

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate

AnnualPlanforFiscalYear:October1,2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

PHA Plan Agency Identification

PHAName: WinterParkHousingAuthority

PHANumber: FL082

PHAFiscalYearBeginning:1 0/2003

PHA Plan Contact Information:

Name: Lynda Hinckley, Executive Director

Phone: 407 -645-2869

TDD: 407 -645-2869

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

AnnualPHAPlan
FiscalYear2003
 [24CFRPart903.7]

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ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There are no substantial changes from the last year's plan.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **?\$294,676**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 -Year Action Plan

The Capital Fund Program 5 Year Action Plan is provided as Attachment fl082b01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment fl082a01.

(3) Capital Fund Performance & Evaluation Reports

The Capital Fund Program P&E Reports are provided as Attachment fl082c01

3. Demolition and Disposition

[24CFR Part 903.79(h)] Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPEVI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for _____ units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for _____ units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity : b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply): **N/A**

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources

Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$N/A

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at: Attachment (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

Yes No: below

Yes No: at the end of the RAB Comments in Attachment

E.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: **Orange County**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below):

Establishes the need for assisted, affordable housing in the community. The Winter Park Housing Authority will strive to meet the needs of low, very low and extremely low income residents of Orange County. The waiting list shows a need for housing for all family types in the Authority jurisdiction.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan

The Code of Federal Regulations (CFR) at 24 CFR Part 903 Section 7, Public Housing Agency Plans; Final Rule issued on October 21, 1999 is very specific with respect to the information to be provided in an Agency Plan. Part 903 Section 7(r)(2) states that a PHA must identify the basic criteria the PHA will use for determining a substantial deviation from its Five-Year Plan; and significant amendment or modification to its Five-Year Plan and Annual Plan.

WPHA defines a substantial deviation as a change in the mission statement, goals and objectives, or in the CFP 5-year action plan that requires board approval to implement. The WPHA's definition has not changed since the last PHA Plan submittal. WPHA did not experience a substantial deviation from the 5-year plan nor do we anticipate a substantial deviation during this fiscal year.

B. Significant Amendment or Modification to the Annual Plan:

The following actions are considered to be Significant Amendments or Modifications:

- Change to rent policy;
- Change to the admission policies;
- Change to the organization of the waiting list; and
- Other policy changes requiring board approval and resident notification

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. It is our understanding that HUD does not consider such changes significant amendments. There are some changes in the Capital Improvements Plan from the original 5-Year Plan, as a result of the work completed with prior funding, review of the original items, and changes in the funding allocation.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
<input checked="" type="checkbox"/>	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) Not available at time of 2002 PHA Plan Submittal	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP plan. 	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
<input checked="" type="checkbox"/>	The result of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Required Attachment B. Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Dorothy Felton

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **May 2005**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **N/A**

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **N/A**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Required Attachment C:
Membership of the Resident Advisory Board or Boards**

Member Name	Term Expires
Iris Cook, President	September 2003
Joy Williams, Vice President	September 2003
Tarsha Watson, Secretary/Treasurer	September 2004
Barbara Borland	September 2004
Herlindo Rubio	September 2005

RESIDENT COMMISSIONER ON BOARD

<i>Dorothy Felton</i>	<i>May 2005</i>
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Required Attachment D: Resident Advisory Board Comments

None

Required Attachment E: Statement of Progress: Goal and Objectives

Goal#1: Expand the supply of assisted housing.

The Winter Park Housing Authority has taken the following actions toward this goal:

- Executive Director serves as a member of the Advisory Board for FANNIEMAE of Central Florida and on WOR KFORCE Central Florida Board.
- As an ongoing process, will continue to consider acquisition fund for purchase of additional rental units.
- Working jointly with the City of Winter Park and non-profit developer to construct 30 replacement apartments.

Goal#2: Improve the quality of assisted housing.

- Continue renovations to public housing units including new roofs, air conditioning, painting building exteriors, and installing ceramic tile floors.

Goal#3: Increase assisted housing choices.

- Continue to provide education about area homeownership opportunities. Nine residents moved from WPHA owned properties into homeownership.
- Continue to seek partnerships (e.g. Consumer Credit Counseling, Center for Independent Living) to ease transition into private sector housing.

Goal#4: Provide an improved living environment.

- Implement public housing security improvements such as additional security lighting, fencing, etc.

Goal#5: Improve quality of life and economic vitality.

- Continue to attract supportive services to improve assistance recipients' employability including ESTEEM, Inc. University of Central Florida School of Nursing, Winter Park Library.

Goal#6: Ensure equal opportunity and affirmatively further fair housing objectives.

- As an ongoing process, undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability including outreach at the Center for Independent Living, attending Homeless Network Services and Housing Roundtable meetings.

Required Attachment F: Initial Voluntary Conversion Assessment.

1. How many of the PHA's developments are subject to the Required Initial Assessments? **FL082-001 (One HUD development number, two sites)**
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)? **None (the development is not designated, however, one of the two sites is housing for elderly/ disabled as originally constructed.)**
3. How many Assessments were conducted for the PHA's covered developments? **One HUD development number**
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **None at this time, however, we do understand that this is a non-binding assessment and will report on any changes in the next agency plans submittal.**

**Annual Statement/
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HAName		Capital Funds Project Number	FFY of Grant Approval		
Winter Park Housing Authority		FL29P082501-03	2003		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Performance and Evaluation Report Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$25,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$5,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$261,176.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$3,500.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$294,676.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement/
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funds Program**

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
PHAWide	<u>1406 Operations</u>	1406		\$25,000.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1408 Management Improvements</u>	1408						
	MANAGEMENT STAFF TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE STAFF TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			\$5,000.00	\$0.00	\$0.00	\$0.00	
	COMPUTER SOFTWARE AND/OR TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			\$0.00	\$0.00	\$0.00	\$0.00	
	SECURITY GUARD SERVICE			\$0.00	\$0.00	\$0.00	\$0.00	
	CRIMINAL INVESTIGATION FOR ADMINISTRATIVE OR JUDICIAL PROCEEDINGS			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1408			\$5,000.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1410 Administration</u>	1410						
	EXECUTIVE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	EXECUTIVE SECRETARY (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	FINANCE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	ACCOUNTANT 1 (20% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	MOD COORDINATOR (100% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	SITE MANAGER (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	RESIDENT PARTICIPATION COST			\$0.00	\$0.00	\$0.00	\$0.00	
	BENEFITS (7% of MODS Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	LITIGATION EXPENSES			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1410			\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1411 Audits</u>	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1415 Liquidated Damages</u>	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1430 Fees and Cost</u>	1430						
	CONSULTANT FEES			\$0.00	\$0.00	\$0.00	\$0.00	
	A&E Fees			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1430			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1440 SITE ACQUISITION</u>	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1490 REPLACEMENT RESERVE</u>	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1499 MOD USED FOR DEVELOPMENT</u>	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$30,000	\$0	\$0	\$0	

**Annual Statement/
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
FL29P082-001								
	1460 Dwelling Structure (CONT.)							
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$261,176.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges and Refrigerators as needed			\$3,500.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$3,500.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$3,500.00	\$0.00	\$0.00	\$0.00	
	Total Cost for FL29P082-001			\$264,676.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL82-1	9/30/2005			9/30/2006			
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**CapitalFundProgramFive -YearActionPlan
PartI:Summary**

PHAName: WinterParkHousing Authority				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/H A-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2004	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementforYear5 FFYGrant:2006 PHAFY:2007
PHAWide	Annual Statement	1406 –Operations -\$25,000	1406 –Operations -\$25,000	1406 –Operations\$25,000	1406 –Operations -\$25,000
PHAWide				1450 –SiteImprovement LandscapingandSignage \$20,000	1450 –SiteI mprovement LandscapingandSignage \$20,000
FL082-001 Meadows TranquilTerrace		1460 -\$266,176	1460 -\$262,176	1460 -\$242,176	1460 -\$242,176
FL082-001 Meadows TranquilTerrace		1465 -\$3,500	1465 -\$7,500	1465 -\$7,500	1465 -\$7,500
CFPFundsListed for5 -year planning		\$294,676	\$294,676	\$294,676	\$294,676
Replacement HousingFactor Funds		N/A	N/A	N/A	N/A

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear:4 FFYGrant:2005 PHAFY:2006			ActivitiesforYear:5 FFYGrant:2006 PHAFY:2007		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
PHAWide	1406 Operations	\$25,000	PHAWide	Operations	\$25,000
PHAWide	1450 Landscapingand Signage	\$20,000	PHAWide	1450 Landscapingand Signage	\$20,000
FL082-001 Meadows Tranquil Terrace	1460 ExteriorPainting Reroofasneeded OnUnitTurn: Replacefloorswith ceramictile Replacebi -folddoors InstallVerticalBlinds Bathroomtub surroundsortile repair	\$242,176	FL082-001 Meadows Tranquil Terrace	1460 Reroofasneeded OnUnitTurn: Replacefloorswith ceramictile Replacebi -folddoors InstallVerticalBlinds Bathroomtub surroundsortile repair	\$242,176
FL082-001 Meadows Tranquil Terrace	1465.1 OnUnitTurn: ReplaceRangesand Refrigerators	\$7,500	FL082-001 Meadows Tranquil Terrace	1465.1 OnUnitTurn: ReplaceRangesand Refrigerators	\$7,500
TotalCFPEstimatedCost		\$294,676			\$294,676

**Annual Statement/
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HAName		Capital Funds Project Number	FFY of Grant Approval		
Winter Park Housing Authority		FL29P082501-02	2002		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	<input checked="" type="checkbox"/> Performance and Evaluation Report Ending 03/31/2003		
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$26,776.00	\$26,776.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$79,700.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$188,200.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$294,676.00	\$26,776.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
CapitalFundsProgram

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

OMBApproval2577-0157(Exp.3/31/2002)

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
FL29P082-001								
	1450SiteImprovements	1450						
	504COMPLIANCEINSTALLCURBCUTSANDRAMPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECURBING			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLRAILINGATEXTERIORSTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACEMENTOFCONCRETESTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALLANDSCAPING			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALSIDEWALKREPAIRORREPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	PLAYGROUNDEQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECLOTHESLINESANDPOLES			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALSTREETREPAIR			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICALORGASDISTRIBUTIONLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	SEWERLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	WATERLINES/WATERMETERS			\$36,200.00	\$0.00	\$0.00	\$0.00	
	STORMSEWERS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLRETAININGWALL			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLFENCE		800LF	\$43,500.00	\$0.00	\$0.00	\$0.00	
	INSTALLPOLEMOUNTEDSITELIGHTING			\$0.00	\$0.00	\$0.00	\$0.00	
	MAILBOXES			\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal1450			\$79,700.00	\$0.00	\$0.00	\$0.00	
	1460DwellingStructure	1460						
	REPLACEWATERHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	CLEANSEWERLINES		120LF	\$6,000.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWVINYLFOORTILE			\$10,000.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWFASYSTEM(HEATING&COOLING)			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWWALLORSPEACEHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECT.ORGASSYSTEMIMPROVEMENTSOUNITS			\$0.00	\$0.00	\$0.00	\$0.00	
	DRYWALLREPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	INTERIORPAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEKITCHENCABINETS			\$0.00	\$0.00	\$0.00	\$0.00	
	BATHROOMRENOVATION			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEROOFSHINGLES/BUILTUPROOFS			\$73,800.00	\$0.00	\$0.00	\$0.00	
	REPLACEWINDOWS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEINTERIORDOORSW/WOFRAMES			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEEXTERIORDOORSW/WOFRAMES			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEORINSTALLNEWSCREENDOORS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOWSECURITYSCREENS/SCREENS		123units	\$98,400.00	\$0.00	\$0.00	\$0.00	
	REPLACEEXTERIORVINYL SIDING			\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$267,900.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL29P082-001								
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			\$0.00	\$0.00	\$0.00	\$0.00	
	GUTTERS & DOWNSPOUTS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE DOOR HARDWARE			\$0.00	\$0.00	\$0.00	\$0.00	
	EXTERIOR PAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$188,200.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Refrigerators			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470						
	DAYCARE CENTER CONSTRUCTION			\$0.00	\$0.00	\$0.00	\$0.00	
	COMMUNITY BUILDING CONSTRUCTION			\$0.00	\$0.00	\$0.00	\$0.00	
	PLUMBING REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICAL REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	HVAC REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	SECURITY SYSTEMS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOW REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	DOOR REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	COMMUNITY SPACE EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	COMPUTER EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for FL29P082-001			\$267,900.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL82-1	7/2/2004			7/2/2006			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement/
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HAName		Capital Funds Project Number	FFY of Grant Approval		
Winter Park Housing Authority		FL29P082501-00	2000		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number #3		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>3/31/2003</u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #2	Revised (3)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$124,432	\$94,290	\$94,290	\$86,985
10	1460 Dwelling Structures	\$156,324	\$181,324	\$181,324	\$160,451
11	1465.1 Dwelling Equipment-Nonexpendable	\$15,000	\$20,142	\$20,142	\$16,250
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$295,756.00	\$295,756.00	\$295,756.00	\$263,686.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
CapitalFundsProgram

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

OMBApproval2577-0157(Exp.3/31/2002)

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
FL29P082-001								
	1450SiteImprovements	1450						
	504COMPLIANCEINSTALLCURBCUTSANDRAMPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECURBING			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLRAILINGATEXTERIORSTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACEMENTOFCONCRETESTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALLANDSCAPING			\$59,432.00	\$59,432.00	\$59,432.00	\$59,432.00	Complete
	GENERALSIDEWALKREPAIRORREPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	PLAYGROUNDEQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECLOTHESLINESANDPOLES			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALSTREETREPAIR			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICALORGASDISTRIBUTIONLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	SEWERLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	WATERLINES/WATERMETERS			\$0.00	\$0.00	\$0.00	\$0.00	
	STORMSEWERS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLRETAININGWALL			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLFENCE			\$65,000.00	\$34,858.00	\$34,858.00	\$27,553.00	OnSchedule
	INSTALLPOLEMOUNTEDSITELIGHTING			\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal1450			\$124,432.00	\$94,290.00	\$94,290.00	\$86,985.00	
	1460DwellingStructure	1460						
	REPLACEWATERHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	ATTICINSULATION			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWVINYL/CERAMICFLOORTILE			\$92,614.00	\$92,614.00	\$92,614.00	\$71,741.00	OnSchedule
	INSTALLNEWFASYSTEM(HEATING&COOLING)			\$63,092.00	\$88,092.00	\$88,092.00	\$88,092.00	Complete
	INSTALLNEWWALLORSPEACEHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECT.ORGASSYSTEMIMPROVEMENTSOUNITS			\$0.00	\$0.00	\$0.00	\$0.00	
	VERTICALBLINDS			\$0.00	\$0.00	\$0.00	\$0.00	
	INTERIORPAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEKITCHENCABINETS			\$0.00	\$0.00	\$0.00	\$0.00	
	BATHROOMRENOVATION			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEROOFSHINGLES/BUILTUPROOFS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEWINDOWS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEINT.BI-FOLDDOORSW/WOFRAMES			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEEXTERIORDOORSW/WOFRAMES			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEORINSTALLNEWSCREENDOORS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOWSECURITYSCREENS/SCREENS			\$0.00	\$0.00	\$0.00	\$0.00	
	NEWELEVATORFLOORS			\$618.00	\$618.00	\$618.00	\$618.00	Complete
	PAGESUBTOTAL			\$280,756.00	\$275,614.00	\$275,614.00	\$247,436.00	

**Annual Statement/
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL29P082-001								
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			\$0.00	\$0.00	\$0.00	\$0.00	
	GUTTERS & DOWNSPOUTS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE DOOR HARDWARE			\$0.00	\$0.00	\$0.00	\$0.00	
	EXTERIOR PAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$156,324.00	\$181,324.00	\$181,324.00	\$160,451.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			\$7,500.00	\$10,000.00	\$10,000.00	\$10,000.00	Complete
	Replace Refrigerators			\$7,500.00	\$10,142.00	\$10,142.00	\$6,250.00	On Schedule
	Total 1465			\$15,000.00	\$20,142.00	\$20,142.00	\$16,250.00	
	1470 Non-Dwelling Structures	1470						
	DAYCARE CENTER CONSTRUCTION			\$0.00	\$0.00	\$0.00	\$0.00	
	COMMUNITY BUILDING CONSTRUCTION			\$0.00	\$0.00	\$0.00	\$0.00	
	PLUMBING REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICAL REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	HVAC REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	SECURITY SYSTEMS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOW REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	DOOR REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	COMMUNITY SPACE EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	COMPUTER EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$15,000.00	\$20,142.00	\$20,142.00	\$16,250.00	
	Total Cost for FL29P082-001			\$295,756.00	\$295,756.00	\$295,756.00	\$263,686.00	

**Annual Statement/
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL82-01	3/31/2002	9/30/2002		9/30/2003	9/30/2004		

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement/
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HAName		Capital Funds Project Number	FFY of Grant Approval		
Winter Park Housing Authority		FL29P082501-01	2001		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number #3		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>03/31/2003</u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (3)	Obligated	Expended
1	Total Non-CFP Funds		\$112,260		
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$20,224.00	\$13,224.00	\$13,224.00	\$2,270.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$65,000.00	\$65,000.00	\$65,000.00	\$50,278.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
10	1460 Dwelling Structures	\$185,340.00	\$185,340.00	\$185,340.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$6,000.00	\$6,000.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$1,000.00	\$1,000.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$300,564.00	\$300,564.00	\$300,564.00	\$52,548.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement/
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
PHAWide	<u>1406 Operations</u>	1406		\$20,224.00	\$13,224.00	\$13,224.00	\$2,270.00	On Schedule
PHAWide	<u>1408 Management Improvements</u>	1408						
	MANAGEMENT STAFF TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE STAFF TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	RESIDENT JOB AND LEADERSHIP TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	COMPUTER SOFTWARE AND/OR TRAINING			\$0.00	\$0.00	\$0.00	\$0.00	
	ADDITIONAL STAFF FOR SOCIAL SERVICES			\$0.00	\$0.00	\$0.00	\$0.00	
	SECURITY GUARD SERVICE			\$0.00	\$0.00	\$0.00	\$0.00	
	CRIMINAL INVESTIGATION FOR ADMINISTRATIVE OR JUDICIAL PROCEEDINGS			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1408			\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1410 Administration</u>	1410						
	EXECUTIVE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	EXECUTIVE SECRETARY (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	FINANCE DIRECTOR (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	ACCOUNTANT 1 (20% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	MOD COORDINATOR (100% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	SITE MANAGER (5% OF Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	RESIDENT PARTICIPATION COST			\$0.00	\$0.00	\$0.00	\$0.00	
	BENEFITS (7% of MOD Salary)			\$0.00	\$0.00	\$0.00	\$0.00	
	LITIGATION EXPENSES			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1410			\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1411 Audits</u>	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1415 Liquidated Damages</u>	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1430 Fees and Cost</u>	1430						
	CONSULTANT FEES			\$0.00	\$0.00	\$0.00	\$0.00	
	A&E Fees			\$65,000.00	\$65,000.00	\$65,000.00	\$50,278.00	On Schedule
	Total 1430			\$65,000.00	\$65,000.00	\$65,000.00	\$50,278.00	
	<u>1440 SITE ACQUISITION</u>	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1490 REPLACEMENT RESERVE</u>	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHAWide	<u>1499 MOD USED FOR DEVELOPMENT</u>	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$85,224	\$78,224	\$78,224	\$52,548	

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
CapitalFundsProgram

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

OMBApproval2577-0157(Exp.3/31/2002)

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
FL29P082-001								
	1450SiteImprovements	1450						
	504COMPLIANCEINSTALLCURBCUTSANDRAMPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECURBING			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLRAILINGATEXTERIORSTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACEMENTOFCONCRETESTEPS			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALLANDSCAPING			\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
	GENERALSIDEWALKREPAIRORREPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	PLAYGROUNDEQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIRORREPLACECLOTHELINESANDPOLES			\$0.00	\$0.00	\$0.00	\$0.00	
	GENERALSTREETREPAIR			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICALORGASDISTRIBUTIONLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	SEWERLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	WATERLINES			\$0.00	\$0.00	\$0.00	\$0.00	
	STORMSEWERS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLRETAININGWALL			\$0.00	\$0.00	\$0.00	\$0.00	
	REPAIR,REPLACEORINSTALLFENCE			\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	
	INSTALLPOLEMOUNTEDSITELIGHTING			\$0.00	\$0.00	\$0.00	\$0.00	
	MAILBOXES			\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal1450			\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	
	1460DwellingStructure	1460						
	REPLACEWATERHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWCARPETING			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWVINYLFOORTILE			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWFASYSTEM(HEATING&COOLING)			\$0.00	\$0.00	\$0.00	\$0.00	
	INSTALLNEWWALLORSPEACEHEATERS			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECT.ORGASSYSTEMIMPROVEMENTSOUNITS			\$0.00	\$0.00	\$0.00	\$0.00	
	DRYWALLREPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	INTERIORPAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEKITCHENCABINETS			\$0.00	\$0.00	\$0.00	\$0.00	
	BATHROOMRENOVATION			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEROOFSHINGLES/BUILTUPROOFS			\$142,800.00	\$142,800.00	\$142,800.00	\$0.00	
	REPLACEWINDOWS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEINTERIORbi-DOORSW/WOFRAMES			\$42,540.00	\$42,540.00	\$42,540.00	\$0.00	
	REPLACEEXTERIORDOORSW/WOFRAMES			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEORINSTALLNEWSCREENDOORS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOWSECURITYSCREENS/SCREENS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACEEXTERIORVINYL SIDING			\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$215,340.00	\$215,340.00	\$215,340.00	\$0.00	

**Annual Statement/
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Funds Program

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FL29P082-001								
	1460 Dwelling Structure (CONT.)							
	REPAIR OR REPLACE BRICK OR STUCCO			\$0.00	\$0.00	\$0.00	\$0.00	
	GUTTERS & DOWNSPOUTS			\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE DOOR HARDWARE			\$0.00	\$0.00	\$0.00	\$0.00	
	EXTERIOR PAINTING			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$185,340.00	\$185,340.00	\$185,340.00	\$0.00	
	1465 Dwelling Equipment	1465						
	Replace Ranges			\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Refrigerators			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470						
	Floor Replacement-Recreation Center			\$0.00	\$6,000.00	\$6,000.00	\$0.00	
	COMMUNITY BUILDING CONSTRUCTION			\$0.00	\$0.00	\$0.00	\$0.00	
	PLUMBING REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	ELECTRICAL REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	HVAC REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	SECURITY SYSTEMS			\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOW REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	DOOR REPLACEMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$0.00	\$6,000.00	\$6,000.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
	OFFICE FURNITURE			\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	COMMUNITY SPACE EQUIPMENT			\$0.00	\$1,000.00	\$1,000.00	\$0.00	
	COMPUTER EQUIPMENT			\$0.00	\$0.00	\$0.00	\$0.00	
	EXPENDABLE EQUIPMENT W/FORCE ACCOUNT			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$1,000.00	\$1,000.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGESUBTOTAL			\$0.00	\$7,000.00	\$7,000.00	\$0.00	
	Total Cost for FL29P082-001			\$215,340.00	\$222,340.00	\$222,340.00	\$0.00	

**Annual Statement/
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
FL82-1	3/31/2003	9/30/2003		9/30/2004	9/30/2005		

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date