide \$20 million for grants to public housing agencies for emergency capital needs resulting from unforeseen or unpreventable emergencies and natural disasters excluding presidentially declared emergencies and natural disasters under the Robert T. Stafford Disaster Relief and Emergency Act. This is level with the President's proposed budget, but a decrease of \$1.5 million compared to FY 2016 and the Senate bill. The House bill includes a set-aside of \$5 million reserved for safety and security emergencies.

Jobs-Plus Initiative: The House bill would provide level funding of \$15 million directly for Jobs Plus. As in FY 2016, the direct funding is not limited to providing "incentives" to participants, meaning that it can also be used to support the service component of the program.

ROSS: Despite the administration's proposal to eliminate funding for the Resident Opportunities and Supportive Services program, the House bill, like the Senate bill, would provide level funding of \$35 million for the program.

REAC and Receiverships: Like the Senate bill, the House bill would provide \$10 million for Public Housing Financial and Physical Assessment activities and \$1 million for the cost of administrative and judicial receiverships.

ConnectHome: The House bill does not include resources for the Connect Home Initiative.

Public Housing Subsidy Flexibility

The House bill would carry forward the FY 2015 Appropriations provision increasing the limit on fungibility for PHAs with 250 or more units of public housing to transfer up to 25 percent of their annual Capital Fund grant to operations. Unlike the Senate bill, the House bill would not authorize fungibility for PHAs to transfer 20 percent of their Operating Funds to their Capital Fund. The House bill would provide HUD with the authority to waive the transfer limit to fund activities related to anticrime and antidrug activities, including the costs of providing adequate security for Public Housing residents such as above-baseline police service agreements. Small agencies would retain their flexibility to fund 100 percent of their annual grants.

Unlike the Senate bill, the House bill does not include a NAHRO-sponsored proposal to allow PHAs to voluntarily establish Capital Fund replacement reserves.

Physical Needs Assessments

As in past years, the House bill prohibits HUD from requiring or enforcing Physical Needs Assessments (PNAs).

Family Self-Sufficiency (FSS)

The House bill would maintain level funding for the FSS program at \$75 million and would allow owners of multifamily Section 8 project-based rental assistance (PBRA) to fund coordinators out of their residual receipts.

Rental Assistance Demonstration

Unlike the Senate bill, the House bill would make no changes to the Rental Assistance Demonstration (RAD) program. The Committee Report notes that the current cap of 185,000 units eligible for conversion allows for a significant number of PHAs to undertake RAD conversions in fiscal year 2017, as conversions have been completed on only a fraction of the 185,000 total unit cap.

Choice Neighborhoods Initiative

The House bill would cut the Choice Neighborhoods Initiative, providing only \$100 million for FY 2017. Although this is a cut from FY 2016 funding levels, it is \$20 million more than the funding proposed in the Senate bill. The House bill reserves no less than \$50 million for public housing agencies. No more than \$5 million of the funding could be used for Planning Grants to assist communities in developing comprehensive strategies for implementing Choice Neighborhoods or other revitalization efforts. Unlike the Senate bill, the House bill would not limit awarding Choice Neighborhoods Implementation Grants to grantees that have previously been awarded planning grants.

The House bill would also permit unobligated balances, including recaptures, remaining from funds appropriated under HOPE VI in fiscal year 2011 and prior to be used for the Choice Neighborhood program.

PHA Employee Compensation

The House bill once again includes language prohibiting PHAs from using any Tenant-Based Voucher, Operating Fund, or Capital Fund dollars to pay any amount of salary above the base rate of pay for level IV of the Executive Schedule, or \$160,300 for FY 2016. This restriction includes salary as well as bonuses or other incentive pay. This provision affirms a policy which is already in place, since the FY 2015 bill extended the restrictions to all future appropriations acts.

Affirmatively Furthering Fair Housing

The House Report notes that a number of communities and local organizations have expressed concern that the guidance provided by HUD regarding compliance with the new Affirmatively Furthering Fair Housing (AFFH) rule is vague and that communication with stakeholders regarding requirements and compliance is lacking. The Report notes that the House bill would include resources under the salaries and expenses and policy, development, and research accounts to address these concerns. The House Report also directs HUD to work with its grantees and stakeholders to address their concerns, and continue to refine the tools and resources available to stakeholders to comply with the new rule.

Reports to Congress

The House Report includes language requiring HUD to provide a report to Congress identifying measures the Department is taking to address over-income tenants no later than 180 days after enactment. The House Report encourages HUD to continue working with PHAs to reduce the number of residents in public housing who are over-income and to address the demand for affordable housing by low-income individuals and families on waiting lists. The House Report also cautions against impeding policies that increase the self-sufficiency of residents.

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
05/31/2016	99.03%	06/10/2016

Resident Characteristics Report: As of May 31, 2016

Program type: Public Housing

City	ACC Units	50058 Required	50058 Received
FL	33,632	30,080	29,287

Income Information

Distribution of Average Annual Income as a % of 50058 Received

City	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81% + of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	21,731	73	5,362	18	1,671	6	312	1	645	2

Average Annual Income (\$)

City	Average Annual Income
FL	12,284

Distribution of Annual Income as a % of 50058 Received

City	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
FL	2	12	41	20	11	6	8

*Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income ***

City	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
FL	33	46	60	23	1

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

City	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
FL	0	0	8	6	13	48	13	12

Average Monthly TTP (\$)

City	Average Monthly TTP
FL	286

Distribution of Family Type as a % of 50058 Received

City	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	3,895	13	129	0	2,698	9	11,346	38	6,544	22	185	1	3,589	12	1,335	4	12,188	41

Average TTP by Family Type (\$)

City	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
FL	296	470	304	293	257	401	259	337	293

Family Race/Ethnicity Information

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

City	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

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

City	Hispanic or Latino	Non - Hispanic or Latino
FL	28	72

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

City	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	10,683	16	19,283	29	20,032	30	5,539	8	10,424	15	1,575	2

Distribution by Household Size as a % of 50058 Received

City	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
FL	44	21	15	10	6	3	1	0	0	0

Total Household Members and Average Household Size

City	Total Number of Household Members	Average Household Size	Total Number of Households
FL	67,541	2.3	29,721

Distribution by Number of Bedrooms as a % of 50058 Received

City	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
FL	15	28	26	23	6	1

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

City	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
FL	6,531	22	3,093	10	7,025	24	6,286	21	4,694	16	2,092	7

Housing Choice Voucher Program Report

- Tenant-Based Waitlist

As of May 31, 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 fourteen (14) port-outs in the month of May. Port outs are clients that use their voucher in another jurisdiction.

- Port Ins

LHA currently has forty seven (47) port ins for the month of May. Port-ins are participants that transferred from another housing agency that we are billing for HAP and administrative fees.

- Lease-up & Movers

As of May 31, 2016, Lakeland Housing Authority issued eleven (11) vouchers to movers. We received sixteen (16) Requests for Tenancy Approvals during the month of May. We processed six (6) unit transfers, three (3) initial move-in, one (1) port-in.

- Active Clients

As of May 31, 2016, LHA is servicing 1,333 families on the Housing Choice Voucher program. These families include 1,063 regular Housing Choice Voucher holders, 37 Mainstream Disabled Housing Vouchers, 61 VASH, 108 Project-Based Vouchers, and 64 Tenant Protection Program (TenPro).

- EOP – End of Participation

LHA processed seven (7) EOP's with a date effective the month of May 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	1
No longer need S/8 Assistance	2
Deceased	0
Landlord Eviction	0
Lease and/or Program Violations non-curable	4
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
05/31/2016	95.76%	06/06/2016

- General information and activities for the month of May 2016
- The Housing Choice Voucher Department processed seventy eight (78) annual certifications and forty six (46) interim certifications.
- The Inspections Unit conducted a total of forty six (46) inspections.

A total of four (4) 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
May	788	11	46



Reports from the Communities

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

Item	WestLake	WestLake Addition	Cecil Gober	John Wright	Carrington Place	Renaissance	Villas Lake Bonnet	Colton Meadow	Manor at West Bartow
Occupancy 99.99% averaged	100%	100%	100%	100%	99%	100%	99%	100%	100%
Down units due to modernization/ Insurance									
Vacant units	0	0	0	1	0	0	1	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	Yes-Vandalism	No	No	No
Number of Annual Certifications done	17	9	5	1	3	33	12	18	8
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, Taishi Classes, Movies, Art classes for kids, Bingo, Blood Pressure clinic and Tutoring: Weekly; each Wednesday from 4pm to
Monthly resident meeting.
Monthly resident meeting.
Monthly residents meeting.
Monthly residents meeting.
Monthly residents meeting.
Monthly residents meeting.
Comments

**Resident Services
May 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 Rep has a direct line that can be reached after hours and on Saturdays if there is a need to access the Lab.

We Care Services has started their summer schedule for Computer Skills Training. Their instructor Mr. Harry Hirani is very excited about the new residents that are coming out weekly.

- **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 happy to report that we have enrolled 13 new clients for the Public Housing FSS Program this month. We will have our quarterly monthly meeting & graduation ceremony next month for one of our participants who has successfully completed her goals.

- **Renaissance at Washington Ridge**

The garden is being tilled by our residents and we are starting to see the results! They actually had to pull some of the plants and send to some of our other properties because of the overflow of vegetables.

- **Cecil Gober Villas**

We have 2 new volunteers from the Dream Center join us this month. Brittany left to facilitate a girl's Christian summer program out of state, she will truly be missed by our residents.

This month has been a month of preparation for our community wide yard sale, our residents have been working diligently to gather items to be sold. The Yard sale will be held on Saturday, June 4th @ 8am.

- **Colton Meadow Apartments**

Our after school program KIRM (Keeping It Real Ministries) started recruiting for the 2016 Summer Session. He currently only has 2 slots available. Our Communities have been registered with the 2016 U. S. Conference of Mayors' Dollar Wise Summer Youth Contest. This is an online program that allows you to go in and complete a module every week which entitles you to automatically enter your name into a drawing where three winners will win an iPad, Kindle, or an iPod Shuffle. This Program is geared towards helping our Youth become Dollar Wise. Some of the lessons include; Better Money Habits, How to Set a Budget and Stick To It, Credit & Debit Cards, Saving for College, Different Types of Student Loans and How to Fill out the Federal Student Loan Applications

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: June 20, 2016

RE: May 2016 Financial Statements

I have attached the Statements of Operations, Balance Sheets and Cash Flows for period ending May 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 five months (Year to Date) ended May 25, 2016

Summary report by Program and/or Property (Partnership)

1. Central Office Cost Center (COCC):
 - A. COCC has a Net Operating Income (NOI) of \$46,062 for the period. The NOI for year-to-date is \$11,251. Note that staff is still in the process of segregating revenue and expenses between COCC and YouthBuild. Originally both programs shared bank accounts. However, due to setup of the new accounts with TD Bank, the shared account has been separated into four (4) separate accounts: COCC operations, Revolving Account (disbursements), Payroll, and YouthBuild.
 - B. Administrative expenses are under budget for the period due to payroll not being posted for the period.
2. Section 8 Housing Choice Voucher (HCV) Program:
 - A. HCV Administration has a NOI of \$43,496 for the period and \$188,611 for year-to-date.
 - B. 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.
 - C. 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. NOI for the period is \$5,131 and \$32,088 for year-to-date.
4. Dakota Park Limited Partnership, LLLP d/b/a Carrington Place:
 - A. Carrington Place NOI is \$12,289 (before depreciation) for year to date.
5. Renaissance at Washington Ridge LTD., LLLP:
 - A. NOI is \$109,115 (before depreciation) year-to-date.
 - B. Utility expenses are over budget for the period due to slight overages in all utility expenses.
6. Colton Meadow LLLP:
 - A. The NOI for Colton Meadow is \$34,651 before depreciation.
7. Bonnet Shores LLLP:
 - A. Villas at Lake Bonnet NOI is \$63,643 before depreciation.
8. The Manor at West Bartow:
 - A. The property has a NOI of \$73,993 before depreciation.





9. Hampton Hills

- A. This property has a negative NOI of (\$3,982). 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. Two homes have been sold. An additional two (2) houses are scheduled to close in June 2016.

10. YouthBuild

- A. YouthBuild has a negative NOI of (\$15,734). This is because staff is still in the process of separating this program from COCC. Both programs previously shared a bank account and financials.

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 Five Months Ended May 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	79,364	49,019	30,345	61.91%	1	255,031	245,095	9,935	4.05%	588,229
Other Income	2,450	-	2,450	#DIV/0!		22,349	-	22,349	#DIV/0!	-
Grants Salary Cont.(YB-Director)	-	1,000	(1,000)	-100.00%		4,000	5,000	(1,000)	-20.00%	12,000
Capital Fund Operations (1406)	-	5,000	(5,000)	-100.00%		20,000	25,000	(5,000)	-20.00%	60,000
Capital Fund Allocation (1410)	-	3,000	(3,000)	-100.00%		12,000	15,000	(3,000)	-20.00%	36,000
Total Revenue	81,814	58,019	23,795	41.01%		311,964	290,095	21,869	7.54%	696,229
Tenant Services	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Administrative Expenses	33,611	54,844	(21,232)	-38.71%	2	272,199	274,220	(2,021)	-0.74%	658,127
Utility Expense	1,383	521	862	165.67%	3	3,559	2,603	956	36.75%	6,246
Maintenance Expense	234	1,221	(987)	-80.82%	2	22,197	6,107	16,090	263.45%	14,658
General Expenses	-	1,148	(1,148)	-100.00%	4	143	5,742	(5,599)	-97.51%	13,781
Total Expense before depreciation	35,229	57,734	(22,506)	-38.98%		298,098	288,671	9,426	3.27%	692,812
Operating Income (Loss) before Depreciation	46,585	285	46,301	16260.03%		13,866	1,424	12,443	873.93%	3,417
Depreciation	523	523	-	0.00%		2,615	2,615	-	0.00%	6,276
Total Expense	35,752	58,257	(22,506)	-38.63%		300,713	291,286	9,426	3.24%	699,088
Net Operating Income (Loss)	46,062	(238)	46,301	-19433.80%	3	11,251	(1,191)	12,443	-1044.52%	- (2,859)

Comments

- 1 Variance is due to recovery of missed public housing asset management fees.
- 2 Variance is a result of salaries for the period not being posted.
- 3 Variance is due to costs associated with water and electricity being higher than anticipated.
- 4 Variance is result of costs associated with insurance not being posted.

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

ASSETS

Unrestricted Cash	
Cash Operating 1	85,206.22
Cash-Payroll	-1,634.68
Cash Operating 3	3,862.57
Negative Cash LHA Master	<u>62.68</u>
Total Unrestricted Cash	<u>87,496.79</u>
TOTAL CASH	87,496.79
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Other	2,552.98
Due from Public Housing General	-29,357.72
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	-86,589.51
A/R - Youthbuild DOL 2014	123,426.41
A/R - Capital Fund Grants/HUD	-70,300.00
Due from Development-General	18,103.67
Due From FSS	42,644.29
Due from Section 8 HCV	<u>4,278.41</u>
TOTAL DUE FROM	375.94
A/R-Dakota Park	-180.00
A/R-Youthbuild Non-Grant	<u>4,000.00</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	6,748.92
OTHER CURRENT ASSETS	
Prepaid Insurance	12,618.55
Prepaid Software Licenses	<u>29,666.59</u>
TOTAL OTHER CURRENT ASSETS	42,285.14
TOTAL CURRENT ASSETS	136,530.85
NONCURRENT ASSETS	
FIXED ASSETS	
Furniture & Fixtures	11,185.60
Furn, Fixt, & Equip	22,582.84
Accum Depreciation- Misc FF&E	-21,178.00
Intangible Assets	
TOTAL FIXED ASSETS (NET)	12,590.44
TOTAL NONCURRENT ASSETS	12,590.44
TOTAL ASSETS	149,121.29

LIABILITIES & EQUITY

LIABILITIES	
CURRENT LIABILITIES	
A/P Vendors and Contractors	1,088.20
A/P Other	25,134.78
State Unemployment Tax	1,156.10
Workers Compensation	18,539.54
401 Plan Payable	779.93
457 Plan Payable	-548.52
Aflac Payable	3,939.77
Health Insurance Payable	-63,282.16
Accrued Audit Fees	2,500.00
Due to Federal Master	2,762,661.56
Due to (17) Renaissance Family Non-ACC	59,800.00
Due to YB-2014	-12,264.98
Due to West Lake Mgmt.	2,000.00
Due to Polk County Developers, Inc.	253,800.00
Due to Central Office Cost Center	23,850.00
Accrued Compensated Absences-Current	<u>7,164.78</u>
TOTAL CURRENT LIABILITIES	3,110,848.96
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	<u>13,306.01</u>
TOTAL NONCURRENT LIABILITIES	13,306.01
TOTAL LIABILITIES	3,124,154.97
EQUITY	
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-2,975,033.68</u>
TOTAL RETAINED EARNINGS:	-2,975,033.68
TOTAL EQUITY	-2,975,033.68
TOTAL LIABILITIES AND EQUITY	149,121.29

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

For the Current Month and Five Months Ended May 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	47,439.39	85,206.22	37,766.83
Cash-Payroll	-18,073.36	-1,634.68	16,438.68
Cash Operating 3	3,862.57	3,862.57	0.00
Negative Cash LHA Master	62.68	62.68	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	33,291.28	87,496.79	54,205.51
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	85,206.22	85,206.22
Cash-Payroll	0.00	-1,634.68	-1,634.68
Cash Operating 3	0.00	3,862.57	3,862.57
Negative Cash LHA Master	0.00	62.68	62.68
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	87,496.79	87,496.79

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 Admin Grant Revenue	97,690	73,774	23,916	32.42%	1	474,968	368,872	106,096	28.76%	885,293
Other Income	0	-	0	#DIV/0!		(24)	-	(24)	#DIV/0!	-
Total Revenue	97,690	73,774	23,916	32.42%		474,944	368,872	106,072	28.76%	885,293
Administrative Expenses	48,802	71,327	(22,525)	-31.58%	2	270,306	356,634	(86,328)	-24.21%	855,922
Utility Expense	895	493	402	81.51%	2	2,962	2,465	498	20.20%	5,915
Maintenance Expense	4,254	1,404	2,850	202.95%	3	11,346	7,021	4,325	61.61%	16,850
General Expenses (Insurance, etc.)	-	130	(130)	-100.00%	2	-	652	(652)	-100.00%	1,564
Total Expense before Depreciation	53,950	73,354	(19,404)	-26.45%		284,615	366,771	(82,157)	-22.40%	880,251
Operating Income (Loss) before Depreciation	43,740	420	43,320	10309.83%		190,329	2,101	188,229	8959.48%	5,042
Depreciation	344	344	(0)			1,718	1,718	(0)		4,124
Total Expense	54,294	73,698	(19,404)	-26.33%		286,333	368,490	(82,157)	-22.30%	884,375
Net Operating Income (Loss)	43,396	77	43,320	56608.42%		188,611	383	188,229	49194.00%	918

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$Variance	% Variance	
Section 8 HAP Grant Revenue	1,021,584	725,885	295,699	40.74%		4,032,423	3,629,426	402,997	11.10%	8,710,623
Port In HAP Reimbursements Received	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Other income	-	513	(513)	0.00%		15	2,564	(2,548)	0.00%	6,153
Total Revenue	1,021,584	726,398	295,186	40.64%		4,032,438	3,631,990	400,449	11.03%	8,716,776
Housing Assistance Payments	719,734	689,082	30,652	4.45%		3,635,659	3,445,410	190,249	5.52%	8,268,984
Tenant Utility Reimbursement	24,389	23,673	716	3.03%		112,714	118,364	(5,650)	-4.77%	284,073
Port Out HAP Payments	14,989	6,402	8,587	134.13%	4	48,629	32,010	16,619	51.92%	76,824
FSS Escrow Payments	(15,216)	5,883	(21,099)	-358.63%	5	(12,260)	29,416	(41,676)	-141.68%	70,598
Total Expense	743,897	725,040	18,857	2.60%		3,784,741	3,625,199	159,542	4.40%	8,700,479
Net Operating Income (Loss)	277,688	1,358	276,329	0.00%		247,697	6,790	240,907	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 five (5) clients.

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		A/P Vendors and Contractors	18,053.72
		Workers Compensation	227.39
		Aflac Payable	102.99
Cash Operating 1	214,684.17	Health Insurance Payable	-1,782.51
Cash-Payroll	6,010.65	Accrued Payroll & Payroll Taxes	3,809.47
Cash Operating 2B	423,297.10	Accrued Audit Fees	29,833.33
Total Unrestricted Cash	<u>643,991.92</u>	Due to Federal Master	180,561.29
		Due to Section 8	585,667.09
Restricted Cash		Due to Central Office Cost Center	4,278.41
Cash Restricted - FSS Escrow	126,422.27	Tenant Prepaid Rents	8,995.55
Total Restricted Cash	<u>126,422.27</u>	State of FL Unclaimed Funds	33,224.76
Clearing	79,547.30	Accrued Compensated Absences-Current	<u>4,448.79</u>
TOTAL CASH	<u>849,961.49</u>	TOTAL CURRENT LIABILITIES	<u>867,420.28</u>
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	57,611.70		
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	-50,999.90		
Due from Section 8 VASH	127,812.00		
Due from The Manor at West Bartow	315,361.00		
Due from Section 8 Tenant Protection Vouchers	167,262.00		
Due from PortProp	24,774.00		
Due from Portpay	366.05		
TOTAL DUE FROM	<u>560,806.61</u>		
A/R-HUD	-40,201.52		
A/R-Other Government	2,491.22		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>604,692.64</u>		
OTHER CURRENT ASSETS			
Prepaid Insurance	1,564.00		
TOTAL OTHER CURRENT ASSETS	<u>1,564.00</u>		
TOTAL CURRENT ASSETS	<u>1,456,218.13</u>		
NONCURRENT ASSETS			
FIXED ASSETS			
Furniture & Fixtures	26,461.08		
Accum Depreciation- Misc FF&E	-21,851.36		
Intangible Assets	<u>4,609.72</u>		
TOTAL FIXED ASSETS (NET)	<u>4,609.72</u>		
Non-Dwelling Equipment	2,406.00		
TOTAL NONCURRENT ASSETS	<u>7,015.72</u>		
TOTAL ASSETS	<u>1,463,233.85</u>		
		LIABILITIES & EQUITY	
		NONCURRENT LIABILITIES	
		Accrued Compensated Absences-LT	8,262.04
		FSS Due to Tenant Long Term	111,275.47
		TOTAL NONCURRENT LIABILITIES	<u>119,537.51</u>
		TOTAL LIABILITIES	<u>986,957.79</u>
		EQUITY	
		RETAINED EARNINGS	
		Retained Earnings-Unrestricted Net Assets	476,276.06
		TOTAL RETAINED EARNINGS:	<u>476,276.06</u>
		TOTAL EQUITY	<u>476,276.06</u>
		TOTAL LIABILITIES AND EQUITY	<u>1,463,233.85</u>

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

For the Current and Five Months Ended May 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	135,309.09	214,684.17	79,375.08
Cash-Payroll	0.00	6,010.65	6,010.65
Cash Operating 2B	160,270.35	423,297.10	263,026.75
Cash Operating 3	8,460.63	0.00	-8,460.63
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	126,448.67	126,422.27	-26.40
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	430,488.74	770,414.19	339,925.45

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	53,835.00	214,684.17	160,849.17
Cash-Payroll	0.00	6,010.65	6,010.65
Cash Operating 2B	-14,937.00	423,297.10	438,234.10
Cash Operating 3	44,388.84	0.00	-44,388.84
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash S8 Voucher	0.00	0.00	0.00
Port Ins	0.00	0.00	0.00
Cash Restricted - FSS Escrow	143,419.41	126,422.27	-16,997.14
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	226,706.25	770,414.19	543,707.94

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	26,440	24,190	2,250	9.30%	1	136,865	120,952	15,913	13.16%	290,285
Other Tenant Income	770	1,085	(315)	-29.05%	2	5,974	5,424	550	10.14%	13,018
Government Subsidy Income	54,533	57,796	(3,264)	-5.65%		322,966	288,982	33,984	11.76%	693,557
Interest Income Restricted	-	2,820	(2,820)	-100.00%		10,758	14,102	(3,344)	-23.71%	33,844
Other Income	2,818	30	2,788	9293.33%		16,954	150	16,804	11202.71%	360
Total Revenue	84,560	85,922	(1,362)	-1.58%		493,517	429,610	63,907	14.88%	1,031,064
Administrative Expenses	29,214	41,763	(12,549)	-30.05%	3	221,163	208,815	12,348	5.91%	501,156
Tenant Services Expenses	10	761	(751)	-98.69%	3	146	3,803	(3,657)	-96.15%	9,128
Utility Expense	9,595	7,998	1,596	19.96%	4	47,997	39,992	8,005	20.02%	95,981
Maintenance and Development Expense	25,988	26,432	(444)	-1.68%		137,293	132,160	5,133	3.88%	317,183
General Expenses	11,997	6,384	5,613	87.92%	4	40,577	31,920	8,657	27.12%	76,608
Housing Assistance Payments	2,625	2,500	125	5.00%		13,453	12,500	953	7.62%	30,000
Transfer Out	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	79,429	85,838	(6,409)	-7.47%		460,629	429,190	31,439	7.33%	1,030,057
Net Operating Income (Loss)	5,131	84	5,047	6015.09%		32,888	420	32,468	7739.10%	1,007
Depreciation	-	44,611	(44,611)	-100.00%		-	223,057	(223,057)	-100.00%	535,336
Capital Replacement Items	-	-	-	#DIV/0!		800	-	800	#DIV/0!	-
Total Expenses	79,429	130,449	(51,020)	-39.11%		461,429	652,247	(190,818)	-29.26%	1,565,393
Net Income (Loss)	5,131	(44,527)	49,658	-111.52%		32,088	(222,637)	254,725	-114.41%	(534,329)

Comments

- 1 177 Public Housing units (West Lake Apartments, Cecil Gober Villas and John Wright Homes)
- 2 Variance reflects less damage to units.
- 3 Variable expenses where actual costs are less than budgeted.
- 4 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
May 25, 2016

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	1,302,244.53	A/P Vendors and Contractors	-38,676.17
Cash-Payroll	-26,416.92	Tenant Security Deposits	49,913.00
Negative Cash LHA Master	2,055.14	Security Deposit-Pet	900.00
Petty Cash	500.00	Workers Compensation	263.67
Petty Cash Public Housing	<u>300.00</u>	Health Insurance Payable	-2,668.39
Total Unrestricted Cash	1,278,682.75	Accrued Payroll & Payroll Taxes	4,938.29
Restricted Cash		Accrued PILOT	26,358.02
Cash Restricted-Security Deposits	50,203.00	Accrued Audit Fees	61,187.50
Cash Restricted - FSS Escrow	<u>18,559.40</u>	Due to Federal Master	-247,259.21
Total Restricted Cash	68,762.40	YouthBuild Funds on Hand	42,596.28
Clearing	26,624.38	Due to YB-2014	-76,756.98
TOTAL CASH	1,374,069.53	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	-21,083.35
		Renaissance Subsidy Payable	-24,511.33
		Hampton Hills Subsidy Payable	-0.34
		Resident Participation Funds - LHA	-514.01
		Tenant Prepaid Rents	4,473.92
		Accrued Compensated Absences-Current	<u>4,998.60</u>
		TOTAL CURRENT LIABILITIES	622,728.10
ACCOUNTS AND NOTES RECEIVABLE			
A/R-Tenants	23,267.64		
Allowance for Doubtful Accounts-Tenants	-8,467.57		
AR-Tenant Payment Agreement	18,517.64		
Due from Commercial Lot	5,362.47		
Due from West Lake	-50,207.09		
Due from West Lake Addition	-82,372.90		
Due from John Wright Homes	-10,954.90		
Due from Cecil Gober	-110,284.01		
Due from Paul Colton	243.75		
Due from Arbor Manor	1,197.24		
A/R - ROSS/HUD	22,500.00		
Due from Hampton Hills	34,417.16		
Due from West Lake Management, LLC	124,711.11		
A/R - Youthbuild DOL 2014	50,045.31		
A/R - Capital Fund Grants/HUD	73,014.52		
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	-45,315.91		
Due from Section 8 HCV	180,561.29		
Due from Central Office Cost Center	2,762,661.56		
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	5,372,210.46		
		NONCURRENT LIABILITIES	
		Accrued Compensated Absences-LT	9,283.12
		FSS Due to Tenant Long Term	<u>18,559.40</u>
		TOTAL NONCURRENT LIABILITIES	27,842.52
		TOTAL LIABILITIES	650,570.62
OTHER CURRENT ASSETS			
Eviction Escrow Acct.	1,000.00		
Prepaid Expenses and Other Assets	675.78		
Prepaid Insurance	37,767.42		
Prepaid Software Licenses	0.02		
Insurance Deposit	37,400.00		
Utility Deposit - Electric	<u>2,600.00</u>		
TOTAL OTHER CURRENT ASSETS	79,443.22		
TOTAL CURRENT ASSETS	6,825,723.21		
NONCURRENT ASSETS			
FIXED ASSETS			
Land	1,466,869.23		
Buildings	387,372.77		
Machinery & Equipment	6,687.73		
Automobiles	109,408.35		
Site Improvement-Infrastructure	582,079.00		
Accum Depreciation-Buildings	-9,849,846.43		
Accum Depreciation- Misc FF&E	-84,173.42		
Accum Depreciation-Infrastructure	-582,453.00		
Intangible Assets	<u>-7,964,055.77</u>		
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	9,264,624.52		
		EQUITY	
		RETAINED EARNINGS	
		Invested in Capital Assets-Net of Debt	5,668,053.00
		Retained Earnings-Unrestricted Net Assets	<u>2,946,000.90</u>
		TOTAL RETAINED EARNINGS:	8,614,053.90
		TOTAL EQUITY	8,614,053.90
		TOTAL LIABILITIES AND EQUITY	9,264,624.52

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

For the Current and Five Months Ended May 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,336,220.59	1,302,244.53	-33,976.06
Cash-Payroll	-10,424.15	-26,416.92	-15,992.77
Negative Cash LHA Master	2,055.14	2,055.14	0.00
Cash Restricted-Security Deposits	49,813.00	50,203.00	390.00
Cash Restricted - FSS Escrow	18,317.40	18,559.40	242.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,395,981.98	1,346,645.15	-49,336.83

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	1,170,543.59	1,302,244.53	131,700.94
Cash-Payroll	0.00	-26,416.92	-26,416.92
Negative Cash LHA Master	0.00	2,055.14	2,055.14
Cash Restricted-Security Deposits	49,783.00	50,203.00	420.00
Cash Restricted - FSS Escrow	17,349.40	18,559.40	1,210.00
Accrued FSS Escrow	0.00	0.00	0.00
Total Cash	1,237,675.99	1,346,645.15	108,969.16

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	11,892	11,226	666	5.93%	1	58,701	56,130	2,571	4.58%	134,712
Other Tenant Income	200	1,151	(951)	-82.63%	2	2,452	5,756	(3,303)	-57.39%	13,814
Government Subsidy	9,215	6,449	2,766	42.90%	3	27,966	32,244	(4,278)	-13.27%	77,385
Other Income	-	1	(1)	-100.00%		2	5	(3)	-59.80%	12
Total Revenue	21,307	18,827	2,480	13.17%		89,121	94,134	(5,013)	-5.33%	225,922
Administrative Expenses	2,391	6,010	(3,619)	-60.22%	4	23,365	30,051	(6,686)	-22.25%	72,123
Tenant Services Expense	-	104	(104)	-100.00%	4	94	521	(427)	-82.02%	1,250
Utility Expense	3,195	1,698	1,496	88.12%	5	6,929	8,491	(1,562)	-18.40%	20,379
Maintenance Expense	3,884	4,702	(818)	-17.39%	4	15,787	23,508	(7,721)	-32.84%	56,419
General Expenses	896	2,139	(1,243)	-58.11%	4	7,202	10,693	(3,491)	-32.65%	25,663
Housing Assistance Payments	589	1,324	(735)	-55.52%	4	2,923	6,621	(3,698)	-55.85%	15,890
Financing Expenses	2,404	5,437	(3,033)	-55.78%	6	20,532	27,185	(6,653)	-24.47%	65,245
Operating Expenses before Depreciation	13,359	21,414	(8,056)	-37.62%		76,833	107,071	(30,238)	-28.24%	256,970
Net Operating Income (Loss)	7,948	(2,587)	10,536	-407.21%		12,289	(12,936)	25,225	-194.99%	(31,047)
Depreciation & Amortization	2,196	2,199	(2)	-0.11%		10,982	10,994	(12)	-0.11%	26,386
Capital Replacement Items	2,895	942	1,953	207.27%		3,962	4,711	(749)	-15.90%	11,306
Reimburse Replacement Reserves	-	(942)	942	-100.00%		-	(4,711)	4,711	-100.00%	(11,306)
Total Expense	18,450	23,613	(5,163)	-21.87%		91,776	118,065	(26,288)	-22.27%	283,356
Net Income (Loss)	2,857	(4,786)	7,643	-159.69%		(2,655)	(23,931)	21,275	-88.90%	(57,433)

Comments

- 1 Consists of 20 Low Income and 20 Tax Credit apartment units.
- 2 Variance reflects less damage to units.
- 3 Property is finally receiving more subsidy from HUD.
- 4 Variance reflects lower than budgeted expenses.
- 5 Variance is due to expenses associated with garbage/trash removal being higher than anticipated for the period. However, the costs are within budget for year-to-date.
- 6 Variance is due to costs associated with the HOPE VI mortgage note interest not being posted for the month.

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

ASSETS

Unrestricted Cash	
Cash Operating 1	30,433.72
Cash-Payroll	853.46
Negative Cash - Partnership	<u>2,000.01</u>
Total Unrestricted Cash	33,287.19
Restricted Cash	
Cash Restricted-Security Deposits	11,659.00
Cash Restricted-Reserve for Replacement	<u>18,056.15</u>
Total Restricted Cash	29,715.15
Clearing	2,673.45
TOTAL CASH	<u>65,675.79</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	6,127.60
Allowance for Doubtful Accounts-Tenants	-453.64
Due from Renaissance FAM Non ACC	<u>-20,452.14</u>
TOTAL DUE FROM	<u>-20,452.14</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	-14,778.18
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Insurance	16,160.49
Prepaid Software Licenses	0.04
Utility Deposit	<u>7,060.00</u>
TOTAL OTHER CURRENT ASSETS	<u>23,720.53</u>
TOTAL CURRENT ASSETS	<u>74,618.14</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	34,672.00
Buildings	892,048.00
Machinery & Equipment	2.00
Accum Depreciation-Buildings	-98,496.34
Intangible Assets	
Loan Costs	28,340.90
Compliance Fees	1,640.00
Monitoring Fees	41,744.00
AA Compliance Fees	-1,480.00
AA Monitoring Fees	-27,600.00
AA Loan Costs	<u>-14,146.00</u>
TOTAL FIXED ASSETS (NET)	<u>856,724.56</u>
TOTAL NONCURRENT ASSETS	856,724.56
TOTAL ASSETS	<u>931,342.70</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	2,242.65
Tenant Security Deposits	10,400.00
Security Deposit Clearing Account	-666.32
Accrued Property Taxes	4,315.84
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 (15) Renaissance Senior Public Housin	7,961.49
Due to (17) Renaissance Family Non-ACC	19,241.20
Due to West Lake Mgmt.	21,879.55
Due to Central Office Cost Center	-180.00
Tenant Prepaid Rents	<u>-114.06</u>
TOTAL CURRENT LIABILITIES	<u>714,008.42</u>
NONCURRENT LIABILITIES	
Due to Partner	19,033.64
Due to GP	84,778.00
Due to LP	21,142.00
Permanent Loan - HOPE VI	714,591.00
Permanent Loan - SunTrust	349,805.83
Permanent Loan - LHA	<u>101,380.00</u>
TOTAL NONCURRENT LIABILITIES	<u>1,290,730.47</u>
TOTAL LIABILITIES	<u>2,004,738.89</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital - LP	-1,219,110.00
Capital - GP2	<u>240,496.13</u>
TOTAL CONTRIBUTED CAPITAL	-978,613.87
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	<u>-94,782.32</u>
TOTAL RETAINED EARNINGS:	-94,782.32
TOTAL EQUITY	<u>-1,073,396.19</u>
TOTAL LIABILITIES AND EQUITY	<u>931,342.70</u>

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	27,568.23	30,433.72	2,865.49
Cash-Payroll	0.00	853.46	853.46
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	11,659.00	11,659.00	0.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	22,291.59	18,056.15	-4,235.44
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	61,518.82	61,002.33	-516.49

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	3,654.17	30,433.72	26,779.55
Cash-Payroll	0.00	853.46	853.46
Negative Cash LHA Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	10,650.00	11,659.00	1,009.00
Cash Restricted - FSS Escrow	0.00	0.00	0.00
Cash Restricted-Reserve for Replacement	21,305.72	18,056.15	-3,249.57
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	61,002.33	25,392.44

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	59,087	59,343	(256)	-0.43%	1	292,131	296,714	(4,583)	-1.54%	712,114
Other Tenant Income	1,390	2,182	(792)	-36.28%	2	6,181	10,909	(4,728)	-43.34%	26,182
Government Subsidy	35,302	24,601	10,701	43.50%		136,440	123,003	13,437	10.92%	295,208
Other Income	-	176	(176)	0.00%		39,231	879	38,352	0.00%	2,110
Total Revenue	95,778	86,301	9,477	10.98%		473,984	431,505	42,478	9.84%	1,035,613
Administrative Expenses	19,911	28,013	(8,102)	-28.92%	3	114,873	140,066	(25,194)	-17.99%	336,159
Tenant Services	-	250	(250)	-100.00%	3	830	1,250	(420)	-33.56%	3,000
Utility Expense	11,644	5,949	5,695	95.73%	4	36,038	29,745	6,292	21.15%	71,389
Maintenance Expense	19,447	26,466	(7,018)	-26.52%	3	107,329	132,328	(24,999)	-18.89%	317,586
General Expenses	6,302	6,812	(510)	-7.49%	3	31,135	34,061	(2,926)	-8.59%	81,745
Housing Assistance Payments	1,555	5,485	(3,930)	-71.65%	3	8,211	27,426	(19,215)	-70.06%	65,824
Financing Expenses	13,205	13,192	13	0.10%		66,453	65,962	492	0.75%	158,308
Operating Expense before Depreciation	72,064	86,168	(14,104)	-16.37%		364,869	430,838	(65,970)	-15.31%	1,034,012
Net Operating Income (Loss)	23,714	133	23,581	17672.08%		109,115	667	108,448	16254.68%	1,601
Depreciation & Amortization	60,979	60,979	-	0.00%		304,895	304,895	-	0.00%	731,748
Capital Replacement Items	5,529	5,869	(340)	-5.79%		14,545	29,343	(14,798)	-50.43%	70,424
Reimburse Replacement Reserves	-	(5,869)	5,869	-100.00%		-	(29,343)	29,343	-100.00%	(70,424)
Total Expense	138,572	147,147	(8,575)	-5.83%		684,309	735,733	(51,424)	-6.99%	1,765,760
Net Income (Loss)	(42,793)	(60,846)	18,052	-29.67%		(210,325)	(304,228)	93,903	-30.87%	(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).

Lakeland Housing Authority
Renaissance at Washington Ridge Ltd., LLLP

Balance Sheet

May 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	295,651.68
Cash-Payroll	6,720.43
Petty Cash	300.00
Total Unrestricted Cash	<u>302,672.11</u>
Restricted Cash	
Cash Restricted-Security Deposits	51,394.34
Cash Restricted - FSS Escrow	7,373.00
Cash Restricted-Reserve for Replacement	174,901.34
Restricted Cash - Partnership Devmt	1,179.21
Restricted Cash - OA Reserve	76,210.67
Restricted Cash - AA Reserve	46,959.60
Investment 1	255,196.84
Investment 2	254,525.43
Total Restricted Cash	<u>867,740.43</u>
Clearing	71.20
TOTAL CASH	<u>1,170,483.74</u>

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	8,853.19
Allowance for Doubtful Accounts-Tenants	-437.18
AR-Tenant Payment Agreement	-500.00
Due from Dakota Park PH	7,961.49
Due from Dakota Park Non-ACC	19,241.20
Due from Central Office Cost Center	59,800.00
TOTAL DUE FROM	<u>87,002.69</u>
Renaissance Family-Operating Subsidy Receivable	-17,648.16
Renaissance Senior-Operating Subsidy Receivable	-6,863.17
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>70,407.37</u>

OTHER CURRENT ASSETS

Eviction Escrow Acct.	1,000.00
Prepaid Insurance	46,253.78
Utility Deposit - Electric	20,500.00
TOTAL OTHER CURRENT ASSETS	<u>67,753.78</u>
TOTAL CURRENT ASSETS	<u>1,308,644.89</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	-6,399,817.30
Accum Depreciation- Misc FF&E	-843,982.60
Accum Depreciation-Infrastructure	-1,508,281.60
Intangible Assets	
Loan Costs	137,065.70
Compliance Fees	100.00
Monitoring Fees	131,658.00
AA Compliance Fees	-13,158.00
AA Monitoring Fees	-101,848.93
AA Loan Costs	-119,596.00
TOTAL FIXED ASSETS (NET)	<u>15,499,510.18</u>
TOTAL NONCURRENT ASSETS	<u>15,499,510.18</u>

TOTAL ASSETS

16,808,155.07

LIABILITIES & EQUITY

A/P Vendors and Contractors	10,124.29
Tenant Security Deposits	47,524.39
Security Deposit Clearing Account	-302.42
Security Deposit-Pet	2,100.00
Workers Compensation	217.49
Aflac Payable	86.49
Health Insurance Payable	-2,073.29
Accrued Interest - HOPE VI	513,469.60
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	-20,452.14
Due to West Lake Mgmt.	-35,605.05
HAP Overpayments	649.00
Tenant Prepaid Rents	-376.49
Accrued Compensated Absences-Current	4,361.94
TOTAL CURRENT LIABILITIES	<u>1,847,720.09</u>

NONCURRENT LIABILITIES

Accrued Compensated Absences-LT	8,100.74
FSS Due to Tenant Long Term	7,404.00
Notes Payable-LT	381,200.32
Permanent Loan - HOPE VI	2,200,000.00
Permanent Loan - SunTrust	602,223.98
TOTAL NONCURRENT LIABILITIES	<u>3,198,929.04</u>

TOTAL LIABILITIES

5,046,649.13

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	-2,306,388.47
TOTAL RETAINED EARNINGS:	<u>-2,306,388.47</u>

TOTAL EQUITY

11,761,505.94

TOTAL LIABILITIES AND EQUITY

16,808,155.07

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

For the Current and Five Months Ended May 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	224,453.77	295,651.68	71,197.91
Cash-Payroll	0.00	6,720.43	6,720.43
Negative Cash LHA Master	0.00	0.00	0.00
Negative Cash COCC Master	0.00	0.00	0.00
Cash Restricted-Security Deposits	50,694.34	51,394.34	700.00
Cash Restricted - FSS Escrow	7,373.00	7,373.00	0.00
Cash Restricted-Reserve for Replacement	177,222.81	174,901.34	-2,321.47
Restricted Cash - Partnership Devmt	1,189.16	1,179.21	-9.95
Restricted Cash - OA Reserve	76,230.58	76,210.67	-19.91
Restricted Cash - AA Reserve	46,981.46	46,959.60	-21.86
Investment 1	255,196.84	255,196.84	0.00
Investment 2	254,525.43	254,525.43	0.00
Total Cash	1,093,867.39	1,170,112.54	76,245.15

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	198,782.28	295,651.68	96,869.40
Cash-Payroll	0.00	6,720.43	6,720.43
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	51,394.34	1,978.95
Cash Restricted - FSS Escrow	6,886.00	7,373.00	487.00
Cash Restricted-Reserve for Replacement	161,683.08	174,901.34	13,218.26
Restricted Cash - Partnership Devmt	1,189.11	1,179.21	-9.90
Restricted Cash - OA Reserve	76,240.48	76,210.67	-29.81
Restricted Cash - AA Reserve	46,993.31	46,959.60	-33.71
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	1,170,112.54	119,200.62

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

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	42,979	44,193	(1,214)	-2.75%	1	225,368	220,966	4,402	1.99%	530,318
Other Tenant Income	1,440	706	734	104.04%	2	3,920	3,529	391	11.09%	8,469
Other Income	-	1	(1)	-100.00%		-	6	(6)	-100.00%	15
Total Revenue	44,419	44,900	(481)	-1.07%		229,288	224,501	4,787	2.13%	538,802
Administrative Expense	7,526	13,754	(6,228)	-45.28%		69,882	68,771	1,111	1.62%	165,050
Tenant Services	-	150	(150)	-100.00%	3	111	750	(639)	-85.21%	1,800
Utility Expense	10,874	5,037	5,837	115.89%	4	29,804	25,184	4,620	18.34%	60,442
Maintenance Expense	12,539	9,903	2,636	26.62%	4	51,151	49,516	1,635	3.30%	118,838
General Expense	2,776	8,483	(5,706)	-67.27%	3	20,256	42,414	(22,158)	-52.24%	101,793
Financing Expense	3,989	7,422	(3,433)	-46.25%	3	23,433	37,109	(13,676)	-36.85%	89,061
Operating Expense before Depreciation	37,704	44,749	(7,045)	-15.74%		194,637	223,743	(29,107)	-13.01%	536,984
Net Operating Income (Loss)	6,715	152	6,563	4330.89%		34,651	758	33,894	4473.12%	1,819
Depreciation & Amortization Expense	39,013	39,013	-	0.00%		195,065	195,065	-	0.00%	468,156
Capital Replacement Items	-	1,373	(1,373)	-100.00%		573	6,867	(6,294)	-91.66%	16,480
Reimburse Replacement Reserves	-	(1,373)	1,373	-100.00%		-	(6,866.67)	6,867	-100.00%	(16,480)
Total Expense	76,717	83,762	(7,045)	-8.41%		390,274	418,808	(28,534)	-6.81%	1,005,140
Net Operating Income (Loss)	(32,298)	(38,861)	6,563	-16.89%		(160,986)	(194,307)	33,321	-17.15%	(466,337)

Comments

- 1 Consists of 72 Tax Credit apartment units. Rent collections are in line with the budget.
- 2 Variance reflects enforcement of late charges and fees for damages to units.
- 3 Variance reflects expenses lower than the budget.
- 4 Variance is due to contract with Morning Star Electric to replace street lights and increased water/sewer costs.

Lakeland Housing Authority

Colton Meadow, LLLP

Balance Sheet

May 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	80,258.05
Cash-Payroll	3,521.25
Cash Operating 2	-9.39
Petty Cash	225.00
Total Unrestricted Cash	<u>83,994.91</u>
Restricted Cash	
Cash Restricted-Security Deposits	25,986.72
Cash Restricted-Operating Reserve	440,827.29
Cash Restricted-Reserve for Replacement	108,000.00
Cash-Tax & Insurance Escrow	89,478.47
Total Restricted Cash	<u>664,292.48</u>
TOTAL CASH	<u>748,287.39</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	8,122.28
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>121,250.26</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	1,000.00
Prepaid Expenses and Other Assets	3,630.49
Prepaid Insurance	-122.32
Utility Deposit	5,000.00
TOTAL OTHER CURRENT ASSETS	<u>9,508.17</u>
TOTAL CURRENT ASSETS	<u>879,045.82</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	-2,458,790.20
Intangible Assets	
Amortization Tax Credit Fees	74,196.00
Monitoring Fees	208,695.00
TOTAL FIXED ASSETS (NET)	<u>9,727,862.64</u>
Site Improvement	16,364.00
Non-Dwelling Structures	28,019.32
Non-Dwelling Equipment	60,262.45
TOTAL NONCURRENT ASSETS	<u>9,832,508.41</u>
TOTAL ASSETS	<u>10,711,554.23</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	6,991.96
Tenant Security Deposits	24,436.72
Security Deposit Clearing Account	-1,442.00
Security Deposit-Pet	1,300.00
Workers Compensation	90.91
Aflac Payable	49.62
Health Insurance Payable	-688.66
Accrued Property Taxes	13,615.98
Accrued Interest Payable	5,882.92
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	36,048.07
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>8,969,970.42</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>9,108,024.62</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	398,197.49
TOTAL RETAINED EARNINGS:	<u>398,197.49</u>
TOTAL EQUITY	<u>1,603,529.61</u>
TOTAL LIABILITIES AND EQUITY	<u>10,711,554.23</u>

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

For the Current and Five Months Ended May 25, 2016

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	44,737.51	80,258.05	35,520.54
Cash-Payroll	0.00	3,521.25	3,521.25
Cash Restricted-Security Deposits	25,986.72	25,986.72	0.00
Cash Restricted-Operating Reserve	440,827.29	440,827.29	0.00
Cash Restricted-Reserve for Replacement	106,200.00	108,000.00	1,800.00
Cash-Tax & Insurance Escrow	81,880.85	89,478.47	7,597.62
Total Cash	699,632.37	748,071.78	48,439.41
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	35,005.72	80,258.05	45,252.33
Cash-Payroll	0.00	3,521.25	3,521.25
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	108,000.00	9,000.00
Cash-Tax & Insurance Escrow	53,024.60	89,478.47	36,453.87
Total Cash	653,074.33	748,071.78	94,997.45

Lakeland Housing Authority

Bonnet Shores, LLLP

Statement of Operations

For the Current and Five Months Ended May 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	49,956	49,456	500	1.01%	1	246,927	247,279	(352)	-0.14%	593,470
Other Tenant Income	725	1,147	(421)	-36.73%	2	3,536	5,733	(2,196)	-38.31%	13,759
Other Income	-	-	-	#DIV/0!		(650)	-	(650)	#DIV/0!	-
Total Revenue	50,682	50,602	79	0.16%		249,813	253,012	(3,199)	-1.26%	607,229
Administrative Expense	6,820	14,029	(7,209)	-51.39%	3	56,797	70,143	(13,345)	-19.03%	168,343
Tenant Services	-	208	(208)	-100.00%	3	138	1,042	(904)	-86.80%	2,500
Utility Expense	10,429	4,342	6,086	140.16%	3	18,413	21,711	(3,299)	-15.19%	52,107
Maintenance Expense	5,810	11,342	(5,533)	-48.78%	3	40,458	56,712	(16,254)	-28.66%	136,109
General Expense	7,444	9,137	(1,693)	-18.52%	3	26,447	45,684	(19,237)	-42.11%	109,641
Financing Expense	3,346	10,327	(6,981)	-67.60%	3	43,918	51,636	(7,718)	-14.95%	123,927
Operating Expense before Depreciation	33,849	49,386	(15,537)	-31.46%		186,170	246,928	(60,757)	-24.61%	592,627
Net Operating Income (Loss)	16,833	1,217	15,616	1283.31%		63,643	6,084	57,559	946.03%	14,602
Depreciation & Amortization Expense	47,465	47,465	0.07	0.00%		237,325	237,325	0.34	0.00%	569,579
Capital Replacement Items	-	1,373	(1,373.33)	-100.00%	3	(134)	6,867	(7,000.22)	-101.94%	16,480
Reimburse Replacement Reserve	-	(1,373)	1,373.33	-100.00%	3	-	(6,867)	6,866.67	-100.00%	(16,480)
Total Expense	81,314	90,850	(9,537)	-10.04%		423,302	484,232	(60,931)	-12.57%	1,102,200
Net Income (Loss)	(30,632)	(46,248)	15,616	-33.77%		(173,548)	(231,240)	57,692	-24.95%	(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.

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

ASSETS		LIABILITIES & EQUITY	
Unrestricted Cash		LIABILITIES	
Cash Operating 1	175,871.80	CURRENT LIABILITIES	
Cash-Payroll	1,241.40	A/P Vendors and Contractors	5,898.02
Petty Cash	225.00	Tenant Security Deposits	25,775.00
Total Unrestricted Cash	177,338.20	Security Deposit Clearing Account	-78.33
Restricted Cash		Security Deposit-Pet	800.00
Cash Restricted-Security Deposits	27,498.00	Workers Compensation	81.07
Cash Restricted-Operating Reserve	460,094.78	Aflac Payable	16.62
Cash Restricted-Reserve for Replacement	127,500.00	Health Insurance Payable	-21.47
Cash-Tax & Insurance Escrow	72,553.88	Accrued Property Taxes	14,305.11
Total Restricted Cash	687,646.66	Current Portion of LT Debt	61,219.00
		Accrued Interest Payable	23,044.45
TOTAL CASH	864,984.86	Accrued Interest Third Mortgage	246,721.00
		Accrued Payroll & Payroll Taxes	1,328.98
		Accrued Audit Fees	10,742.00
		Due to West Bartow	14,619.06
		Due to West Lake Mgmt.	-17,412.12
		Due to Colton Meadow, LLLP	-12,012.68
		Tenant Prepaid Rents	7,599.20
		Accrued Compensated Absences-Current	2,683.35
		First Mortgage - TCAP	3,819,255.00
		HOME Funds	131,028.00
		Mortgage Note Payable	1,009,877.00
ACCOUNTS AND NOTES RECEIVABLE		TOTAL CURRENT LIABILITIES	5,316,230.14
A/R-Tenants	15,480.93		
Allowance for Doubtful Accounts-Tenants	-4,078.59	NONCURRENT LIABILITIES	
Due from Bonnet Shores GP, Inc	7,062.23	Accrued Compensated Absences-LT	4,983.35
TOTAL DUE FROM	7,062.23	Developer Fee Payable - PCHD	70,487.00
TOTAL ACCOUNTS AND NOTES RECEIVABLE	18,464.57	TOTAL NONCURRENT LIABILITIES	75,470.35
OTHER CURRENT ASSETS		TOTAL LIABILITIES	5,391,700.49
Eviction Escrow Acct.	500.00		
Prepaid Expenses and Other Assets	2,550.26	EQUITY	
Prepaid Insurance	-6,232.26	CONTRIBUTED CAPITAL	
Utility Deposit	5,000.00	Capital - LP	6,812,347.00
TOTAL OTHER CURRENT ASSETS	1,818.00	GP Equity	-162.00
TOTAL CURRENT ASSETS	885,267.43	Syndication Costs	-40,000.00
		TOTAL CONTRIBUTED CAPITAL	6,772,185.00
NONCURRENT ASSETS		RETAINED EARNINGS	
FIXED ASSETS		Retained Earnings-Unrestricted Net Assets	-1,201,840.66
Land	300,000.00	TOTAL RETAINED EARNINGS:	-1,201,840.66
Buildings	11,447,110.83		
Automobiles	24,477.33	TOTAL EQUITY	5,570,344.34
Furniture & Fixtures	423,152.78		
Site Improvement-Infrastructure	679,255.00	TOTAL LIABILITIES AND EQUITY	10,962,044.83
Accum Depreciation-Buildings	-2,254,727.50		
Accum Depreciation- Misc FF&E	-484,918.00		
Accum Depreciation-Infrastructure	-245,298.00		
Intangible Assets			
Loan Costs	41,419.00		
Amortization Loan Cost	11,235.00		
Compliance Fees	246,589.00		
Amortization Tax Credit Fees	89,048.04		
TOTAL FIXED ASSETS (NET)	10,076,777.40		
TOTAL NONCURRENT ASSETS	10,076,777.40		
TOTAL ASSETS	10,962,044.83		

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

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	154,100.27	175,871.80	21,771.53
Cash-Payroll	-2,335.04	1,241.40	3,576.44
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,848.00	27,498.00	650.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	125,625.00	127,500.00	1,875.00
Cash-Tax & Insurance Escrow	66,550.66	72,553.88	6,003.22
Total Cash	830,883.67	864,759.86	33,876.19

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	175,871.80	175,871.80
Cash-Payroll	0.00	1,241.40	1,241.40
Cash Operating 3	0.00	0.00	0.00
Cash Restricted-Security Deposits	26,425.00	27,498.00	1,073.00
Cash Restricted-Operating Reserve	460,094.78	460,094.78	0.00
Cash Restricted-Reserve for Replacement	118,125.00	127,500.00	9,375.00
Cash-Tax & Insurance Escrow	42,144.58	72,553.88	30,409.30
Total Cash	646,789.36	864,759.86	217,970.50

Lakeland Housing Authority
West Bartow Partnership, Ltd., LLLP

Statement of Operations

For the Current and Five Months Ended May 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	70,466	69,175	1,291	1.87%	1	362,523	345,875	16,648	4.81%	830,101
Other Tenant Income	50	(485)	535	-110.30%	2	(1,188)	(2,426)	1,238	-51.03%	(5,823)
Other Income	-	85	(85)	-100.00%		257	426	(169)	-39.71%	1,022
Total Revenue	70,516	68,775	1,741	2.53%		361,592	343,875	17,717	5.15%	825,300
Administrative Expenses	10,614	15,423	(4,808)	-31.18%	3	67,318	77,114	(9,796)	-12.70%	185,074
Tenants Service Expenses	-	300	(300)	-100.00%	3	556	1,500	(944)	-100.00%	3,600
Utility Expense	8,369	8,372	(3)	-0.04%	4	49,021	41,862	7,159	17.10%	100,468
Maintenance Expense	9,588	10,845	(1,257)	-11.59%	3	42,050	54,226	(12,176)	-22.45%	130,143
General Expenses	261	4,208	(3,946)	-93.79%	3	12,551	21,038	(8,487)	-40.34%	50,490
Financing Expenses	23,990	26,778	(2,789)	-10.41%	3	116,103	133,891	(17,788)	-13.29%	321,339
Operating expense before depreciation	52,823	65,926	(13,104)	-19.88%		287,599	329,631	(42,032)	-12.75%	791,114
Net Operating Income (Loss)	17,693	2,849	14,845	521.09%		73,993	14,244	59,749	419.47%	34,185
Depreciation & Amortization	41,940	41,940	-	0.00%		209,700	209,700	-	0.00%	503,280
Capital Replacement Items	-	6,633.00	(6,633)	-100.00%		35,771	33,165.00	2,606	7.86%	79,596
Reimburse Replacement Reserve	-	-	-			-	-	-		(79,596)
Transfer In	-	-	-			-	-	-		-
Total Expense	94,763	114,499	(19,737)	-17.24%		533,069	572,496	(39,427)	-6.89%	1,294,394
Net Operating Income (Loss)	(24,247)	(45,724)	21,478	-46.97%		(171,477)	(228,621)	57,144	-24.99%	(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
May 25, 2016

ASSETS

Unrestricted Cash	
Cash Operating 1	122,733.91
Cash-Payroll	4,209.19
Petty Cash	300.00
Total Unrestricted Cash	<u>127,243.10</u>
Restricted Cash	
Cash Restricted-Security Deposits	9,700.00
Cash Restricted-Operating Reserve	25,119.58
Cash Restricted-Reserve for Replacement	183,106.89
Cash-Tax & Insurance Escrow	62,369.80
Investment 1	229,176.03
Total Restricted Cash	<u>509,472.30</u>
TOTAL CASH	<u>636,715.40</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	-7,841.16
Due from West Lake Management, LLC	250.00
Due from Villas at Lake Bonnet	-14,619.06
TOTAL DUE FROM	<u>-14,369.06</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-22,210.22</u>
OTHER CURRENT ASSETS	
Eviction Escrow Acct.	500.00
Prepaid Expenses and Other Assets	4,701.30
Prepaid Insurance	8,997.81
Prepaid Software Licenses	0.14
Utility Deposit	85.00
TOTAL OTHER CURRENT ASSETS	<u>14,284.25</u>
TOTAL CURRENT ASSETS	<u>628,789.43</u>
NONCURRENT ASSETS	
FIXED ASSETS	
Land	432,717.00
Buildings	12,796,743.00
Furn, Fixt, & Equip	1,157,974.64
Accum Depreciation-Buildings	-2,212,774.00
Accum Depreciation- Misc FF&E	-798,631.00
Accum Depreciation-Infrastructure	-246,094.00
Intangible Assets	
Loan Costs	335,121.42
Amortization Loan Cost	128,761.00
Compliance Fees	200,558.00
Amortization Tax Credit Fees	92,474.00
TOTAL FIXED ASSETS (NET)	<u>11,444,380.06</u>
Site Improvement	711,597.00
TOTAL NONCURRENT ASSETS	<u>12,155,977.06</u>
TOTAL ASSETS	<u>12,784,766.49</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
A/P Vendors and Contractors	39,061.03
Tenant Security Deposits	8,750.00
Security Deposit Clearing Account	250.00
Security Deposit-Pet	850.00
Workers Compensation	135.04
Aflac Payable	49.41
Health Insurance Payable	-1,259.76
Accrued Property Taxes	-716.49
Accrued Interest NLP Loan	-3,125.17
Accrued Payroll & Payroll Taxes	1,925.58
Accrued Audit Fees	14,760.00
Due to West Lake Mgmt.	-17,357.17
Due to Colton Meadow, LLLP	24,536.38
HAP Overpayments	28.00
Tenant Prepaid Rents	4,504.20
Accrued Compensated Absences-Current	384.32
Mortgage Note Payable	3,116,376.02
Second Mortgage Payable	850,000.00
Third Mortgage Payable	360,606.08
Fourth Mortgage Payable	400,000.00
Note Payable-City of Bartow Impact Fees	564,621.00
Deferred Development Fee	1,387,964.07
TOTAL CURRENT LIABILITIES	<u>6,752,342.54</u>
NONCURRENT LIABILITIES	
Accrued Compensated Absences-LT	713.73
Due to Affiliates	5,000.00
TOTAL NONCURRENT LIABILITIES	<u>5,713.73</u>
TOTAL LIABILITIES	<u>6,758,056.27</u>
EQUITY	
CONTRIBUTED CAPITAL	
Capital Private Investors	6,936,810.00
GP Equity	-13.00
Special LP Equity	111,288.00
Syndication Costs	-30,000.00
TOTAL CONTRIBUTED CAPITAL	<u>7,018,085.00</u>
RETAINED EARNINGS	
Retained Earnings-Unrestricted Net Assets	-991,374.78
TOTAL RETAINED EARNINGS:	<u>-991,374.78</u>
TOTAL EQUITY	<u>6,026,710.22</u>
TOTAL LIABILITIES AND EQUITY	<u>12,784,766.49</u>

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

**Changes in Cash
For the Current and Five Months Ended May 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	103,738.62	122,733.91	18,995.29
Cash-Payroll	0.00	4,209.19	4,209.19
Cash Restricted-Security Deposits	9,450.00	9,700.00	250.00
Cash Restricted-Operating Reserve	25,119.58	25,119.58	0.00
Cash Restricted-Reserve for Replacement	180,606.89	183,106.89	2,500.00
Cash-Tax & Insurance Escrow	58,027.80	62,369.80	4,342.00
Investment 1	229,176.03	229,176.03	0.00
Total Cash	606,118.92	636,415.40	30,296.48

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	94,051.47	122,733.91	28,682.44
Cash-Payroll	0.00	4,209.19	4,209.19
Cash Restricted-Security Deposits	9,330.60	9,700.00	369.40
Cash Restricted-Operating Reserve	25,131.58	25,119.58	-12.00
Cash Restricted-Reserve for Replacement	170,606.89	183,106.89	12,500.00
Cash-Tax & Insurance Escrow	40,381.80	62,369.80	21,988.00
Investment 1	228,919.40	229,176.03	256.63
Total Cash	568,421.74	636,415.40	67,993.66

Lakeland Housing Authority

Hampton Hills (AMP 4)

Statement of Operations

For the Current and Five Months Ended May 25, 2016

	Current Month					Year to Date				Annual Budget
	Actual	Budget	\$ Variance	% Variance		Actual	Budget	\$ Variance	% Variance	
Rental Income	3,492	5,303	(1,811)	-34.15%	1	21,239	26,513	(5,274)	-19.89%	63,632
Other Tenant Income	75	25	50	200.00%		467	125	342	273.20%	300
Government Subsidy Income	-	2,727	(2,727)	-100.00%	2	-	13,636	(13,636)	-100.00%	32,727
Other Income	-	0	(0)	-100.00%		3	1	2	202.12%	3
Total Revenue	3,567	8,055	(4,488)	-55.72%		21,709	40,275	(18,567)	-46.10%	96,661
Administrative Expenses	380	2,735	(2,355)	-86.11%	3	10,948	13,673	(2,725)	-19.93%	32,814
Tenant Services Expenses	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	2,834	3,075	(241)	-7.84%	3	10,218	15,373	(5,155)	-33.53%	36,896
General Expenses	639	886	(248)	-27.94%	3	3,173	4,431	(1,258)	-28.39%	10,635
Housing Assistance Payments	171	-	171	#DIV/0!		1,351	-	1,351	#DIV/0!	-
Transfer In	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Operating expense before Depreciation	4,023	6,695	(2,672)	-39.91%		25,691	33,477	(7,786)	-23.26%	80,345
Net Operating Income (Loss)	(456)	1,360	(1,816)	-133.55%		(3,982)	6,798	(10,780)	-158.57%	16,316
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	4,023	6,695	(2,672)	-39.91%		25,691	33,477	(7,786)	-23.26%	80,345
Net Income (Loss)	(456)	1,360	(1,816)	-133.55%		(3,982)	6,798	(10,780)	-158.57%	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 Administrative expense are lower than anticipated because payroll still needs to be posted for the month.
- 4 Variance reflects less than anticipated expenses.

Lakeland Housing Authority

Hampton Hills (AMP 4)

Balance Sheet

May 25, 2016

ASSETS		LIABILITIES & EQUITY	
CASH		CURRENT LIABILITIES	
Cash Operating 1	65,193.70	A/P Vendors and Contractors	2,717.67
Cash-Payroll	733.16	Tenant Security Deposits	3,000.00
Negative Cash LHA Master	885.00	Lease Purchase Escrow	3,000.00
Total Unrestricted Cash	<u>66,811.86</u>	Accrued Payroll & Payroll Taxes	316.59
Restricted Cash		Due to Federal Master	4,793.61
Cash Restricted-Security Deposits	3,000.00	Due to Central Office Cost Center	4,025.84
Cash Restricted - Escrow	3,000.00	Hampton Hills Subsidy Payable	-2,717.67
Total Restricted Cash	<u>6,000.00</u>	Tenant Prepaid Rents	<u>70.98</u>
TOTAL CASH	<u>72,811.86</u>	TOTAL CURRENT LIABILITIES	<u>15,207.02</u>
ACCOUNTS AND NOTES RECEIVABLE		NONCURRENT LIABILITIES	
A/R-Tenants	755.00	FSS Due to Tenant Long Term	2,343.00
AR-Tenant Payment Agreement	101.00	TOTAL NONCURRENT LIABILITIES	<u>2,343.00</u>
Lakeridge Homes 2nd Mortgage	<u>50,000.00</u>		
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>50,856.00</u>		
OTHER CURRENT ASSETS		 	
Eviction Escrow Acct.	500.00		
Prepaid Insurance	<u>4,372.18</u>		
TOTAL OTHER CURRENT ASSETS	<u>4,872.18</u>		
TOTAL CURRENT ASSETS	<u>128,540.04</u>	TOTAL LIABILITIES	<u>17,550.02</u>
NONCURRENT ASSETS		EQUITY	
FIXED ASSETS		RETAINED EARNINGS	
Buildings	1,405,662.07	Retained Earnings-Unrestricted Net Assets	1,517,937.75
Furniture & Fixtures	2,248.94	TOTAL RETAINED EARNINGS:	<u>1,517,937.75</u>
Accum Depreciation- Misc FF&E	-963.28		
Intangible Assets			
TOTAL FIXED ASSETS (NET)	<u>1,406,947.73</u>	TOTAL EQUITY	<u>1,517,937.75</u>
TOTAL NONCURRENT ASSETS	<u>1,406,947.73</u>		
 		TOTAL LIABILITIES AND EQUITY	<u>1,535,487.77</u>
TOTAL ASSETS	<u>1,535,487.77</u>		

**Lakeland Housing Authority
Hampton Hills (AMP 4)
Changes in Cash
For the Current and Five Months Ended May 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	67,296.23	65,193.70	-2,102.53
Cash-Payroll	0.00	733.16	733.16
Negative Cash LHA Master	885.00	885.00	0.00
Cash Restricted-Security Deposits	3,300.00	3,000.00	-300.00
Cash Restricted - Escrow	2,755.00	3,000.00	245.00
Total Cash	74,236.23	72,811.86	-1,424.37
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	71,015.50	65,193.70	-5,821.80
Cash-Payroll	0.00	733.16	733.16
Negative Cash LHA Master	0.00	885.00	885.00
Cash Restricted-Security Deposits	3,208.67	3,000.00	-208.67
Cash Restricted - Escrow	2,755.00	3,000.00	245.00
Total Cash	76,979.17	72,811.86	-4,167.31

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Statement of Operations

For the Current and Five Months Ended May 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	136,969	167,772	(30,803)	-18.36%	402,653
Other Income	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Revenue	-	33,554	(33,554)	-100.00%		136,969	167,772	(30,803)	-18.36%	402,653
Administrative Expenses	7,585	22,895	(15,310)	-66.87%	2	52,957	114,473	(61,517)	-53.74%	274,736
Tenant Services Expenses	6,545	10,181	(3,635)	-35.71%		98,030	50,903	47,127	92.58%	122,167
Utility Expense	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Maintenance and Development Expense	-	88	(88)	-100.00%	3	379	442	(63)	-14.22%	1,060
General Expenses	-	391	(391)	-100.00%	3	1,337	1,954	(617)	-31.57%	4,690
Operating expense before Depreciation	14,130	33,554	(19,425)	-57.89%		152,703	167,772	(15,069)	-8.98%	402,653
Net Operating Income (Loss)	(14,130)	-	(14,130)	#DIV/0!		(15,734)	-	(15,734)	#DIV/0!	-
Depreciation	-	-	-	#DIV/0!		-	-	-	#DIV/0!	-
Total Expenses	14,130	33,554	(19,425)	-57.89%		152,703	167,772	(15,069)	-8.98%	402,653
Net Income (Loss)	(14,130)	-	(14,130)	#DIV/0!		(15,734)	-	(15,734)	#DIV/0!	-

Comments

- 1 No income has been posted for the current period as staff is still attempting to segregate costs from COCC.

- 2 Variance is due to salaries for the period not being posted.

- 3 LHA is still in the process of separating YouthBuild from COCC. Both programs previously shared an account.

Lakeland Housing Authority

YouthBuild-DOL 2014 (49)

Balance Sheet

May 25, 2016

ASSETS

CASH

Cash Operating 1	45,969.94
Cash-Payroll	-9,610.15
Petty Cash	1,000.00
Cash in PH Master Account	34,160.70
Total Unrestricted Cash	<u>71,520.49</u>
TOTAL CASH	71,520.49

ACCOUNTS AND NOTES RECEIVABLE

Due from Public Housing General	-55,700.88
Due from Central Office Cost Center	81,923.65

TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>26,222.77</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>100,713.32</u>
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NONCURRENT ASSETS

FIXED ASSETS

Automobiles	21,299.00
Accum Depreciation- Misc FF&E	-19,525.00

Intangible Assets	<u> </u>
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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>102,487.32</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

Workers Compensation	158.66
Due to Central Office Cost Center	139,369.93
Accrued Compensated Absences-Current	<u>2,951.33</u>

TOTAL CURRENT LIABILITIES	<u>142,479.92</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>147,960.96</u>
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EQUITY

RETAINED EARNINGS

Retained Earnings-Unrestricted Net Assets	-45,473.64
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TOTAL RETAINED EARNINGS:	<u>-45,473.64</u>
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TOTAL EQUITY	<u>-45,473.64</u>
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TOTAL LIABILITIES AND EQUITY	<u>102,487.32</u>
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**Lakeland Housing Authority
YouthBuild-DOL 2014 (49)
Changes in Cash
For the Current and Five Months Ended May 25, 2016**

Period to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	8,748.83	45,969.94	37,221.11
Cash-Payroll	-3,223.60	-9,610.15	-6,386.55
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	5,525.23	36,359.79	30,834.56

Year to Date	Beginning Balance	Ending Balance	Difference
Cash Operating 1	0.00	45,969.94	45,969.94
Cash-Payroll	0.00	-9,610.15	-9,610.15
Negative Cash COCC Master	0.00	0.00	0.00
Total Cash	0.00	36,359.79	36,359.79

LAKELAND HOUSING AUTHORITY
Grant Report
Updated as of June 16, 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	245,584.58	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	1,546,973.44	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	583,968.67	583,968.67	390,155.33
				YouthBuild Subtotal:	974,124.00	876,711.60	583,968.67	583,968.67	390,155.33
21st Century	(DOE)	08-01-13	07-31-14		324,331.00	291,897.90	199,395.53	199,395.50	124,935.50
				21st Century Subtotal:	324,331.00	291,897.90	199,395.53	199,395.50	124,935.50

Administration Department

Board Report June Meeting 2016

I. Authority-Wide Updates

Section 3 and M/WBE: The Housing Authority of the City of Lakeland, Florida (LHA) entered into two (2) agreements during this reporting period. The following summarizes the impact that these obligations have had on LHA's Section 3 and M/WBE percentages:

- The total dollar volume of work contracted to outside vendors by LHA, or its affiliates, **"increased"** from \$3,331,413.72 to **\$3,433,489.72**.
- The total dollar volume of work contracted to M/WBE firms **"increased"** from \$1,199,668.96 to **\$1,293,968.96**. This equates to 38% of the total dollar volume contracted by LHA.
- Twenty Four (24) of the 80 contracts are with M/WBE firms. This represents 30% of the contracts.
- Five (5) of the 80 contracts are with Section 3 Business Concerns; which represents approximately 6% of the contracts.
- Three (3) Section 3 Hires have been employed as part of LHA's existing contracts.

Lake Ridge Home Owners Association (HOA): The Lake Ridge HOA is a part of the Renaissance at Washington Ridge (RWR) Master Association. Staff did not perform any duties related to the HOA during this reporting period.

LHA Audited Financials: Finance staff continued to work with their colleagues in Affordable Housing, Procurement, and IT to prepare for the onsite fieldwork portion of the audit. Representatives from *Berman Hopkins Wright & LaHam (BHWL)* arrived on Monday, June 6, 2016 to test the files for compliance with the Housing Choice Voucher (HCV) and Public Housing Programs. While onsite, *BHWL* staff also randomly tested contract files for vendors procured during calendar year 2015 along with the Human Resources files. *BHWL* completed testing of the files on June 9, 2016. The next step within the 2015 audit process is to perform financial fieldwork on the Financial Data Schedule (FDS) lines to validate information submitted to REAC as part of the April 15th unaudited financial submission. *BHWL* staff will perform these tasks remotely via LHA's Audit Portal.

II. LHA Portfolio

Arbor Manor

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

Cecil Gober

Installation of Cabinets and Flooring at Four UFAS Units: LHA entered into an agreement with *Imperial Cabinets and Millwork, LLC (IC&M)* on April 21, 2016. LHA staff met representatives from *Wallis Murphy Boyington Architects, Inc. (WMB)*, Architect of Record, to view a mockup of cabinets proposed for the project. During this reporting period, representatives from *WMB* also reviewed the shop drawings that *IC&M* submitted for the project. On June 8, 2016, staff received notification from *WMB* that the shop drawings and mockup was acceptable. The next step is to facilitate a meeting between *IC&M* and *One Stop Carpet Shop (One Stop)* to establish a

start date for the project. Once the start date has been finalized, LHA staff will notify seniors living at the UFAS units as they will have to be temporarily relocated from the units until installation of the cabinets and flooring are complete.

Re-flooring Project: On May 2, 2016, LHA entered into an agreement with *One Stop* to supply and install vinyl plank flooring at 18 additional units.

Hampton Hills

Homeownership Plan: On April 18, 2016, the homebuyers at 3841 Rollingsford Circle closed on their home. The homebuyers for 3896 Hampton Hills Drive and 1848 Holton Road are scheduled to close by June 30, 2016.

LHA Administration Building

Backup Electrical Systems: Installation of the emergency generator is in progress. Representatives from *Leedy Electric East, LLC (Leedy)* shut down the electrical system June 11-12, 2016. The purpose of the shutdown was so that staff could commence installation of the service panels. Another electrical disruption is scheduled to occur June 19-20, 2016. This will allow *Leedy's* staff to replace the second service panel.

Construction of IT Server Room: During this reporting period, LHA staff completed painting of the walls and installation of the floors. Installation of the air conditioning unit is also complete. The next step is to have the room inspected by *Miller Construction*, construction manager and the City of Lakeland so that the project can be officially closed out.

WestLake

Redevelopment of Westlake: On January 28, 2016, staff received notification that the award of \$5,298,200 in SAIL financing was final. Subsequently, staff issued a request for task order proposals to the on-call environmental firms. Staff awarded the task order to *GLE Associates, Inc. (GLE)* on February 28, 2016. *GLE* completed the report on March 29, 2016. Staff from *The Housing Trust Group (HTG)*, WestLake Developer, submitted the report to Florida Housing Finance Corporation as part of the due diligence process for the SAIL award.

Williamstown

HUD's Jacksonville Field Office (JFO) approved the Designated Housing Plan (DHP) on April 20, 2016. Additionally, on June 10, 2016, JFO approved the RHF 1st Increment Plan. A copy of the approval letter is included under "Other Business". LHA also received notification that HUD's San Francisco Field Office approved the plans on June 16, 2016. Subsequently, the Mixed-Finance Development Proposal that LHA submitted to HUD's Miami Field Office on May 9, 2016 can now be sent to panel for approval.

III. Mixed Finance Developments

Intersection of N. Florida Avenue and W. Tenth Street: Staff did not perform any activities related to the property during this reporting period.

Design of Single-Family and Duplex Buildings for 15 Vacant Lots: Representatives from *Wallis Murphey Boyington Architects, Inc. (WMB)* are 70% complete with design of Phase 1 and 2 Construction Documents. Staff did not perform any activities related to this project during this reporting period.

The Manor at West Bartow

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

Villas at Lake Bonnet

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

Magnolia Pointe

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

YouthBuild Support

Staff continues to prepare the application for the DOL 2016 – 2019 grant.

June 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 May 2016:

- Issued an Invitation for Bids for **Repairs to Unit #15, WestLake** due to fire and water damage
- Issued an Invitation for Bids for the **replacement of the existing air conditioning heat pump for the SE wing of LHA's Administration Building**
- Issued a Request for Proposals to **provide eighty (80) Section 8 Project-Based Vouchers (PBV) under a PBV Housing Assistance Payments Contract**
- Developed an agreement with **One Stop Carpet Shop, Inc.** for the **Replacement of Floor Covering in 15 Units of Cecil Gober Villas** for a not-to-exceed value of \$94,300.00
- Developed an agreement between **West Lake Management, LLC** and **West Bartow Partnership LTD, LLLP** for the **surface repair and painting of the exterior of The Manor at West Bartow** for a not-to-exceed value of \$28,500.00
- Developed an agreement with **Citrus Air Conditioning, Inc.** for the **replacement of the existing air conditioning heat pump system for the SE wing of LHA's Administration Building** for a not-to-exceed value of \$7,776.00

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

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

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 May 31, 2016.

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

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
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
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	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	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

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 May 31, 2016.

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

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
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
58	One Stop Carpet Shop	\$94,300.00	Yes	Woman-Owned	1	No	0	0	0
59	Citrus Air Conditioning	\$7,776.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
60	GLE Associates	\$27,170.00	No	N/A	0	No	0	No	0
61	Wallis Murphey Boyington	\$251,132.00	No	N/A	0	No	0	No	0
62	Bessolo Design Group	\$0.00	No	N/A	0	No	0	No	0
63	Robert Reid Wedding	\$47,227.50	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
64	Valuation Advisors	\$7,700.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
65	DRMP	\$0.00	No	N/A	0	No	0	No	0
66	Hamilton Engineering & Surveying	\$0.00	No	N/A	0	No	0	No	0
67	ECON	\$5,020.00	No	N/A	0	No	0	No	0
68	Pickett & Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
69	ACT-American Compliance Technologies	\$0.00	No	N/A	0	No	0	No	0
70	GLE Associates	\$16,230.00	No	N/A	0	No	0	No	0
71	Terracon Consultants	\$2,495.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
72	Boggs Engineering (Civil)	\$39,973.00	No	N/A	0	No	0	No	0
73	Hamilton Engineering & Surveying (Civil)	\$0.00	No	N/A	0	No	0	No	0
74	EE & G Environmental (Environmental)	\$41,230.00	No	N/A	0	No	0	No	0
75	GLE Associates (Multi-discipline)	\$1,425.00	No	N/A	0	No	0	No	0
76	Biller Reinhart (Structural)	\$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 May 31, 2016.

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

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
<i>Indefinite Delivery, Indefinite Quantity Financial Advisor Services Pool</i>									
77	Baker Tilly	\$0.00	No	N/A	0	No	0	No	0
78	Innovative Financial Housing Solutions	\$187,000.00	Yes	Woman-owned	1	No	0	No	0
79	TAG Associates	\$0.00	No	N/A	0	No	0	No	0
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
80	Berman Hopkins Wright & LaHam	\$70,000.00	No	N/A	0	No	0	No	0
81									
82									
TOTALS		\$3,433,489.72			24		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 May 31, 2016.

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

Item #	Contractor	Amount	M/WBE	Type	M/WBE Totals	Section 3 Firm	Section 3 Firm Totals	Section 3 Hires	Section 3 Totals
1	One Stop Carpet Shop	\$94,300.00	Yes	Woman-Owned	1	No	0	0	0
2	Citrus Air Conditioning	\$7,776.00	No	N/A	0	No	0	No	0
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
<i>Indefinite Delivery, Indefinite Quantity Architectural Services Pool</i>									
13									
14									
15									
<i>Indefinite Delivery, Indefinite Quantity Property Appraisal Services Pool</i>									
16									
<i>Indefinite Delivery, Indefinite Quantity Surveying Services Pool</i>									
17									
18									
19									
20									
<i>Indefinite Delivery, Indefinite Quantity Environmental Testing/Building Inspection Services Pool</i>									
21									
22									
23									
<i>Indefinite Delivery, Indefinite Quantity Engineering Services Pool</i>									
24									
25									
26									
27									
<i>Indefinite Delivery, Indefinite Quantity Legal Services Pool</i>									
28									
29									
30									
<i>Indefinite Delivery, Indefinite Quantity Audit Services</i>									
31									
32									
TOTALS		\$102,076.00			1		0		0

Note: Amounts referenced within the table include all contracts, amendments/change orders, and/or task orders issued to the vendor May 1-31, 2016.

June 2016 Board Report



Academics

Academics in the month of May have been slower than usual due to the interim period between cycles. However, there is still activity going on. Students who had not previously earned their diplomas have been returning to complete work and continue the pursuit of their diploma. Students who come in receive individual help in the areas needed, as well as any help they may need with records, or academic placement.

Recruiting

Recruiting continued with a flurry of new applicants in preparation for the Cycle 13 Orientation. Over all there were 56 young people invited to the Orientation. From these candidates we will select eighteen to be a part of the YouthBuild Lakeland Program. Recruiting for Cycle 14 begins immediately and will continue until January of 2017.

Career Development

During the month of May, the Career Development Specialist continued to assist the Cycle 11 and Cycle 12 participants to move forward on their journey to success through employment retention, job referral and/or placement efforts.

Events at YouthBuild

- May 9-12th - National Director's Meeting-Washington, D.C.
- May 10th - Homeless Youth Taskforce Meeting
- May 17-18th - DOL Peer-Peer Meeting, Atlanta, GA
- May 19th - Girl's Inc. "She Knows Where She's Going" luncheon
- May 23 - Orientation for Cycle 13 Begins

Janiene Bambridge
YouthBuild Program Manager

Cynthia E. Zorn-Shaw
YouthBuild Career Development Specialist

Richard Mooneyham
YouthBuild Program Instructor

Terry Love
YouthBuild Construction Trainer



U.S. Department of Housing and Urban Development

Region IV, Miami Field Office
Brickell Plaza Federal Building
909 SE First Avenue, Rm. 500
Miami, FL 33131-3042

June 10, 2016

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

Dear Mr. Stevenson:

Subject: Approval of the Replacement Housing Factor (RHF) Plan for
First Increment – Fiscal Years (FYs) 2013 through 2016

This is in reference to the RHF Plan submitted with your April 29, 2016, letter. The Housing Authority of the City of Lakeland (LHA) is requesting to accumulate RHF grant funds for FYs 2013 through 2016 as part of its focus on redevelopment and expanding affordable housing opportunities. The LHA will use its Replacement Housing Factor funding to develop/construct up to 48 public housing ACC units at Williamstown.

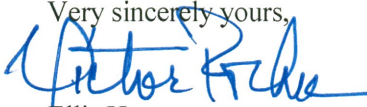
The RHF Plan submitted by the LHA was drafted in accordance with the latest guidance provided in Notice PIH 2012-41(HA). In this regard, the LHA has stated that it intends to accumulate replacement funds for the construction of ACC units to be operated as conventional public housing units. As shown in the Line of Credit Control System (LOCCS) database, the LHA has so far received \$208,904.00 under FL14R011501-13, \$185,710.00 under FL14R011501-14, \$187,612.00 under FL14R011501-15, and \$193,574.00 under FL14R011501-16, for a total accumulation of \$775,800.00. We will notify the Office of Capital Improvements of this approval. In addition, we will amend the implementation timeframes for RHF grants FL14R011501-13 through -16 in LOCCS to reflect the later obligation dates.

We take this opportunity to advise you that the Field Office cannot approve any time extensions to the obligation and expenditure deadlines. As provided for in the Quality Housing Work Responsibility Act, only HUD's Secretary or Deputy Secretary may approve any time extensions for obligation.

Finally, we acknowledge that the LHA has submitted a Development Proposal, which is contingent to the RHF amendment approval been issued by this letter. The Development Proposal is currently under review in the Miami Field Office of Public Housing

Should you have any questions or concerns regarding this letter, please contact Robert Caravello, Public Housing Revitalization Specialist at (904) 208-6081, or Juan Miranda at (305) 520-5082.

Very sincerely yours,


for Ellis Henry
Director
Office of Public Housing