

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Winter Haven Housing Authority      **PHA Number:** FL139

**PHA Fiscal Year Beginning:** 10/2007

**PHA Programs Administered:**

**Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
 Number of public housing units: 229      Number of S8 units:      Number of public housing units:  
 Number of S8 units: 88

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005-2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

The Winter Haven Housing Authority is committed to achieving excellence in providing safe, clean, and modern housing assistance while promoting self-sufficiency, upward mobility, and partnerships with our residents and others to enhance the quality of life in our communities.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies: To reduce vacancies by at least 50% in Fiscal Year 2007.
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
  - Objectives:
    - Improve public housing management: To get the PHA out of troubled status
    - Improve voucher management: To get the PHA out of troubled status
    - Increase customer satisfaction:
    - Concentrate on efforts to improve specific management functions: Public Housing finance, UPCS Inspections, More oversight over maintenance, More oversight on vacant unit turnaround
    - Renovate or modernize public housing units: Utilize the Capital Fund Program to the fullest extent possible
    - Demolish or dispose of obsolete public housing: Demolish Orrin Circle complex
    - Provide replacement public housing:
    - Provide replacement vouchers:
    - Other: Utilize SHIP monies that may be available thru the City of Winter Haven to renovate vacant apartments and improve the exterior of the buildings.

- PHA Goal: Increase assisted housing choices
  - Objectives:
    - Provide voucher mobility counseling:
    - Conduct outreach efforts to potential voucher landlords
    - Increase voucher payment standards
    - Implement voucher homeownership program:
    - Implement public housing or other homeownership programs:
    - Implement public housing site-based waiting lists:
    - Convert public housing to vouchers:
    - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - Implement public housing security improvements:
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
    - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Agency Plan is a comprehensive guide to the Winter Haven Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the Plan: the Five-Year Plan, which the Authority submits to the Department of Housing and Urban Development (HUD) once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every fiscal year. This document represents the Authority's Fiscal Year 2007 Agency Plan Annual Update.

The PHA has applied for approval thru HUD for the demolition of the Orrin Circle development. This is a family complex. Eligible families living in this complex will be located to other units owned by the PHA.

The PHA is dedicated to bringing the agency out of troubled status and making the Authority an asset to the community. This will be accomplished by striving to improve management and maintenance functions, careful screening of applicants, lease enforcement, and the cooperation of all parties concerned – PHA staff and residents.

Since the Agency Plan serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the Fiscal Year 2007 CFP based on the funding amount approved for 2006. These documents are incorporated in to this Plan.

A list of all information included in the Plan and all supporting documentation that is available for review is located on the following pages.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

##### Required Attachments:

- fl139a05.** Statement of Progress in Meeting 5-Year Plan Mission and Goals
- fl139b05.** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- fl139h05.** Admissions Policy for Deconcentration
- fl139i05.** Resident Commissioner and List of Resident Advisory Board Members
- fl139j05.** Community Service Description of Implementation
- fl139k05.** Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

##### Optional Attachments:

- fl139c05.** PHA Management Organizational Chart

- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- f1139d05.** 2005 Capital Funds Performance and Evaluation Report
- f1139e05.** 2006 Capital Funds Performance and Evaluation Report
- f1139f05.** 2007 Capital Funds Annual Statement
- f1139g05.** Capital Funds Five Year Action Plan

**Supporting Documents Available for Review**

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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology 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
X	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
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year <b>Separate attachments</b>	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) <b>Separate attachment</b>	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	585	5	4	4	4	4	4
Income >30% but <=50% of AMI	666	5	3	3	3	3	3
Income >50% but <80% of AMI	481	3	3	3	3	3	3
Elderly	766	4	3	3	3	3	3
Families with Disabilities	NA	4	3	3	3	3	3
White	1238	3	3	3	3	3	3
Black	402	3	3	3	3	3	3
Hispanic	85	3	3	3	3	3	3
Other	7	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005 - 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	56		11
Extremely low income <=30% AMI	17	30%	
Very low income (>30% but <=50% AMI)	27	48%	
Low income (>50% but <80% AMI)	12	21%	
Families with children	52	91%	
Elderly families	0	0%	
Families with Disabilities	5	8.9%	
White	10	17.8 %	
Black	47	83.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 7			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	40		13
Extremely low income <=30% AMI	37	92.5%	
Very low income (>30% but <=50% AMI)	3	7.5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	34	85%	
Elderly families	1	2.5%	
Families with Disabilities	3	7.5%	
White	8	20%	
Black	30	75%	
Indian/Alaskan	2	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	8	20%	6
2 BR	15	37.5%	6
3 BR	10	25%	1
4 BR	7	17.5%	0
5 BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 10

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	448,388.	Actual as of 9-30-07
b) Public Housing Capital Fund	333,802.	
c) Annual Contributions for Section 8 Tenant-Based Assistance	373,767.	Actual as of 9-30-07; budgeted is 373,717
d) SHIP (State Housing Initiatives Partnership) Funds – received thru Polk County	350,000.	Renovation of vacant units to prepare for occupancy
e) Winter Haven Hurricane Housing Recovery Grant Funds	148,000.	Rebuilding of planned tax-credit property
f) FY Winter Haven SHIP Funds	100,000.	Property renovations
g) Winter Haven Impact Fee Waivers	152,000.	Remodeling or rebuilding of tax credit property
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2006 Capital Fund Program (3/31/07)	277,693.	Public Housing Capital Improvements
2006 Capital Fund Bonus (after 3/31/07)	9,617.	
<b>3. Public Housing Dwelling Rental Income</b>	163,017.	Public Housing Operations
<b>4. Other income (list below)</b>		Public Housing Operations
Investment Income.	6,370	Public Housing Operations
Tenant Revenue – Other	20,000	Public Housing Operations
Misc. Income	515	Public Housing Operations
Excess Utilities	105	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$2,383,274.00.</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: 3
- When families are within a certain time of being offered a unit: 2 weeks
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history of an applicant. The PHA will then exercise discretion in determining suitability for tenancy at the WHHA..

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)  
Domestic Violence

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in or graduated from educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Elderly will have preference over single (non-elderly) persons.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on.

If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

## 2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in or graduated from educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

Elderly will have preference over single (non-elderly) persons.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

## **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)  
Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for the tenancy about the circumstances that may have contributed to the negative reporting.
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions are granted upon request for reasonable accommodation for disabled persons/families and if there is documentation that the applicant has been searching for a unit but has not been able to locate a suitable affordable unit.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in or graduated from educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Elderly persons over other single (non-elderly) persons

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in or graduated from educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - 1 Elderly families over other single (non-elderly) families

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

## A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

### (1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Any change in family composition, status, or income must be reported to the Authority within ten (10) days of the change

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **(Attachment F)**
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	229	57
Section 8 Vouchers	88	11
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)		
Capital Fund Program		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Continued Occupancy Policy
- Capitalization Policy
- Cash Management Policy
- Cell Phone Policy

Check Writing Policy  
Collection Loss/Write-Off Policy  
Contract Ledger Policy  
Credit Card Use Policy  
Disposition Policy  
General Internal Control Policy  
Inventory Policy  
Investment Policy  
Maintenance Plan  
Personnel Policy  
Petty Cash Policy  
Procedure to Coordinate Work Identified Through Inspections and Work Order System  
Procurement Policy  
Rent Collection Policy  
Record Retention Policy  
Travel Policy

(2) Section 8 Management: (list below)

Housing Choice Voucher Administrative Plan  
Family Self-Sufficiency Program Action Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
  - Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **f1139f05**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **fl139g05**)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Orrin Circle
1b. Development (project) number:	FL139-004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>06/01/2007</u>
5. Number of units affected:	65
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected 09/01/2007 b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)	

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:    )
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

1.  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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

#### b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies  
 Public housing admissions policies  
 Section 8 admissions policies  
 Preference in admission to section 8 for certain public housing families  
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 Other policies (list below)

Preferences for families currently enrolled in, or graduated from, educational, training, or upward mobility programs.

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>“Unlocking Doors to Success”</i>				
Vocational Training Program offered by local non-profit community-based organization at Orrin Circle and Lucerne Park	Classes vary	Resident referral	Luster All Training Center of Hope, non profit organization	PH (mainly)
Certified Nursing Assistant Training	Classes vary	Resident referral	Ridge Career Center of Polk County, FL	PH

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 06/30/07)
Public Housing	0	0
Section 8	25	9

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

*The HA had resumed efforts to re-start its FSS Program during the 10/01/06 – 09/30/07 fiscal year but staff limitations caused a temporary lapse in operations. A recent operational review by management include plans to either hire a FT Section 8 Coordinator who would include oversight of this program into their overall duties or a hire a PT FSS Coordinator, who would be strictly dedicated to working with eligible participants. This has been provided for in the HA Budget for 10/01/07 – 09/30/08 fiscal year budget.*

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**See Attachment fl139j05**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

2. Which developments are most affected? (list below)

All

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

All

**. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENT fl139k05

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 3
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

Requests were received for HVAC, playgrounds, Laundromats on properties.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *Polk County, Florida (to include the City of Winter Haven)*

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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

One of the priorities listed in the Winter Haven Consolidated Plan is to help very low income residents find affordable housing. This matches the main priority of the Winter Haven Housing Authority.

# ATTACHMENT fl139h05

## DECONCENTRATION POLICY

### I. INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Authority adopt policies and procedures governing the deconcentration of very low-income families and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. To implement this requirement, the Authority will compare the relative incomes of each development occupied predominantly by families with children. A development with more than 50% of its occupants being families with children shall be considered to fall under this policy.

The goal of this policy is to create mixed-income communities and lessen the concentration of very low-income families within the Authority's public housing developments through admissions practices designed to bring higher income tenants to lower income developments and lower income tenants into higher income developments.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements. The Policy requires that 40% of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30% of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

### II. DEFINITIONS

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy.

PHA-Wide Average Household Income: The average annual household income of all residents of all developments with more than 50% of its occupants being families with children.

Development Average Household Income: The average annual household income of all residents of a specific development with more than 50% of its occupants being families with children.

Higher Income Development: A development where the Development Average Household Income is greater than 120% of the PHA-Wide Average Household Income.

Lower Income Development: A development where the Development Average Household Income is less than 80% of the PHA-Wide Average Household Income.

Higher Income Family: A family whose annual household income is greater than 120% of the PHA-Wide Average Household Income.

Lower Income Family: A family whose annual household income is less than 80% of the PHA-Wide Average Household Income.

### **III. TESTING**

In order to achieve and maintain deconcentration, the Authority will calculate the PHA-Wide Average Household Income for all developments with 50% or more of its occupants being families with children on at least an annual basis. At the same time, the Authority will calculate the Development Average Household Income for each development with 50% or more of its occupants being families with children. The results shall be documented as follows:

- a) If the Development Average Household Income for a particular development is greater than 120% of the PHA-Wide Average Household Income, then that development shall be identified as a High-Income Development.
- b) If the Development Average Household Income for a particular development is less than 80% of the PHA-Wide Average Household Income, then that development shall be identified as a Low-Income Development.

*Testing can be run more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.*

### **IV. CORRECTIVE ACTION**

Once a development has been identified as a High-Income Development or a Low-Income Development, the Authority will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the Authority to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed though steering or in any way reducing the choice in residence of the individual family.

*In order to correct a concentrated development, the Authority will, to the greatest extent possible, provide incentives to promote a Lower-Income Family to select a Higher-Income Development and to promote a Higher-Income Family to select a Lower-Income Development.*

Procedures to be employed in the development of a corrective action plan may include:

- a) Incentives to select particular developments.
- b) Payment Plans for deposits.
- c) Flexibility in move-in dates.

Since it is impossible to design a policy that will address every scenario, the Authority will, upon the identification of a need to deconcentrate, develop a specific Action Plan that will be included in the Annual Plan update.

**SEE SEPARATE ATTACHMENT f1139b05**

**MOST RECENT BOARD-APPROVED OPERATING BUDGET**

**ATTACHMENT f1139i05**

**Resident Commissioner and Resident Advisory Board Members**

<b>RESIDENT COMMISSIONER</b>	
<b>Name</b>	Judy M. Hudson
<b>Term</b>	04/2006 to 04/2010
<b>Appointed By</b>	Mayor of Winter Haven

<b>Resident Advisory Board</b>	<b>Apt/ #</b>
Tina Theltgen	2617
Vera Oliver-Cobb	349
Alonzo Sanders	1406
Sharon Williams	377
Janice Whitford	2636
Stephanie Smith	Section 8
Evelyn Seymour	1423
Gloria Cuyler	2539
Edith Gibson	1424

# ATTACHMENT f1139j05

## COMMUNITY SERVICE AND FAMILY SELF-SUFFICIENCY

### 1. Policy Statement

It is the policy of the Housing Authority to enhance and promote economic and social self-sufficiency. As such, the Housing Authority shall provide the following for the enhancement of the economic and social self-sufficiency of assisted families:

- Income mix (the PHA may establish and utilize income-mix criteria for the selection of residents.)
- Targeting (mandatory): Not less than 40% of dwelling units owned by the Housing Authority shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30% of the area median income.
- Cooperation Agreements for Economic Self-Sufficiency (mandatory): The Housing Authority shall enter into cooperation agreements with state, local, and other agencies providing assistance to covered families under welfare or public assistance programs. The cooperation agreements shall facilitate the administration of this policy and the sharing of information regarding rents, income, assistance, or other information that may assist the Housing Authority or welfare or public assistance agency to carry out its functions. The Housing Authority shall also seek to include in cooperation agreements with welfare or public assistance agencies provisions to provide for economic self-sufficiency services within the properties owned by the Housing Authority, provide for services designed to meet the unique employment-related needs of residents, and provide for placement of work fare positions on-site.

2. Definition of “economic self-sufficiency program”: Any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants, including programs for job training, employment counseling, work placement, basic skills training, education, work fare, financial or household management, apprenticeship, or other activities as the Secretary may provide.

### 3. Community Service Requirement

As a condition of continued occupancy, excluding residents under paragraph 4 below, each adult resident of the Housing Authority shall:

- a. Contribute eight (8) hours per month of community service (not including political activities) within the community in which that adult resides; or,
- b. Participate in an economic self-sufficiency program for eight (8) hours per month; or
- c. Perform eight (8) hours per month of combined activities as described in (a) and (b) above.

4. Exemptions

Exemptions to paragraph 3 above shall be made for any individual who:

- a. Is 62 years of age or older;
- b. Is a blind or disabled individual defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1); 1382c) and who certifies that because of this disability he or she is unable to comply with this section, or is a primary caretaker of such individual;
- c. Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1, 1997);
- d. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which the public housing agency is located, including a state-administered welfare-to-work program; or,
- e. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

5. Annual Determinations

For each public housing resident, the Housing Authority shall, thirty (30) days before the expiration of each lease term of the resident, review and determine the compliance of the resident with the requirement under paragraph 3 above. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

6. Noncompliance

If the Housing Authority determines that the resident subject to the requirement under paragraph 3 has not complied with the requirement, the Housing Authority shall notify the resident in writing of such noncompliance. The written notification must briefly describe the noncompliance and state that the PHA will not renew the Lease at the end of the twelve month lease term unless:

- (a) The resident, and any other noncompliant resident in the household, enter into a written agreement with the PHA to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the 12-month term of the new lease.
- (b) The family provides written assurance satisfactory to the PHA that the noncompliant resident no longer resides in the unit.

The written notification must also state the tenant may request a grievance hearing on the PHA determination, in accordance with the PHA's Grievance Procedure, and that the resident may

exercise any available judicial remedy to seek timely redress for the PHA's nonrenewal of the lease because of such determination.

7. Location of the Community Service or Family Self-Sufficiency Program

Adult residents subject to the requirement under paragraph 3 may participate in a community service or an economic self-sufficiency program at a location not owned by the Housing Authority.

The Housing Authority may provide a community service or an economic self-sufficiency program to meet the requirements of paragraph 3; however, the Housing Authority shall not substitute participation in community service or an economic self-sufficiency program for work performed by an employee of the Housing Authority or supplant a job at any location at which community work requirements are fulfilled.

8. Treatment of Income Changes Resulting from Welfare Program Requirements

This section applies to families that receive benefits for welfare or public assistance from a state or other public agency under a program for which the federal, state, or local law relating to the program requires, as a condition of eligibility for assistance under the program, participation of a member of the family in an economic self-sufficiency program.

a. Decreases in Income for Failure to Comply

For families whose welfare or public assistance benefits are reduced because of failure of any family member to comply with the conditions under the assistance program requiring participation in an economic self-sufficiency program or imposing a work activities requirement, the amount required to be paid by the family as a monthly contribution toward rent will not be decreased.

b. Fraud

For families whose welfare or public assistance benefits are reduced because of an act of fraud by any member of the family under the law or program, the amount required to be paid by the family as a monthly contribution toward rent will not be decreased, during the period of reduction, as a result of any decrease in income of the family, to the extent that the decrease was the result of benefit reduction due to fraud.

c. Reduction Based on Time Limit for Assistance

The amount required to be paid as a monthly contribution toward rent by a family whose welfare or public assistance benefits are reduced as a result of the expiration of a lifetime time limit for a family, and not as a result of failure to comply with program requirements, shall be decreased, during the period of reduction, as a result of any decrease in income of the family, to the extent that the decrease was the result of benefit reduction due to expiration of a lifetime time limit.

. Notice

The Housing Authority shall obtain written notification from the relevant welfare or public assistance agency specifying that the family's benefits have been reduced and cause for reduction prior to redetermination of monthly contribution toward rent.

e. Grievance

Any family affected by sections 8.a and 8.b above shall have the right to review the determination through the Housing Authority's Grievance Procedure.

# ATTACHMENT f1139k05

## PET POLICY

### I. Purpose

In compliance with 24 CFR Part 960, Subpart G, the Housing Authority will permit a resident of a dwelling unit of public housing to own and keep common household pet in the unit. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

#### Common Household Pets are defined as follows:

**Birds:** Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

**Fish:** Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

**Dogs:** Not to exceed thirty (30) pounds at time of maturity. All dogs must be neutered or spayed.

**Cats:** All cats must be neutered or spayed and declawed.

Dangerous animals will not be allowed. For example, Rotweillers, Pit Bulls, Huskies, Chows, German Shepherds, and Malamutes, whether pure bred or mix, are not allowed.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

### II. Registration

Every pet must be registered with the Housing Authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).

D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).

- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

IV. **Density of Pets**

Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority will give final approval on type and density of pets.

V. **Visitors and Guests**

No visitor or guest will be allowed to bring pets on the premises at any time. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

VI. **Pet Restraints**

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than six (6) feet.
- B. Cats must be in a cage container or on a leash when taken out of the owner's apartment.
- C. Birds must be in a cage when inside the resident's apartment or entering or leaving the building.

VII. **Liability**

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. **Sanitary Standards and Waste Disposal**

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.

- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
  - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
  - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. **General Rules**

The resident agrees to comply with the following rules imposed by the Housing Authority:

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time; nor shall pets be left in vehicles unattended.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.
- D. Sick or injured dogs or cats shall be transported by their owner for prompt veterinarian treatment.
- E. Owner shall be responsible to promptly arrange for cremation or disposal of deceased dogs or cats through appropriate community resources, such as Humane Society, etc. Burial or disposal on Housing Authority premises is not allowed.

X. **Pet Rule Violation and Pet Removal**

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining, fighting or aggression, which disrupts the peace, safety or well-being of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.

- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. **Rule Enforcement**

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request a hearing under the Authority's Grievance Procedure.

XII. **Grievance**

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. **Pet Fees and Deposits**

A non-refundable Pet Fee of \$100 will be required for dogs and cats; however, all pet owners must comply with registration rules for all other pets. The Pet Fee is used to pay reasonable operating costs relating to the presence of pets in the development. Residents who are elderly and/or disabled are exempt from paying the Pet Fee.

In addition, a refundable Pet Deposit of \$250 will be required for dogs and cats, which will be applied to the cost of repairs and replacements to, and fumigation of, the dwelling unit attributable to the pet and not covered by the Pet Fee.

The Pet Fee and Pet Deposit must be paid in advance.

XIV. **Exceptions**

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

**SEE SEPARATE ATTACHMENT fl139c05**

**Winter Haven Housing Authority**

**Organizational Chart**

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

**SEE SEPARATE ATTACHMENT fl139f05**

### Annual Statement

### Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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	

**SEE SEPARATE ATTACHMENT f1139f05**

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**SEE SEPARATE ATTACHMENT fl139f05**

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

**SEE SEPARATE ATTACHMENT fl139g05**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



Attachment: fl139a05  
Winter Haven Housing Authority  
Progress in Meeting 5-Year Plan Goals

The Winter Haven Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2006. Goals are either completed or on target for completion as scheduled.

**Concerning modernization thePHA has** done substantial renovation to upgrade the roofs at its 60-unit Lucerne Park Apartments complex.

**Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through** a stronger collaboration with local police, who offer more community policing patrols and continue to provide up-to-date electronic reports on police activity (both HA generated and/or tenant generated).

**Concerning improving the quality of life, PHA has** entered into a partnership with the Luster All Training Center, to bring educational/job training opportunities on-site for tenant participation. This has resulted in one tenant being hired by this organization, making it possible for the tenant to support her family.

**To ensure compliance with the HUD's latest rules and regulations,** every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

**Concerning ensuring equal opportunity** outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

**WINTER HAVEN**  
**HOUSING AUTHORITY**

**FISCAL YEAR ENDING SEPTEMBER 30, 2008**

**Budget**  
**DRAFT**

**MEETING OF THE BOARD OF COMMISSIONERS**

**WINTER HAVEN HOUSING AUTHORITY  
NOTES TO ORIGINAL BUDGET  
FOR THE YEAR ENDING SEPTEMBER 2008**

**Original Budget:**

**All Lines Of Business**

1. Salaries are projected to increase 3% under the merit system.
2. All income from HUD Public Housing and Section 8 are estimates for the calendar year 2008 as HUD has not released the data as of the budget date.
3. Upgrade of the MS Office to 2007 version for six (6) computers: approximately \$329 per station or \$ \$1,974.

**Public Housing**

1. Projected Operating Subsidy is calculated at 82.4% of \$580,271 or \$478,143.
2. The WHHA should request a forgiveness from the City for payment in lieu of taxes for the fiscal year ending 9/30/2008.
3. Assistant ED salary increase of 11%, from \$31,491 to \$35,000.
4. Other government grants of \$300,000 awarded to WHHA exclusively for sub-contractors expenses in the rehabilitation of vacant units.
5. Telephone expenses increased by \$2,700 for cell phone allowances; \$75 per month for three employees (ED, Assist ED and Maint.).
6. Tenant dwelling rent and operating subsidy are based on occupancy of 61%. If WHHA leased up to the acceptable occupancy of 97%, income would rise by \$190,359: Operating Subsidy by \$115,646 and tenant rent by \$74,713.
7. Per the MOA, \$36,199 is in extraordinary maintenance for Lucerne Park Roofs. WHHA should request this amount to be redirected from roofs to rehabilitation of vacant units.
8. WHHA will be contracting RDS Consulting to assist in managing the PH three (3) times a week for 8 hours times 12 weeks @ \$8,640, until which time a PH manager will be hired.

**Palm Place**

1. The Palm Place budget was prepared by the WHHA out side management company and is included in the budget for consolidated purposes. The management company's budget should be review and approved by the Board separately.

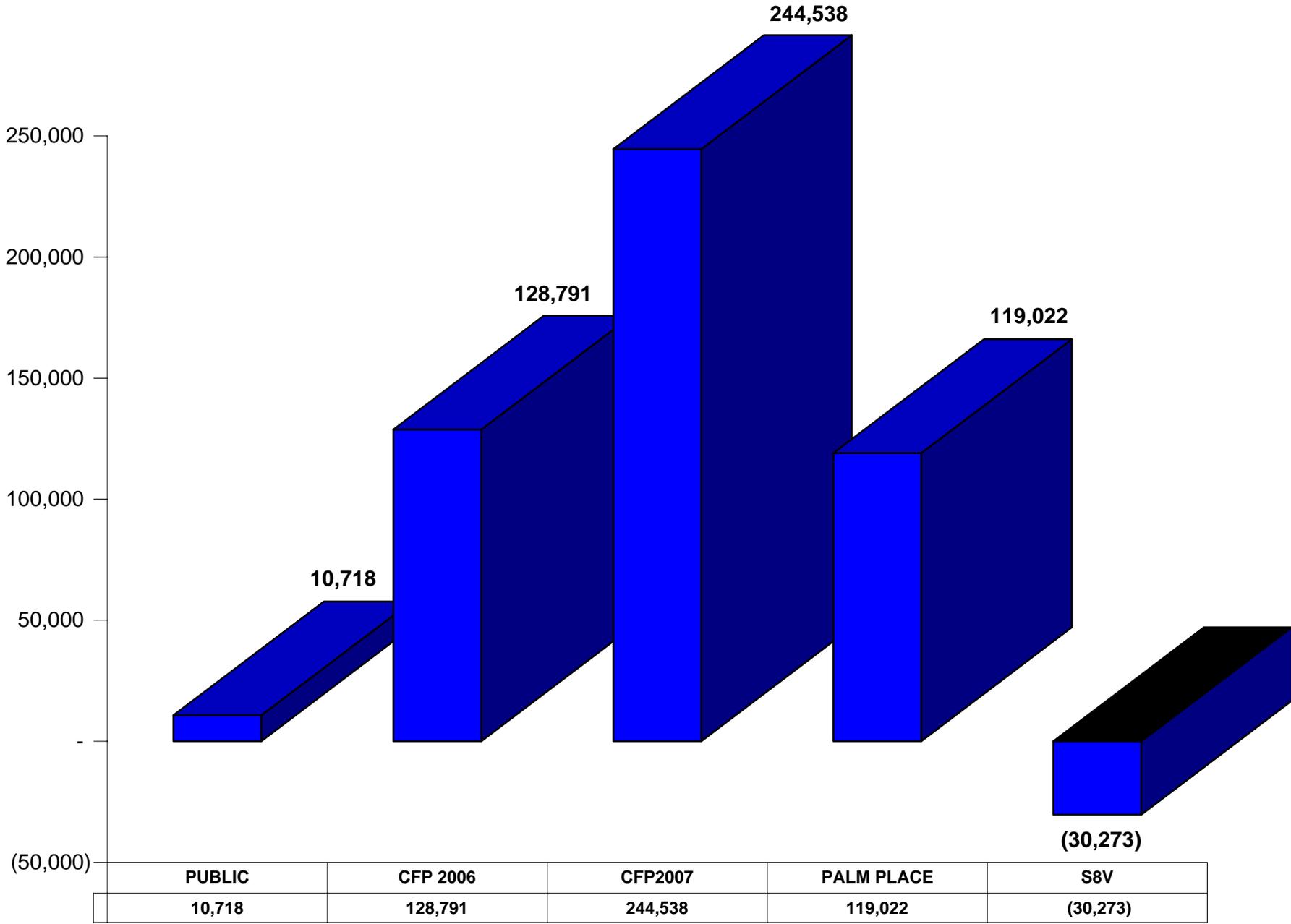
**Section 8**

1. Projected HAP and Administrative Income is calculated as follows:  
HAP: 80 vouchers times an average HAP payment of \$405 = \$388,800  
ADMIN: average admin revenue of \$3,845 per month times 12 = \$46,140.  
HUD at this point has not given any indication as to how much they will be funding the WHHA in 2008. Therefore, the estimated amount of HAP is based on having an average projected lease-up of 77 units.  
WHHA has to begin leasing up to the base line of 88 units and use the reserves to fund the difference between what HUD is funding and HAP expense.
2. Estimated net income of \$8,607 is a combined total of approximately \$4,000 in administrative reserves and approximately \$4,607 in HAP reserves.

**Capital Fund Program**

1. CFP 2006 & 2007 budgets are displayed as filed with HUD. It is recommended to refile in order to show maximum funds for vacancy turnarounds.

# Winter Haven Housing Authority



Income Before Depreciation

**WINTER HAVEN HOUSING AUTHORITY**  
**SCHEDULE OF NET INCOME *BEFORE* DEPRECIATION**  
**FOR THE BUDGET YEAR ENDING SEPTEMBER 30, 2008**

<u>Line of Business</u>	<u>2007</u> <u>Projected</u> <u>Receipts/(Deficit)</u>	<u>2008</u> <u>Proposed</u> <u>Receipts/(Deficit)</u>	<u>Diff</u>
Public Housing	18,237	10,718	(7,519)
CFP 2005	3,912	-	(3,912)
CFP 2006	91,805	128,791	36,986
CFP 2007	-	244,538	244,538
Palm Place	97,237	119,022	21,785
Section 8 Housing Choice Vouchers	<u>(31,971)</u>	<u>(30,273)</u>	<u>1,698</u>
Residual Receipts/(Deficit)	<u><u>179,221</u></u>	<u><u>472,796</u></u>	<u><u>293,576</u></u>

# CONSOLIDATED

LINE	ACCT		2007	2007		OVER	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
REVENUE			ACTUAL	BUDGET			BUDGET	VS 2008 BUDGET
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	259,492	277,942	(18,450)	93%	265,052	5,560
704	3422	TENANT REVENUE - OTHER	24,354	41,200	(16,846)	59%	27,768	3,414
705		TOTAL TENANT REVENUE	<b>283,846</b>	<b>319,142</b>	<b>(35,296)</b>	<b>89%</b>	<b>292,820</b>	<b>8,974</b>
706	3401	HUD PHA GRANTS	1,341,752	1,485,434	(143,682)	90%	1,850,019	508,268
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	300,000	300,000
711	3430	INVESTMENT INCOME - UNRESTRICTED	14,900	16,500	(1,600)	90%	15,324	424
714	3450	FRAUD RECOVERY	1,450	2,000	(550)	73%	2,000	550
715	3480	OTHER REVENUE	46,417	59,329	(12,912)	78%	13,448	(32,969)
720	3431	INVESTMENT INCOME - RESTRICTED	0	-	0	-	-	(0)
700		TOTAL REVENUES	<b>1,688,365</b>	<b>1,882,405</b>	<b>(194,040)</b>	<b>90%</b>	<b>2,473,611</b>	<b>785,247</b>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	189,950	198,737	(8,787)	96%	223,492	33,542
912	4171	AUDITING FEES	12,760	11,010	1,750	116%	11,010	(1,750)
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	45,277	59,345	(14,068)	76%	61,671	16,393
916	4190	OTHER	118,653	108,047	10,606	110%	103,927	(14,726)
		TOTAL ADMINISTRATIVE	<b>366,640</b>	<b>377,139</b>	<b>(10,499)</b>	<b>97%</b>	<b>400,100</b>	<b>33,460</b>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	240	(240)	0%	-	-
		TOTAL TENANT SERVICES	<b>-</b>	<b>240</b>	<b>(240)</b>	<b>0%</b>	<b>-</b>	<b>-</b>
UTILITIES								
931	4310	WATER	24,931	25,450	(519)	98%	21,460	(3,471)
932	4320	ELECTRICITY	28,424	27,250	1,174	104%	28,540	116
933	4330	NATURAL GAS	1,428	1,600	(172)	89%	1,474	46
938	4390	SEWER AND OTHER	33,290	34,175	(885)	97%	29,876	(3,414)
		TOTAL UTILITIES	<b>88,074</b>	<b>88,475</b>	<b>(401)</b>	<b>100%</b>	<b>81,350</b>	<b>(6,724)</b>

# CONSOLIDATED

LINE	ACCT		2007	2007		OVER	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
			ACTUAL	BUDGET			BUDGET	VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	106,708	128,898	(22,190)	83%	149,263	42,555
942	4420	MATERIALS	58,326	48,024	10,302	121%	111,987	53,661
943	4430	CONTRACT COSTS	215,658	277,979	(62,321)	78%	202,448	(13,210)
945	4433	EBC - OM&O	24,093	30,252	(6,159)	80%	45,751	21,658
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>404,784</u>	<u>485,153</u>	<u>(80,369)</u>	<u>83%</u>	<u>509,449</u>	<u>104,664</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	125,813	142,403	(16,590)	88%	147,490	21,677
962	4590	OTHER GENERAL EXPENSES	19,490	15,075	4,415	129%	11,140	(8,350)
962	4590	OTHER GENERAL EXP- MGT FEE	49,770	42,750	7,020	116%	49,680	(90)
963	4520	PAYMENTS IN LIEU OF TAXES	12,913	11,900	1,013	109%	11,900	(1,013)
964	4571	BAD DEBTS	5,000	10,000	(5,000)	50%	10,000	5,000
967	5610	INTEREST EXPENSE	25,000	25,000	-	100%	15,828	(9,172)
TOTAL GENERAL EXPENSES			<u>237,986</u>	<u>247,128</u>	<u>(9,142)</u>	<u>96%</u>	<u>246,038</u>	<u>8,052</u>
969	TOTAL OPERATING EXPENSES		<u>1,097,485</u>	<u>1,198,135</u>	<u>(100,651)</u>	<u>92%</u>	<u>1,236,936</u>	<u>139,452</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>590,880</u>	<u>684,270</u>	<u>(93,390)</u>	<u>86%</u>	<u>1,236,675</u>	<u>645,795</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	64,272	54,634	9,638	118%	336,199	271,926
973	4715	HOUSING ASSISTANCE PAYMENTS	347,387	335,342	12,045	104%	427,680	80,293
974	4800	DEPRECIATION EXPENSE	452,040	361,120	90,920	125%	451,920	(120)
TOTAL OTHER EXPENSES			<u>863,699</u>	<u>751,096</u>	<u>102,965</u>	<u>115%</u>	<u>1,215,799</u>	<u>352,099</u>
900	TOTAL EXPENSES		<u>1,961,184</u>	<u>1,949,231</u>	<u>2,314</u>	<u>101%</u>	<u>2,452,735</u>	<u>491,551</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	32,550	(32,550)	0%	52,550	52,550
1002	9111	OPERATING TRANSFERS OUT	-	(32,550)	32,550	0%	(52,550)	(52,550)
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>(272,819)</u>	<u>(66,826)</u>	<u>(196,355)</u>	<u>408%</u>	<u>20,876</u>	<u>293,696</u>
	DEPRECIATION ADD-BACK		<u>452,040</u>	<u>361,120</u>	<u>90,920</u>	<u>125%</u>	<u>451,920</u>	<u>(120)</u>
	NET INCOME		<u>179,221</u>	<u>294,294</u>	<u>(105,435)</u>	<u>61%</u>	<u>472,796</u>	<u>293,576</u>

# ***CONSOLIDATED ACCOUNT DETAIL***

LINE ACCT	2007	2007	DIFF	PERCENT	2008	2007
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>PROJECTED</u>
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNFAVORABLE)</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>VS 2008 BUDGET</u>
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	872,405	829,053	43,352	105%	950,300	77,896
340101 HUD PHA OP SUBSIDY-HARD COST	95,580	282,664	(187,084)	34%	464,779	369,199
341000 SECTION 8 HAP INCOME	330,288	327,863	2,425	101%	388,800	58,512
341001 ADMINISTRATIVE FEES EARNED	43,479	45,854	(2,375)	95%	46,140	2,661
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b><u>1,341,752</u></b>	<b><u>1,485,434</u></b>	<b><u>(143,682)</u></b>	<b><u>90%</u></b>	<b><u>1,850,019</u></b>	<b><u>508,268</u></b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	17,795	13,620	4,175	131%	12,000	(5,795)
414000 STAFF TRAINING	1,459	1,400	59	104%	6,100	4,641
415000 TRAVEL	2,383	7,930	(5,547)	30%	1,630	(753)
417000 ACCOUNTING	27,192	17,500	9,692	155%	19,000	(8,192)
419000 SUNDRY	41,524	38,447	3,077	108%	36,597	(4,927)
419001 OFFICE SUPPLIES	8,956	7,350	1,606	122%	6,500	(2,456)
418000 TELEPHONE/COMMUNICATIONS	14,454	15,430	(976)	94%	16,740	2,286
419002 POSTAGE	2,917	2,650	267	110%	3,242	325
419003 ADMINISTRATIVE FEES	342	320	22	107%	168	(174)
419004 EVICTION COSTS	1,631	3,400	(1,769)	48%	1,950	319
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b><u>118,653</u></b>	<b><u>108,047</u></b>	<b><u>10,606</u></b>	<b><u>110%</u></b>	<b><u>103,927</u></b>	<b><u>(14,726)</u></b>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	148,791	133,579	15,212	111%	137,896	(10,895)
443100 REFUSE COLLECTION	66,866	78,800	(11,934)	85%	64,552	(2,314)
<b>TOTAL CONTRACT COSTS</b>	<b><u>215,658</u></b>	<b><u>277,979</u></b>	<b><u>(62,321)</u></b>	<b><u>78%</u></b>	<b><u>202,448</u></b>	<b><u>(13,210)</u></b>

# ***CONSOLIDATED - CASH FLOWS***

LINE ACCT	2008
<u>ITEM # DESCRIPTION</u>	<u>PROPOSED BUDGET</u>
<b>REVENUE</b>	
700 TOTAL REVENUES	<u>2,473,611</u>
<b>EXPENSES</b>	
TOTAL ADMINISTRATIVE	<u>400,100</u>
TOTAL TENANT SERVICES	<u>-</u>
TOTAL UTILITIES	<u>81,350</u>
TOTAL ORDINARY MAINT & OPER	<u>509,449</u>
TOTAL GENERAL EXPENSES	<u>246,038</u>
969 TOTAL OPERATING EXPENSES	<u>1,236,936</u>
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>1,236,675</u>
OTHER EXPENSES / REVENUE	
EX-MAINT, B/A, REPLACEMENTS	711,502
RESERVE CONTRIBUTIONS	(17,280)
OTHER CASH ITEMS - HAP & OTHER	<u>524,316</u>
TOTAL OTHER EXPENSES	<u>1,218,538</u>
900 TOTAL EXPENSES	<u>2,455,474</u>
OTHER FINANCING SOURCES (USES):	
1001 9110 OPERATING TRANSFER IN	52,550
1002 9111 OPERATING TRANSFERS OUT	<u>(52,550)</u>
1010 TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000 EXCESS (DEFICIENCY) OPERATING CASH	<u>18,137</u>

**\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

# PUBLIC HOUSING

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROJECTED
REVENUE			ACTUAL	BUDGET		(UNDER)	VS 2008 BUDGET
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	160,506	163,500	(2,994)	98%	2,994
704	3422	TENANT REVENUE - OTHER	23,230	23,000	230	101%	770
705		<b>TOTAL TENANT REVENUE</b>	<b>183,736</b>	<b>186,500</b>	<b>(2,764)</b>	<b>99%</b>	<b>3,764</b>
706	3401	HUD PHA GRANTS	448,388	448,388	-	100%	29,755
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	300,000
711	3430	INVESTMENT INCOME - UNRESTRICTED	3,461	3,500	(39)	99%	39
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	44,323	48,950	(4,627)	91%	(34,323)
720	3431	INVESTMENT INCOME - RESTRICTED	0	-	0	-	(0)
700		<b>TOTAL REVENUES</b>	<b>679,907</b>	<b>687,338</b>	<b>(7,431)</b>	<b>99%</b>	<b>299,236</b>
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	119,984	120,918	(934)	99%	14,101
912	4171	AUDITING FEES	6,200	6,200	-	100%	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	27,058	46,653	(19,595)	58%	14,467
916	4190	OTHER	75,421	59,300	16,121	127%	(13,521)
		<b>TOTAL ADMINISTRATIVE</b>	<b>228,663</b>	<b>233,071</b>	<b>(4,408)</b>	<b>98%</b>	<b>15,047</b>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	240	(240)	0%	-
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>240</b>	<b>(240)</b>	<b>0%</b>	<b>-</b>
UTILITIES							
931	4310	WATER	1,472	1,900	(428)	77%	428
932	4320	ELECTRICITY	17,430	16,000	1,430	109%	70
933	4330	NATURAL GAS	869	800	69	109%	(19)
938	4390	SEWER AND OTHER	5,137	5,600	(463)	92%	463
		<b>TOTAL UTILITIES</b>	<b>24,908</b>	<b>24,300</b>	<b>608</b>	<b>103%</b>	<b>942</b>

# ***PUBLIC HOUSING***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROJECTED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	53,766	74,550	(20,784)	72%	23,425
942	4420	MATERIALS	25,948	25,000	948	104%	(948)
943	4430	CONTRACT COSTS	126,263	114,000	12,263	111%	(263)
945	4433	EBC - OM&O	17,480	20,094	(2,614)	87%	18,113
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>223,457</u>	<u>233,644</u>	<u>(10,187)</u>	<u>96%</u>	<u>40,327</u>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	102,907	117,775	(14,868)	87%	17,985
962	4590	OTHER GENERAL EXPENSES	9,187	7,500	1,687	122%	(547)
962	4590	OTHER GENERAL EXP- MGT FEE	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	12,913	11,900	1,013	109%	(1,013)
964	4571	BAD DEBTS	5,000	10,000	(5,000)	50%	5,000
967	5610	INTEREST EXPENSE	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>130,008</u>	<u>147,175</u>	<u>(17,167)</u>	<u>88%</u>	<u>21,424</u>
969	TOTAL OPERATING EXPENSES		<u>607,036</u>	<u>638,430</u>	<u>(31,394)</u>	<u>95%</u>	<u>77,740</u>
970	EXCESS OPERATING REVENUE OVER						
	OPERATING EXPENSES		<u>72,871</u>	<u>48,908</u>	<u>23,963</u>	<u>149%</u>	<u>221,495</u>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	54,634	54,634	-	100%	281,565
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	414,000	323,800	90,200	128%	1,200
TOTAL OTHER EXPENSES			<u>468,634</u>	<u>378,434</u>	<u>90,200</u>	<u>124%</u>	<u>282,765</u>
900	TOTAL EXPENSES		<u>1,075,670</u>	<u>1,016,864</u>	<u>58,806</u>	<u>106%</u>	<u>360,505</u>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	32,550	(32,550)	0%	52,550
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>32,550</u>	<u>(32,550)</u>	<u>0%</u>	<u>52,550</u>
1000	EXCESS (DEFICIENCY) OPERATING						
	REVENUE OVER(UNDER) EXPENSES		<u>(395,763)</u>	<u>(296,976)</u>	<u>(98,787)</u>	<u>133%</u>	<u>(8,719)</u>
	DEPRECIATION ADD-BACK		<u>414,000</u>	<u>323,800</u>	<u>90,200</u>	<u>128%</u>	<u>1,200</u>
	NET INCOME		<u>18,237</u>	<u>26,824</u>	<u>(8,587)</u>	<u>68%</u>	<u>(7,519)</u>

# ***PUBLIC HOUSING ACCOUNT DETAIL***

LINE ACCT	2007	2007	DIFF	PERCENT	2008	2007
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>PROJECTED</u>
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNFAVORABLE)</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>VS 2008 BUDGET</u>
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	448,388	448,388	-	100%	478,143	29,755
340101 HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b><u>448,388</u></b>	<b><u>448,388</u></b>	<b><u>-</u></b>	<b><u>100%</u></b>	<b><u>478,143</u></b>	<b><u>29,755</u></b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	15,977	12,000	(3,977)	133%	12,000	(3,977)
414000 STAFF TRAINING	719	600	(119)	120%	600	(119)
415000 TRAVEL	2,036	700	(1,336)	291%	1,500	(536)
417000 ACCOUNTING	19,578	12,500	(7,078)	157%	12,500	(7,078)
419000 SUNDRY	24,672	21,000	(3,672)	117%	21,000	(3,672)
419001 OFFICE SUPPLIES	3,287	2,000	(1,287)	164%	2,000	(1,287)
418000 TELEPHONE/COMMUNICATIONS	6,805	7,200	395	95%	9,700	2,895
419002 POSTAGE	2,016	1,700	(316)	119%	2,300	284
419003 ADMINISTRATIVE FEES	-	-	-	-	-	-
419004 EVICTION COSTS	331	1,600	1,269	21%	300	(31)
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b><u>75,421</u></b>	<b><u>59,300</u></b>	<b><u>(16,121)</u></b>	<b><u>127%</u></b>	<b><u>61,900</u></b>	<b><u>(13,521)</u></b>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	79,676	68,000	(11,676)	117%	80,000	324
443100 REFUSE COLLECTION	46,586	46,000	(586)	101%	46,000	(586)
<b>TOTAL CONTRACT COSTS</b>	<b><u>126,263</u></b>	<b><u>114,000</u></b>	<b><u>(12,263)</u></b>	<b><u>111%</u></b>	<b><u>126,000</u></b>	<b><u>(263)</u></b>

# ***PUBLIC HOUSING - CASH FLOWS***

LINE ACCT	2008
<u>ITEM # DESCRIPTION</u>	<u>PROPOSED BUDGET</u>
<b>REVENUE</b>	
700 TOTAL REVENUES	<u><u>979,143</u></u>
<b>EXPENSES</b>	
TOTAL ADMINISTRATIVE	<u><u>243,710</u></u>
TOTAL TENANT SERVICES	<u><u>-</u></u>
TOTAL UTILITIES	<u><u>25,850</u></u>
TOTAL ORDINARY MAINT & OPER	<u><u>263,784</u></u>
TOTAL GENERAL EXPENSES	<u><u>151,432</u></u>
969 TOTAL OPERATING EXPENSES	<u><u>684,776</u></u>
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u><u>294,367</u></u>
<b>OTHER EXPENSES / REVENUE</b>	
EX-MAINT, B/A, REPLACEMENTS	338,173
RESERVE CONTRIBUTIONS	
OTHER CASH ITEMS	<u><u>-</u></u>
TOTAL OTHER EXPENSES	<u><u>338,173</u></u>
900 TOTAL EXPENSES	<u><u>1,022,949</u></u>
<b>OTHER FINANCING SOURCES (USES):</b>	
1001 9110 OPERATING TRANSFER IN	52,550
1002 9111 OPERATING TRANSFERS OUT	<u><u>-</u></u>
1010 TTL OTHER FINANCING SOURCES(USES)	<u><u>52,550</u></u>
1000 EXCESS (DEFICIENCY) OPERATING CASH	<u><u>8,744</u></u>

**\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

## ***PUBLIC HOUSING REPLACEMENT OF EQUIPMENT***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
UPGRADE - MS OFFICE PROFESSIONAL v:2007 TO INCLUDE: WORD, OUTLOOK AND EXCEL		6	329	1,974	1,974			
<b>TOTAL</b>			<b>329</b>	<b>1,974</b>	<b>1,974</b>	-	-	-

***PUBLIC HOUSING OTHER GENERAL EXPENSES***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
RDS CONSULTING - PROVIDE ASSISTANCE AS PH MANAGER FROM 10/1/2007 - 12/31/2007 (288 hrs @ \$30.00)				8,640	8,640			
				<b>8,640</b>	<b>8,640</b>	-	-	-

***PUBLIC HOUSING EXTRAORDINARY MAINTENANCE***

<b>DESCRIPTION</b>	<b>LOCATION</b>	<b>QUANTITY</b>	<b>PRICE</b>	<b>TOTAL COST</b>	<b>TOTAL FROM OPERATIONS</b>	<b>CFP FUNDING</b>	<b>TRUSTEE FUNDING</b>	<b>OTHER GRANT FUNDING</b>
CONTRACT COST TO REHAB VACANT UNITS - SHIP FUNDS				300,000				300,000
PER MOA - BALANCE OF THE \$105,000 TO BE USED FOR REHABILITATION OF VACANT UNITS.				36,199	36,199			
<b>TOTAL</b>				<b>336,199</b>	<b>36,199</b>	<b>-</b>	<b>-</b>	<b>300,000</b>

# ***SECTION 8 NEW CONSTRUCTION - PALM PLACE***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED		PROPOSED	PROJECTED
REVENUE			ACTUAL	BUDGET	DIFF	(UNDER)	VS 2008 BUDGET
<b>TENANT REVENUE</b>							
703	3110	NET TENANT RENTAL REVENUE	98,986	114,442	(15,456)	86%	2,566
704	3422	TENANT REVENUE - OTHER	1,124	18,200	(17,076)	6%	2,644
705		<b>TOTAL TENANT REVENUE</b>	<b>100,110</b>	<b>132,642</b>	<b>(32,532)</b>	<b>75%</b>	<b>5,210</b>
706	3401	HUD PHA GRANTS	368,696	331,900	36,796	111%	15,780
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	5,048	6,200	(1,152)	81%	376
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	1,770	2,500	(730)	71%	678
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<b>475,625</b>	<b>473,242</b>	<b>2,383</b>	<b>101%</b>	<b>22,043</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
911	4110	ADMINISTRATIVE SALARIES	45,486	51,234	(5,748)	89%	5,890
912	4171	AUDITING FEES	2,500	2,500	-	100%	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	15,546	9,919	5,627	157%	(8,448)
916	4190	OTHER	21,008	30,335	(9,327)	69%	5,071
		<b>TOTAL ADMINISTRATIVE</b>	<b>84,540</b>	<b>93,988</b>	<b>(9,448)</b>	<b>90%</b>	<b>2,513</b>
<b>TENANT SERVICES</b>							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UTILITIES</b>							
931	4310	WATER	23,459	23,550	(91)	100%	(3,899)
932	4320	ELECTRICITY	10,994	11,250	(256)	98%	46
933	4330	NATURAL GAS	559	800	(241)	70%	65
938	4390	SEWER AND OTHER	28,153	28,575	(422)	99%	(3,877)
		<b>TOTAL UTILITIES</b>	<b>63,166</b>	<b>64,175</b>	<b>(1,009)</b>	<b>98%</b>	<b>(7,666)</b>

# ***SECTION 8 NEW CONSTRUCTION - PALM PLACE***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	52,942	54,348	(1,406)	97%	19,130
942	4420	MATERIALS	21,599	22,700	(1,101)	95%	4,136
943	4430	CONTRACT COSTS	52,508	131,200	(78,692)	40%	(12,560)
945	4433	EBC - OM&O	6,613	10,158	(3,545)	65%	3,545
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>133,661</b>	<b>218,406</b>	<b>(84,745)</b>	<b>61%</b>	<b>14,251</b>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	12,612	18,204	(5,592)	69%	10,060
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-
962	4590	OTHER GENERAL EXP - MGT FEE	49,770	42,750	7,020	116%	(90)
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	25,000	25,000	-	100%	(9,172)
<b>TOTAL GENERAL EXPENSES</b>			<b>87,382</b>	<b>85,954</b>	<b>1,428</b>	<b>102%</b>	<b>798</b>
969	<b>TOTAL OPERATING EXPENSES</b>		<b>368,749</b>	<b>462,523</b>	<b>(93,774)</b>	<b>80%</b>	<b>9,897</b>
970	<b>EXCESS OPERATING REVENUE OVER</b>						
		<b>OPERATING EXPENSES</b>	<b>106,876</b>	<b>10,719</b>	<b>96,157</b>	<b>997%</b>	<b>12,147</b>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	9,638	-	9,638	-	(9,638)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	36,000	36,000	-	100%	-
<b>TOTAL OTHER EXPENSES</b>			<b>45,638</b>	<b>36,000</b>	<b>-</b>	<b>127%</b>	<b>(9,638)</b>
900	<b>TOTAL EXPENSES</b>		<b>414,388</b>	<b>498,523</b>	<b>(93,774)</b>	<b>83%</b>	<b>258</b>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-
1010	<b>TTL OTHER FINANCING SOURCES(USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
1000	<b>EXCESS (DEFICIENCY) OPERATING</b>						
		<b>REVENUE OVER(UNDER) EXPENSES</b>	<b>61,237</b>	<b>(25,281)</b>	<b>96,157</b>	<b>-242%</b>	<b>21,785</b>
		<b>DEPRECIATION ADD-BACK</b>	<b>36,000</b>	<b>36,000</b>	<b>-</b>	<b>100%</b>	<b>-</b>
		<b>NET INCOME</b>	<b>97,237</b>	<b>10,719</b>	<b>96,157</b>	<b>907%</b>	<b>21,785</b>

# ***PALM PLACE ACCOUNT DETAIL***

LINE	ACCT		2007	2007	DIFF	PERCENT	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	PROJECTED
			ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2008 BUDGET
<b>INCOME</b>								
<b>HUD PHA GRANTS</b>								
	340100	HUD PHA OP SUBSIDY-SOFT COST	368,696	331,900	36,796	111%	384,476	15,780
	340101	HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
	341000	SECTION 8 HAP INCOME	-	-	-	-	-	-
	341001	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	341002	AUDIT FEES EARNED	-	-	-	-	-	-
	341003	HARD TO HOUSE EARNED	-	-	-	-	-	-
	341003	FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>			<b><u>368,696</u></b>	<b><u>331,900</u></b>	<b><u>36,796</u></b>	<b><u>111%</u></b>	<b><u>384,476</u></b>	<b><u>15,780</u></b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSES - OTHER</b>								
	413000	LEGAL	120	170	50	71%	-	(120)
	414000	STAFF TRAINING	740	800	60	93%	500	(240)
	415000	TRAVEL	193	7,100	6,907	3%	-	(193)
	417000	ACCOUNTING	-	-	-	-	-	-
	419000	SUNDRY	7,385	8,675	1,290	85%	12,697	5,312
	419001	OFFICE SUPPLIES	4,312	4,450	138	97%	4,200	(112)
	418000	TELEPHONE/COMMUNICATIONS	6,433	6,840	407	94%	6,540	107
	419002	POSTAGE	526	500	(26)	105%	492	(34)
	419003	ADMINISTRATIVE FEES	-	-	-	-	-	-
	419004	EVICITION COSTS	1,300	1,800	500	72%	1,650	350
	419005	OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>			<b><u>21,008</u></b>	<b><u>30,335</u></b>	<b><u>9,327</u></b>	<b><u>69%</u></b>	<b><u>26,079</u></b>	<b><u>5,071</u></b>
<b>CONTRACT COSTS</b>								
	443000	CONTRACT COSTS	32,228	32,800	572	98%	21,396	(10,832)
	443100	REFUSE COLLECTION	20,280	32,800	12,520	62%	18,552	(1,728)
<b>TOTAL CONTRACT COSTS</b>			<b><u>52,508</u></b>	<b><u>131,200</u></b>	<b><u>78,692</u></b>	<b><u>40%</u></b>	<b><u>39,948</u></b>	<b><u>(12,560)</u></b>

# ***PALM PLACE - CASH FLOWS***

LINE ACCT	2008	
<u>ITEM # DESCRIPTION</u>	<u>PROPOSED</u>	
REVENUE	<u>BUDGET</u>	
700 TOTAL REVENUES	<u>497,668</u>	
EXPENSES		
TOTAL ADMINISTRATIVE	<u>87,053</u>	
TOTAL TENANT SERVICES	<u>-</u>	
TOTAL UTILITIES	<u>55,500</u>	
TOTAL ORDINARY MAINT & OPER	<u>147,913</u>	
TOTAL GENERAL EXPENSES	<u>88,180</u>	
969 TOTAL OPERATING EXPENSES	<u>378,646</u>	
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>119,022</u>	
OTHER EXPENSES / REVENUE		
EX-MAINT, B/A, REPLACEMENTS	21,600	
RESERVE CONTRIBUTIONS	96,636	
OTHER CASH ITEMS (increase)/decrease	<u>118,236</u>	mortgage principal
TOTAL OTHER EXPENSES	<u>118,236</u>	
900 TOTAL EXPENSES	<u>496,882</u>	
OTHER FINANCING SOURCES (USES):		
1001 9110 OPERATING TRANSFER IN	-	
1002 9111 OPERATING TRANSFERS OUT	<u>-</u>	
1010 TTL OTHER FINANCING SOURCES(USES)	<u>-</u>	
1000 EXCESS (DEFICIENCY) OPERATING CASH	<u>786</u>	

\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

## ***PALM PLACE REPLACEMENT OF EQUIPMENT***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

<b>TOTAL</b>				-	-	-	-	-
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# ***PALM PLACE BETTERMENTS AND ADDITIONS***

<b>DESCRIPTION</b>	<b>LOCATION</b>	<b>QUANTITY</b>	<b>PRICE</b>	<b>TOTAL COST</b>	<b>TOTAL FROM OPERATIONS</b>	<b>CFP FUNDING</b>	<b>TRUSTEE FUNDING</b>	<b>OTHER GRANT FUNDING</b>
NONE FOR ORIGINAL BUDGET								
<b>TOTAL</b>				-	-	-	-	-

## ***PALM PLACE GENERAL EXPENSES***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
<b>TOTAL</b>				-	-	-	-	-

# ***SECTION 8 HOUSING CHOICE VOUCHERS***

LINE	ACCT		2007	2007		OVER	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
			ACTUAL	BUDGET			BUDGET	VS 2008 BUDGET
<b>REVENUE</b>								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705		<b>TOTAL TENANT REVENUE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	373,767	373,717	50	100%	434,940	61,173
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	6,391	6,800	(409)	94%	6,400	9
714	3450	FRAUD RECOVERY	1,450	2,000	(550)	73%	2,000	550
715	3480	OTHER REVENUE	324	7,879	(7,555)	4%	1,000	676
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<u><b>381,932</b></u>	<u><b>390,396</b></u>	<u><b>(8,464)</b></u>	<u><b>98%</b></u>	<u><b>444,340</b></u>	<u><b>62,408</b></u>
<b>EXPENSES</b>								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	21,658	23,561	(1,903)	92%	24,038	2,381
912	4171	AUDITING FEES	4,060	2,310	1,750	176%	2,310	(1,750)
914	4120	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	1,765	1,802	(37)	98%	9,211	7,446
916	4190	OTHER	19,837	15,940	3,897	124%	7,448	(12,389)
		<b>TOTAL ADMINISTRATIVE</b>	<u><b>47,320</b></u>	<u><b>43,613</b></u>	<u><b>3,707</b></u>	<u><b>108%</b></u>	<u><b>43,007</b></u>	<u><b>(4,313)</b></u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		<b>TOTAL UTILITIES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>

# ***SECTION 8 HOUSING CHOICE VOUCHERS***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	OVER	PROPOSED	PROJECTED
			ACTUAL	BUDGET	(UNDER)	BUDGET	VS 2008 BUDGET
<b>ORDINARY MAINT &amp; OPERATIONS</b>							
941	4410	LABOR	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
<b>TOTAL ORDINARY MAINT &amp; OPER</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GENERAL EXPENSES</b>							
961	4510	INSURANCE PREMIUMS	10,294	6,424	3,870	3,926	(6,367)
962	4590	OTHER GENERAL EXPENSES	8,903	3,675	5,228	-	(8,903)
962	4590	OTHER GENERAL EXP - MGT FEE	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>			<b>19,196</b>	<b>10,099</b>	<b>9,097</b>	<b>3,926</b>	<b>(15,270)</b>
969	<b>TOTAL OPERATING EXPENSES</b>		<b>66,516</b>	<b>53,712</b>	<b>12,804</b>	<b>46,933</b>	<b>(19,583)</b>
970	<b>EXCESS OPERATING REVENUE OVER</b>						
	<b>OPERATING EXPENSES</b>		<b>315,416</b>	<b>336,684</b>	<b>(21,268)</b>	<b>397,407</b>	<b>81,991</b>
<b>OTHER EXPENSES</b>							
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	347,387	335,342	12,045	427,680	80,293
974	4800	DEPRECIATION EXPENSE	120	120	-	120	-
<b>TOTAL OTHER EXPENSES</b>			<b>347,507</b>	<b>335,462</b>	<b>12,045</b>	<b>427,800</b>	<b>80,293</b>
900	<b>TOTAL EXPENSES</b>		<b>414,023</b>	<b>389,174</b>	<b>24,849</b>	<b>474,733</b>	<b>60,710</b>
<b>OTHER FINANCING SOURCES (USES):</b>							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-
1010	<b>TTL OTHER FINANCING SOURCES(USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
1000	<b>EXCESS (DEFICIENCY) OPERATING</b>						
	<b>REVENUE OVER(UNDER) EXPENSES</b>		<b>(32,091)</b>	<b>1,222</b>	<b>(33,313)</b>	<b>(30,393)</b>	<b>1,698</b>
	<b>DEPRECIATION ADD-BACK</b>		<b>120</b>	<b>120</b>	<b>-</b>	<b>120</b>	<b>-</b>
	<b>NET INCOME</b>		<b>(31,971)</b>	<b>1,342</b>	<b>(33,313)</b>	<b>(30,273)</b>	<b>1,698</b>

# ***SECTION 8 VOUCHER ACCOUNT DETAIL***

LINE ACCT	2007	2007	DIFF	PERCENT	2008	2007
ITEM # DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	PROJECTED
INCOME	ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2008 BUDGET
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	-	-	-	-	-	-
340101 HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	-	-
341000 SECTION 8 HAP INCOME	330,288	327,863	2,425	101%	388,800	58,512
341001 ADMINISTRATIVE FEES EARNED	43,479	45,854	(2,375)	95%	46,140	2,661
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b><u>373,767</u></b>	<b><u>373,717</u></b>	<b><u>50</u></b>	<b><u>100%</u></b>	<b><u>434,940</u></b>	<b><u>61,173</u></b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	1,699	1,450	(249)	117%	-	(1,699)
414000 STAFF TRAINING	-	-	-	-	-	-
415000 TRAVEL	153	130	(23)	118%	130	(23)
417000 ACCOUNTING	7,614	5,000	(2,614)	152%	5,000	(2,614)
419000 SUNDRY	7,081	6,300	(781)	112%	900	(6,181)
419001 OFFICE SUPPLIES	1,357	900	(457)	151%	300	(1,057)
418000 TELEPHONE/COMMUNICATIONS	1,216	1,390	174	87%	500	(716)
419002 POSTAGE	376	450	74	83%	450	74
419003 ADMINISTRATIVE FEES	342	320	(22)	107%	168	(174)
419004 EVICTION COSTS	-	-	-	-	-	-
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b><u>19,837</u></b>	<b><u>15,940</u></b>	<b><u>(3,897)</u></b>	<b><u>124%</u></b>	<b><u>7,448</u></b>	<b><u>(12,389)</u></b>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	-	-	-	-	-	-
443100 REFUSE COLLECTION	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>

# ***SECTION 8 VOUCHER - CASH FLOWS***

LINE	ACCT	2008
<u>ITEM</u>	<u>#</u>	<u>PROPOSED</u>
<u>DESCRIPTION</u>		<u>BUDGET</u>
<b>REVENUE</b>		
700	TOTAL REVENUES	<u>444,340</u>
<b>EXPENSES</b>		
ADMINISTRATIVE		
	TOTAL ADMINISTRATIVE	<u>43,007</u>
TENANT SERVICES		
	TOTAL TENANT SERVICES	<u>-</u>
UTILITIES		
	TOTAL UTILITIES	<u>-</u>
ORDINARY MAINT & OPERATIONS		
	TOTAL ORDINARY MAINT & OPER	<u>-</u>
	TOTAL GENERAL EXPENSES	<u>3,926</u>
969	TOTAL OPERATING EXPENSES	<u>46,933</u>
970	EXCESS OPERATING REVENUE OVER	
	OPERATING EXPENSES	<u>397,407</u>
	OTHER EXPENSES / REVENUE	
	EX-MAINT, B/A, REPLACEMENTS	-
	RESERVE CONTRIBUTIONS FOR HAP	(38,880)
	OTHER CASH ITEMS - HAP	427,680
	TOTAL OTHER EXPENSES	<u>388,800</u>
900	TOTAL EXPENSES	<u>435,733</u>
OTHER FINANCING SOURCES (USES):		
1010	TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING	
	CASH	<u>8,607</u>

\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

## ***SECTION 8 REPLACEMENT OF EQUIPMENT***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
<b>TOTAL</b>				-	-	-	-	-

***SECTION 8 BETTERMENTS AND ADDITIONS***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
<b>TOTAL</b>				-	-	-	-	-

# CAPITAL FUND 2005

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							VS 2008 BUDGET
<b>REVENUE</b>							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705		<b>TOTAL TENANT REVENUE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	5,927	5,927	-	100%	(5,927)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<u><b>5,927</b></u>	<u><b>5,927</b></u>	<u>-</u>	<u><b>100%</b></u>	<u><b>(5,927)</b></u>
<b>EXPENSES</b>							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-
916	4190	OTHER	412	412	-	100%	(412)
		<b>TOTAL ADMINISTRATIVE</b>	<u><b>412</b></u>	<u><b>412</b></u>	<u>-</u>	<u><b>100%</b></u>	<u><b>(412)</b></u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
		<b>TOTAL UTILITIES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

# ***CAPITAL FUND 2005***

LINE	ACCT		2007	2007		OVER	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
			ACTUAL	BUDGET			BUDGET	VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	324	324	-	100%	-	(324)
943	4430	CONTRACT COSTS	1,279	1,279	-	100%	-	(1,279)
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>1,603</u>	<u>1,603</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(1,603)</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590	OTHER GENERAL EXP-ADMIN FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
969	TOTAL OPERATING EXPENSES		<u>2,015</u>	<u>2,015</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(2,015)</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>3,912</u>	<u>3,912</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(3,912)</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	1,200	1,200	-	100%	-	(1,200)
TOTAL OTHER EXPENSES			<u>1,200</u>	<u>1,200</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(1,200)</u>
900	TOTAL EXPENSES		<u>3,215</u>	<u>3,215</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(3,215)</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>2,712</u>	<u>2,712</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(2,712)</u>
	DEPRECIATION ADD-BACK		<u>1,200</u>	<u>1,200</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(1,200)</u>
	NET INCOME		<u>3,912</u>	<u>3,912</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(3,912)</u>

# ***CAPITAL FUND 2005 ACCOUNT DETAIL***

LINE ACCT	2007	2007	DIFF	PERCENT	2008	2007
ITEM # DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	PROJECTED
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	(UNFAVORABLE)	BUDGET	<u>BUDGET</u>	<u>VS 2008 BUDGET</u>
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	2,015	2,015	-	100%	-	(2,015)
340101 HUD PHA OP SUBSIDY-HARD COST	3,912	3,912	-	100%	-	(3,912)
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b><u>5,927</u></b>	<b><u>5,927</u></b>	<b><u>-</u></b>	<b><u>100%</u></b>	<b><u>-</u></b>	<b><u>(5,927)</u></b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	-	-	-	-	-	-
414000 STAFF TRAINING	-	-	-	-	-	-
415000 TRAVEL	-	-	-	-	-	-
417000 ACCOUNTING	-	-	-	-	-	-
419000 SUNDRY	412	412	-	100%	-	(412)
419001 OFFICE SUPPLIES	-	-	-	-	-	-
418000 TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
419002 POSTAGE	-	-	-	-	-	-
419003 ADMINISTRATIVE FEES	-	-	-	-	-	-
419004 EVICTION COSTS	-	-	-	-	-	-
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b><u>412</u></b>	<b><u>412</u></b>	<b><u>-</u></b>	<b><u>100%</u></b>	<b><u>-</u></b>	<b><u>(412)</u></b>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	1,279	1,279	-	100%	-	(1,279)
443100 REFUSE COLLECTION	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>	<b><u>1,279</u></b>	<b><u>1,279</u></b>	<b><u>-</u></b>	<b><u>100%</u></b>	<b><u>-</u></b>	<b><u>(1,279)</u></b>

# ***CAPITAL FUND 2005 - CASH FLOWS***

LINE	ACCT		2008
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
<u>REVENUE</u>			<u>BUDGET</u>
700		TOTAL REVENUES	-
		TOTAL ADMINISTRATIVE	-
		TENANT SERVICES	
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	-
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	-
		OTHER EXPENSES / REVENUE	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	-
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	-

**\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

***CFP 2005 BETTERMENTS AND ADDITIONS***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
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NONE FOR ORIGINAL BUDGET

				-	-	-	-	-
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# CAPITAL FUND 2006

LINE	ACCT		2007	2007		2008	2007	
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	PROJECTED
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2008 BUDGET
<b>REVENUE</b>								
<b>TENANT REVENUE</b>								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705		<b>TOTAL TENANT REVENUE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	144,973	325,502	(180,529)	45%	217,341	72,368
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<u><b>144,973</b></u>	<u><b>325,502</b></u>	<u><b>(180,529)</b></u>	<u><b>45%</b></u>	<u><b>217,341</b></u>	<u><b>72,368</b></u>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
911	4110	ADMINISTRATIVE SALARIES	2,822	3,024	(202)	93%	-	(2,822)
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	908	971	(63)	94%	-	(908)
916	4190	OTHER	1,974	2,060	(86)	96%	2,000	26
		<b>TOTAL ADMINISTRATIVE</b>	<u><b>5,705</b></u>	<u><b>6,055</b></u>	<u><b>(350)</b></u>	<u><b>94%</b></u>	<u><b>2,000</b></u>	<u><b>(3,705)</b></u>
<b>TENANT SERVICES</b>								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>UTILITIES</b>								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		<b>TOTAL UTILITIES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

# ***CAPITAL FUND 2006***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							PROJECTED
							VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	-	-	-	-	-
942	4420	MATERIALS	10,455	-	10,455	-	4,545
943	4430	CONTRACT COSTS	35,608	31,500	4,108	113%	892
945	4433	EBC - OM&O	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>46,063</u>	<u>31,500</u>	<u>14,563</u>	<u>146%</u>	<u>5,437</u>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	1,400	3,900	(2,500)	36%	1,100
962	4590	OTHER GENERAL EXP-ADMIN FEE	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>1,400</u>	<u>3,900</u>	<u>(2,500)</u>	<u>36%</u>	<u>1,100</u>
969	TOTAL OPERATING EXPENSES		<u>53,168</u>	<u>41,455</u>	<u>11,713</u>	<u>128%</u>	<u>2,832</u>
970	EXCESS OPERATING REVENUE OVER						
	OPERATING EXPENSES		<u>91,805</u>	<u>284,047</u>	<u>(192,242)</u>	<u>32%</u>	<u>69,536</u>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	720	-	-	-	(120)
TOTAL OTHER EXPENSES			<u>720</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>(120)</u>
900	TOTAL EXPENSES		<u>53,888</u>	<u>41,455</u>	<u>11,713</u>	<u>130%</u>	<u>2,712</u>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	(32,550)	32,550	0%	(32,550)
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>(32,550)</u>	<u>32,550</u>	<u>0%</u>	<u>(32,550)</u>
1000	EXCESS (DEFICIENCY) OPERATING						
	REVENUE OVER(UNDER) EXPENSES		<u>91,085</u>	<u>251,497</u>	<u>(224,792)</u>	<u>36%</u>	<u>102,206</u>
	DEPRECIATION ADD-BACK		<u>720</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>(120)</u>
	NET INCOME		<u>91,805</u>	<u>251,497</u>	<u>(224,792)</u>	<u>37%</u>	<u>102,086</u>

# ***CAPITAL FUND 2006 ACCOUNT DETAIL***

LINE ACCT	2007	2007	DIFF	PERCENT	2008	2007
ITEM # DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	PROJECTED
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	(UNFAVORABLE)	BUDGET	<u>BUDGET</u>	<u>VS 2008 BUDGET</u>
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	53,305	46,750	6,555	114%	40,681	(12,624)
340101 HUD PHA OP SUBSIDY-HARD COST	91,668	278,752	(187,084)	33%	176,660	84,992
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<b><u>144,973</u></b>	<b><u>325,502</u></b>	<b><u>(180,529)</u></b>	<b><u>45%</u></b>	<b><u>217,341</u></b>	<b><u>72,368</u></b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	-	-	-	-	-	-
414000 STAFF TRAINING	-	-	-	-	-	-
415000 TRAVEL	-	-	-	-	-	-
417000 ACCOUNTING	-	-	-	-	-	-
419000 SUNDRY	1,974	2,060	86	96%	2,000	26
419001 OFFICE SUPPLIES	-	-	-	-	-	-
418000 TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
419002 POSTAGE	-	-	-	-	-	-
419003 ADMINISTRATIVE FEES	-	-	-	-	-	-
419004 EVICTION COSTS	-	-	-	-	-	-
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b><u>1,974</u></b>	<b><u>2,060</u></b>	<b><u>86</u></b>	<b><u>96%</u></b>	<b><u>2,000</u></b>	<b><u>26</u></b>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	35,608	31,500	(4,108)	113%	36,500	892
443100 REFUSE COLLECTION	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>	<b><u>35,608</u></b>	<b><u>31,500</u></b>	<b><u>(4,108)</u></b>	<b><u>113%</u></b>	<b><u>36,500</u></b>	<b><u>892</u></b>

# ***CAPITAL FUND 2006 - CASH FLOWS***

LINE	ACCT		2008
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
<u>REVENUE</u>			<u>BUDGET</u>
700		TOTAL REVENUES	<u>217,341</u>
<b>EXPENSES</b>			
		TOTAL ADMINISTRATIVE	<u>2,000</u>
		TOTAL TENANT SERVICES	<u>-</u>
		TOTAL UTILITIES	<u>-</u>
		TOTAL ORDINARY MAINT & OPER	<u>51,500</u>
		TOTAL GENERAL EXPENSES	<u>2,500</u>
969		TOTAL OPERATING EXPENSES	<u>56,000</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>161,341</u>
		OTHER EXPENSES / REVENUE	
		EX-MAINT, B/A, REPLACEMENTS	128,791
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	<u>-</u>
		TOTAL OTHER EXPENSES	<u>128,791</u>
900		TOTAL EXPENSES	<u>184,791</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	<u>(32,550)</u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u>(32,550)</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>0</u>

\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.

## ***CFP 2006 BETTERMENTS AND ADDITIONS***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
1460 Substantial Rehabilitation of vacant units - plumbing, cabinets, floor covering, interior doors and painting				117,701		117,701		
1465 Replace ranges, refrigerators, and water heaters				11,090		11,090		
				<b>128,791</b>	-	<b>128,791</b>	-	-

***CFP 2006 OTHER GENERAL EXPENSES***

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NFC, INC (AGENCY PLAN)				2,500		2,500		
				<b>2,500</b>	-	<b>2,500</b>	-	-

# ***CAPITAL FUND PROGRAM - 2007***

LINE	ACCT		2007	2007		2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED
			ACTUAL	BUDGET		(UNDER)	BUDGET
							VS 2008
							BUDGET
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705		<b>TOTAL TENANT REVENUE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	-	-	-	335,119	335,119
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700		<b>TOTAL REVENUES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>335,119</u>	<u>335,119</u>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
911	4110	ADMINISTRATIVE SALARIES	-	-	-	13,992	13,992
912	4171	AUDITING FEES	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	3,837	3,837
916	4190	OTHER	-	-	-	6,500	6,500
		<b>TOTAL ADMINISTRATIVE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,329</u>	<u>24,329</u>
<b>TENANT SERVICES</b>							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		<b>TOTAL TENANT SERVICES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>UTILITIES</b>							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
		<b>TOTAL UTILITIES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

# ***CAPITAL FUND PROGRAM - 2007***

LINE	ACCT		2007	2007		OVER	2008	2007
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	PROJECTED
			ACTUAL	BUDGET			BUDGET	VS 2008 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	46,252	46,252
943	4430	CONTRACT COSTS	-	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,252</u>	<u>46,252</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
962	4590	OTHER GENERAL EXP-ADMIN FEE	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
969	TOTAL OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70,581</u>	<u>70,581</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>264,538</u>	<u>264,538</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70,581</u>	<u>70,581</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	(20,000)	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(20,000)</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>244,538</u>	<u>264,538</u>
	DEPRECIATION ADD-BACK		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	NET INCOME		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>244,538</u>	<u>264,538</u>

# ***CAPITAL FUND PROGRAM ACCOUNT DETAIL - 2007***

LINE ACCT	2007	2007	<u>DIFF</u>	PERCENT	2008	2007
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>PROJECTED</u>
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNFAVORABLE)</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>VS 2008 BUDGET</u>
<b>HUD PHA GRANTS</b>						
340100 HUD PHA OP SUBSIDY-SOFT COST	-	-	-	-	47,000	47,000
340101 HUD PHA OP SUBSIDY-HARD COST	-	-	-	-	288,119	-
341000 SECTION 8 HAP INCOME	-	-	-	-	-	-
341001 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
341002 AUDIT FEES EARNED	-	-	-	-	-	-
341003 HARD TO HOUSE EARNED	-	-	-	-	-	-
341003 FSS COORDINATOR	-	-	-	-	-	-
<b>TOTAL HUD PHA GRANTS</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u><b>335,119</b></u>	<u><b>47,000</b></u>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES - OTHER</b>						
413000 LEGAL	-	-	-	-	-	-
414000 STAFF TRAINING	-	-	-	-	5,000	5,000
415000 TRAVEL	-	-	-	-	-	-
417000 ACCOUNTING	-	-	-	-	1,500	1,500
419000 SUNDRY	-	-	-	-	-	-
419001 OFFICE SUPPLIES	-	-	-	-	-	-
418000 TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
419002 POSTAGE	-	-	-	-	-	-
419003 ADMINISTRATIVE FEES	-	-	-	-	-	-
419004 EVICTION COSTS	-	-	-	-	-	-
419005 OFFICE EQUIPMENT	-	-	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u><b>6,500</b></u>	<u><b>6,500</b></u>
<b>CONTRACT COSTS</b>						
443000 CONTRACT COSTS	-	-	-	-	-	-
443100 REFUSE COLLECTION	-	-	-	-	-	-
<b>TOTAL CONTRACT COSTS</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

# ***CFP - CASH FLOWS - 2007***

LINE	ACCT	DESCRIPTION	2008 PROPOSED BUDGET
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	<u>335,119</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	<u>24,329</u>
		TOTAL TENANT SERVICES	<u>-</u>
		TOTAL UTILITIES	<u>-</u>
		TOTAL ORDINARY MAINT & OPER	<u>46,252</u>
		TOTAL GENERAL EXPENSES	<u>-</u>
969		TOTAL OPERATING EXPENSES	<u>70,581</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>264,538</u>
		OTHER EXPENSES / REVENUE	
		EX-MAINT, B/A, REPLACEMENTS	244,538
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	<u>-</u>
		TOTAL OTHER EXPENSES	<u>244,538</u>
900		TOTAL EXPENSES	<u>315,119</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	<u>(20,000)</u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u>(20,000)</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>(0)</u>

**\*\*\* Note: Not intended to be a GAAP based Statement of Cash Flows showing reconciled beginning to ending cash. Only intended to show LOB's ability to finance years activities via available annual cash flows.**

## ***CFP 2007 BETTERMENTS AND ADDITIONS***

<b>DESCRIPTION</b>	<b>LOCATION</b>	<b>QUANTITY</b>	<b>PRICE</b>	<b>TOTAL COST</b>	<b>TOTAL FROM OPERATIONS</b>	<b>CFP FUNDING</b>	<b>TRUSTEE FUNDING</b>	<b>OTHER GRANT FUNDING</b>
UPDATE HVAC - GROVE MANOR 1 & 2				79,369		79,369		
REPAIR/REPLACE ROOF - LAKE DEER				115,000		115,000		
REPLACE REF/RNG AND WATER HEATERS				15,000		15,000		
A/E FIRM - CONTRACT OWNERS REPRESENTATIVE				35,169		35,169		
				<b>244,538</b>	<b>-</b>	<b>244,538</b>	<b>-</b>	<b>-</b>

# SALARIES

EMPLOYEE NO.	NAME	HIRE DATE	POSITION	F T E	ANNIV. DATE	FYE 2007			FYE 2008			2008
						HR RATE	B/W	TOTAL	HR RATE	B/W	TOTAL	SALARY
<b>PUBLIC HOUSING</b>												
Mack Horne		07/22/02	Executive Director - Term 5/11/2007	1.00		32.14	2,571	44,025	-	-	-	-
	car allowance / transition allowance		Executive Director					1,400	-		4,700	4,700
Mark Thomas		08/06/07	Executive Director	1.00	08/06/08	31.38	2,510	10,040	31.38	2,510	65,262	65,262
Linda Williams		07/31/06	Housing Manager	1.00	07/31/08	13.00	1,040	27,040	13.39	1,071	27,851	27,851
Bettina Johnson		05/15/06	Receptionist / Section 8 Assistant	0.50	05/15/08	9.50	570	11,326	9.79	587	15,265	15,265
Housing Manger Palm Place			Housing Manager Palm Place	1.00		13.42	1,074	27,914	12.50	1,000	26,000	26,000
Assist Manager Palm Place			Assist Manager Palm Place	1.00		11.21	897	23,317	12.20	976	25,376	25,376
Lisa Landers		04/12/04	Assistant Executive Director / Payroll	1.00	04/12/08	15.14	1,211	31,491	16.83	1,346	35,000	35,000
<b>SECTION 8</b>												
New Employee		07/01/07	Section 8 Coordinator	1.00		13.00	1,040	7,098	13.39	1,071	20,888	20,888
Deonte Blackmon		05/15/06	Section 8 Coordinator Term: 6/29/2007	0.50	05/15/08	9.50	570	9,655	9.79	587	3,150	3,150
<b>MAINTENANCE</b>												
Sabin, Evanie		03/01/06	Maintenance Supervisor	1.00	03/01/08	14.00	1,120	29,120	14.42	1,154	29,994	29,994
David Brannen		07/24/06	Maintenance Mechanic	1.00	07/24/08	12.03	962	25,022	12.39	991	25,773	25,773
Ephraim Rodriguez		06/04/07	Maintenance Aide	1.00	06/04/08	10.00	800	20,800	10.30	824	21,424	21,424
Maintenance Palm Place			Maintenance Palm Place			13.06	1,045	27,165	14.00	1,120	29,120	29,120
Maintenance Palm Place			Maintenance Palm Place			13.06	1,045	27,165	14.00	1,120	29,120	29,120
Maintenance Palm Place			Maintenance Palm Place			-	-	-	6.65	532	13,832	13,832
<b>TOTALS</b>				<b>23.50</b>		<b>210.44</b>	<b>16,455</b>	<b>322,578</b>	<b>191.01</b>	<b>14,890</b>	<b>372,755</b>	<b>372,755</b>
											ADMIN	223,492
											MAINT	149,263
												<u>372,755</u>

PROJECTED INCREASE		3.00%														
EMPLOYEE	HIRE															
NO.	NAME	DATE	POSITION	PUBLIC	PALM	S8	CFP 2005	CFP2006	CFP 2007	TOTALS						
<b>PUBLIC HOUSING</b>																
Mack Horne	07/22/02	Executive Director - Term 5/11/2007	1.00	-	-	-	-	-	-	-	-	-	-	-		
car allowance / transition allowance		Executive Director	0.80	3,760	-	-	-	-	-	-	0.20	940	4,700			
Mark Thomas	08/06/07	Executive Director	0.80	52,210	-	-	-	-	-	-	0.20	13,052	65,262			
Linda Williams	07/31/06	Housing Manager	1.00	27,851									27,851			
Bettina Johnson	05/15/06	Receptionist / Section 8 Assistant	1.00	15,265									15,265			
Housing Manger Palm Place		Housing Manager Palm Place			1.00	26,000							26,000			
Assist Manager Palm Place		Assist Manager Palm Place			1.00	25,376							25,376			
Lisa Landers	04/12/04	Assistant Executive Director / Payroll	1.00	35,000	-	-	-	-	-	-	-	-	35,000			
<b>SECTION 8</b>																
New Employee	07/01/07	Section 8 Coordinator	-	-	-	-	1.00	20,888					20,888			
Deonte Blackmon	05/15/06	Section 8 Coordinator Term: 6/29/2007	-	-	-	-	1.00	3,150					3,150			
<b>MAINTENANCE</b>																
Sabin, Evanie	03/01/06	Maintenance Supervisor	1.00	29,994	-	-	-	-					29,994			
David Brannen	07/24/06	Maintenance Mechanic	1.00	25,773	-	-	-	-					25,773			
Ephraim Rodriguez	06/04/07	Maintenance Aide	1.00	21,424									21,424			
Maintenance Palm Place		Maintenance Palm Place			1.00	29,120							29,120			
Maintenance Palm Place		Maintenance Palm Place			1.00	29,120							29,120			
Maintenance Palm Place		Maintenance Palm Place	-	-	1.00	13,832							13,832			
<b>TOTALS</b>				<b>16.60</b>	<b>211,276</b>	<b>6.00</b>	<b>123,448</b>	<b>2.00</b>	<b>24,038</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.40</b>	<b>13,992</b>	<b>372,755</b>	
				<b>ADMIN</b>	<b>134,085</b>		<b>51,376</b>		<b>24,038</b>		<b>-</b>		<b>-</b>	<b>13,992</b>		
				<b>MAINT</b>	<b>77,191</b>		<b>72,072</b>		<b>-</b>		<b>-</b>		<b>-</b>	<b>-</b>		
					<b>211,276</b>		<b>123,448</b>		<b>24,038</b>		<b>-</b>		<b>-</b>	<b>13,992</b>		

# BENEFITS

NAME	POSITION	TOTAL	RETIREMENT	0.0765 FICA	LIFE	HEALTH	TOTAL BENEFITS	PERCENT BENEFITS TO TOTAL	TOTAL POSITION COST
<b><u>PUBLIC HOUSING</u></b>									
Mack Horne	Executive Director - Term 5/11/2007	-	-	-	-	-	-	0.00%	-
car allowance		4,700	-	360	-	-	360	7.65%	5,060
Mark Thomas	Executive Director	65,262	5,874	4,993	1,958	6,000	18,824	28.84%	84,086
Linda Williams	Housing Manager	27,851	2,507	2,131	836	7,395	12,868	46.20%	40,719
Bettina Johnson	Receptionist / Section 8 Assistant	15,265	-	1,168	-	-	1,168	7.65%	16,432
Housing Manger Palm Place	Housing Manager Palm Place	26,000	-	1,989	-	1,584	3,573	13.74%	29,573
Assist Manager Palm Place	Assist Manager Palm Place	25,376	-	1,941	-	1,584	3,525	13.89%	28,901
Lisa Landers	Assistant Executive Director / Payroll	35,000	3,150	2,677	1,050	5,265	12,143	34.69%	47,143
<b><u>SECTION 8</u></b>									
New Employee	Section 8 Coordinator	20,888	1,880	1,598	627	4,865	8,970	42.94%	29,858
Deonte Blackmon	Section 8 Coordinator Term: 6/29/2007	3,150	-	241	-	-	241	0.00%	3,391
<b><u>MAINTENANCE</u></b>									
Sabin, Evanie	Maintenance Supervisor	29,994	2,699	2,295	900	11,050	16,944	56.49%	46,938
David Brannen	Maintenance Mechanic	25,773	2,320	1,972	773	6,067	11,131	43.19%	36,904
Ephraim Rodriguez	Maintenance Aide	21,424	1,928	1,639	643	3,308	7,518		28,942
Maintenance Palm Place	Maintenance Palm Place	29,120	-	2,228	-	3,060	5,288	18.16%	34,408
Maintenance Palm Place	Maintenance Palm Place	29,120	-	2,228	-	1,584	3,812	13.09%	32,932
Maintenance Palm Place	Maintenance Palm Place	13,832	-	1,058	-	-	1,058		14,890
		<b>372,755</b>	<b>20,357</b>	<b>28,516</b>	<b>6,786</b>	<b>51,763</b>	<b>107,422</b>	<b>28.82%</b>	<b>480,176</b>

ADMIN  
TENANT SVCS  
MAINTENANCE

# BENEFITS

NAME	POSITION		PUBLIC	PALM PLACE	SEC 8	CFP2005	CFP 2006	CFP2007
<b><u>PUBLIC HOUSING</u></b>								
Mack Horne	Executive Director - Term 5/11/2007	1.00	-	-	-	-	-	-
car allowance		0.80	288	-	-	-	-	0.20 72
Mark Thomas	Executive Director	0.80	15,059	-	-	-	-	0.20 3,765
Linda Williams	Housing Manager	1.00	12,868	-	-	-	-	-
Bettina Johnson	Receptionist / Section 8 Assistant	1.00	1,168	-	-	-	-	-
Housing Manger Palm Place	Housing Manager Palm Place	-	-	1.00	3,573	-	-	-
Assist Manager Palm Place	Assist Manager Palm Place	-	-	1.00	3,525	-	-	-
Lisa Landers	Assistant Executive Director / Payroll	1.00	12,143	-	-	-	-	-
<b><u>SECTION 8</u></b>								
New Employee	Section 8 Coordinator	-	-	-	1.00	8,970	-	-
Deonte Blackmon	Section 8 Coordinator Term: 6/29/2007	-	-	-	1.00	241	-	-
<b><u>MAINTENANCE</u></b>								
Sabin, Evanie	Maintenance Supervisor	1.00	16,944	-	-	-	-	-
David Brannen	Maintenance Mechanic	1.00	11,131	-	-	-	-	-
Ephraim Rodriguez	Maintenance Aide	1.00	7,518	-	-	-	-	-
Maintenance Palm Place	Maintenance Palm Place	-	-	1.00	5,288	-	-	-
Maintenance Palm Place	Maintenance Palm Place	-	-	1.00	3,812	-	-	-
Maintenance Palm Place	Maintenance Palm Place	-	-	1.00	1,058	-	-	-
		<b>16.60</b>	<b>77,118</b>	<b>5.00</b>	<b>17,256</b>	<b>2.00</b>	<b>9,211</b>	<b>-</b>
			<u>41,525</u>		<u>7,098</u>		<u>9,211</u>	<u>0.40 3,837</u>
			<u>35,593</u>		<u>10,158</u>		<u>-</u>	<u>-</u>

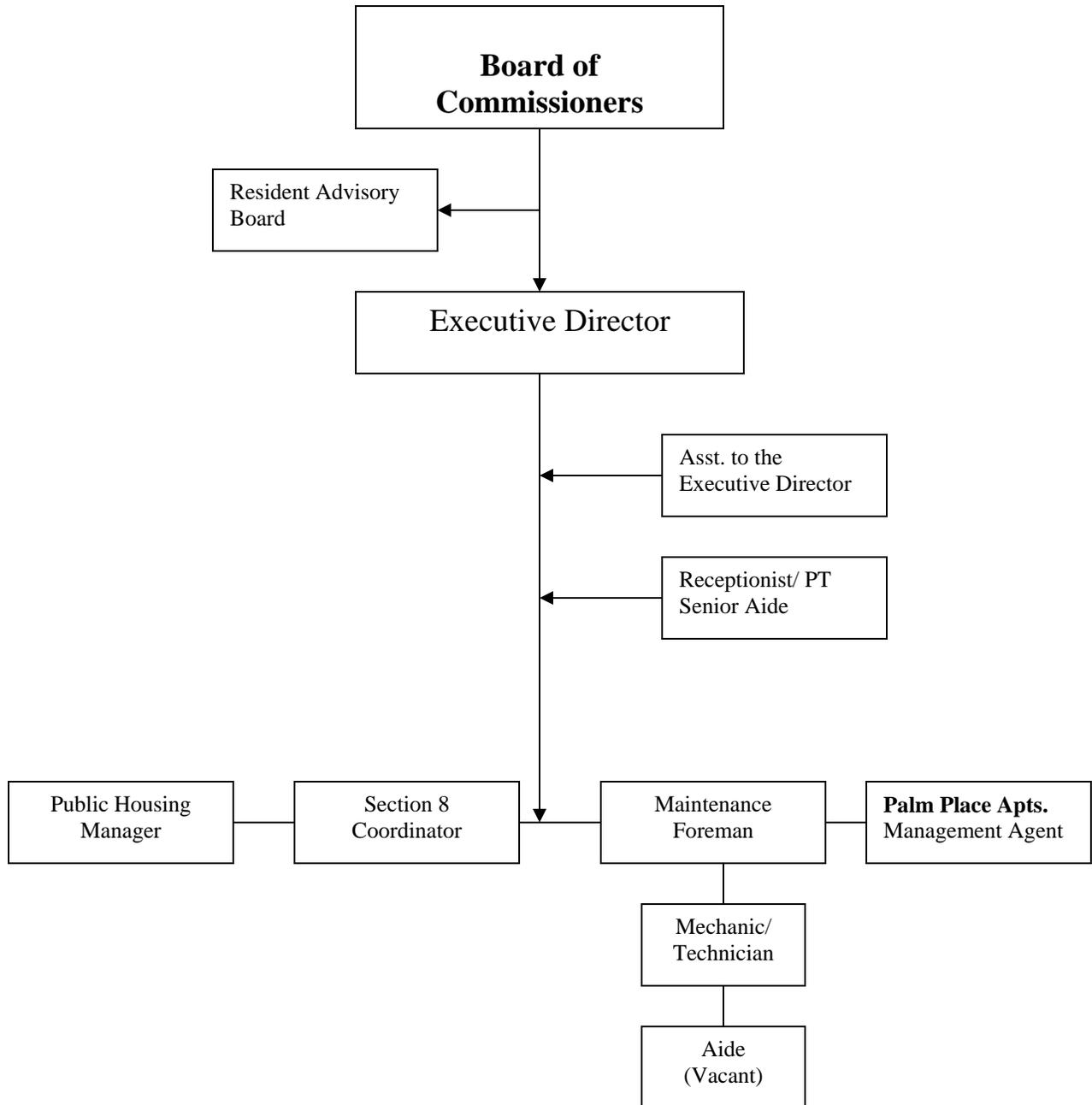
# ***INSURANCE COSTS***

AMOUNT	TYPE		PUBLIC		PALM PLACE		SECTION 8	TOTAL
21,040	LIABILITY	100%	21,040	0%	-	0%	-	21,040
17,612	PROPERTY AND LIABILITY - PALM PLACE			100%	17,612			17,612
150	DIRECTORS AND OFFICERS ERRORS/OMMISSIONS	100%	150	0%	-	0%	-	150
58,952	PROPERTY	100%	58,952	0%	-			58,952
7,600	AUTO	95%	7,220	0%	-	5%	380	7,600
298	EMPLOYEE BOND (salary allocated)	100%	298	0%	-	0%	-	298
41,838	WORKERS COMP (salary allocated)		33,232		5,060		3,546	41,838
<b>147,490</b>			<b>120,892</b>		<b>22,672</b>		<b>3,926</b>	<b>147,490</b>

# ***WORKERS COMPENSATION INSURANCE***

POSITION	TOTAL SALARY	\$ 36,778 W/C INS	PUBLIC	PALM PLACE	SEC 8
Executive Director - Term 5/11/2007	-	-	1.00	-	-
Executive Director	-	-	1.00	-	-
Executive Director	4,700	693	1.00	693	-
Executive Director	65,262	9,628	1.00	9,628	-
Housing Manager	27,851	4,109	1.00	4,109	-
Receptionist / Section 8 Assistant	15,265	2,252	1.00	2,252	-
Housing Manager Palm Place	-	-	-	1.00	1,012
Assist Manager Palm Place	-	-	-	1.00	1,012
Assistant Executive Director / Payroll	35,000	5,163	1.00	5,163	-
Section 8 Coordinator	20,888	3,081	-	-	1.00
Section 8 Coordinator Term: 6/29/2007	3,150	465	-	-	1.00
Maintenance Supervisor	29,994	4,425	1.00	4,425	-
Maintenance Mechanic	25,773	3,802	1.00	3,802	-
Maintenance Aide	21,424	3,160	1.00	3,160	-
Maintenance Palm Place	-	-	-	1.00	1,012
Maintenance Palm Place	-	-	-	1.00	1,012
Maintenance Palm Place	-	-	-	1.00	1,012
<b>TOTAL</b>	<b>249,307</b>	<b>36,778</b>	<b>23.00</b>	<b>33,232</b>	<b>5.00</b>
				<b>5,060</b>	<b>2.00</b>
					<b>3,546</b>

# Winter Haven Housing Authority



## CAPITAL FUND PROGRAM TABLES START HERE

Attachment fl139d05

**Annual Statement /Performance and Evaluation Report** 6/27/2007  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Winter Haven Housing Authority	<b>Grant Type and Number:</b> Capital Fund Program No: <b>FL14P13950105</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement Revision No.   1    
 Performance and Evaluation Report for Program Year Ending **3/31/07**   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	105,000.00	105,000.00	105,000.00	105,000.00
3	1408 Management Improvements (not to exceed 20% of grant total)	8,000.00	6,169.79	6,169.79	6,169.79
4	1410 Administration (not to exceed 10% of grant total)	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	10,000.00	7,115.28	7,115.28	7,115.28
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	192,324.00	195,649.81	195,649.81	192,324.00
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	30,000.00	30,000.00	30,000.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	1,389.12	1,389.12	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 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency (not to exceed 8% of grant total)	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$345,324.00</b>	<b>\$345,324.00</b>	<b>\$345,324.00</b>	<b>\$340,609.07</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

6/27/2007

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number:		Federal FY of Grant:				
Winter Haven Housing Authority		Capital Fund Program No: FL14P13950105		2005				
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds	Funds	
PHA Wide	<b>Operations</b>	1406	LS	105,000.00	105,000.00	105,000.00	105,000.00	
	<b>Total 1406</b>			<b>105,000.00</b>	<b>105,000.00</b>	<b>105,000.00</b>	<b>105,000.00</b>	
PHA Wide	<b>Management Improvements:</b>							
	Review and update program policies & procedures, training personnel	1408	LS	8,000.00	6,169.79	6,169.79	6,169.79	Complete
	<b>Total 1408</b>			<b>8,000.00</b>	<b>6,169.79</b>	<b>6,169.79</b>	<b>6,169.79</b>	
PHA Wide	<b>Fees &amp; Costs:</b>							
	Planning fees and costs	1430	LS	10,000.00	7,115.28	7,115.28	7,115.28	Complete
	<b>Total 1430</b>			<b>10,000.00</b>	<b>7,115.28</b>	<b>7,115.28</b>	<b>7,115.28</b>	
PHA Wide	<b>Dwelling Structures:</b>							
	Substantial and moderate rehabilitation of vacant units to include new plumbing, cabinets, floor covering, interior doors and painting	1460		67,324.00	195,649.81	195,649.81	192,324.00	Ongoing
	<b>Subtotal 1460</b>			<b>67,324.00</b>	<b>195,649.81</b>	<b>195,649.81</b>	<b>192,324.00</b>	
FL139-01	<b>Dwelling Structures:</b>							
Lake Deer	Replace existing gas heating systems with new energy efficient electric heat & cooling systems, including insulation and electrical upgrade	1460	60	125,000.00	0.00	0.00	0.00	Project moved to alternate year
	<b>Subtotal 1460</b>			<b>125,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total 1460</b>			<b>192,324.00</b>	<b>195,649.81</b>	<b>195,649.81</b>	<b>192,324.00</b>	
Lake Deer & Lucerne Park	<b>Dwelling Equipment:</b>							
	Replace ranges, refrigerators & water heaters	1465.1	30	15,000.00	15,000.00	15,000.00	15,000.00	Complete
Omni Circle & Grove Manor	<b>Dwelling Equipment:</b>							
	Replace ranges, refrigerators & water heaters	1465.1	30	15,000.00	15,000.00	15,000.00	15,000.00	
	<b>Total 1465.1</b>			<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	
PHA Wide	<b>Non-Dwelling Equipment:</b>							
	Purchase laptop computer & accessories	1475		0.00	1,389.12	1,389.12	0.00	
	<b>Total 1475</b>			<b>0.00</b>	<b>1,389.12</b>	<b>1,389.12</b>	<b>0.00</b>	
	<b>TOTAL CAPITAL FUNDS - 2005</b>			<b>\$345,324.00</b>	<b>\$345,324.00</b>	<b>\$345,324.00</b>	<b>\$340,609.07</b>	



## CAPITAL FUND PROGRAM TABLES START HERE

Attachment fl139e05

Annual Statement /Performance and Evaluation Report						6/27/2007
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: <b>Winter Haven Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>FL14P13950106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. <u>  1  </u> <i>Bonus capital funds added.</i>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>3/31/07</b>		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	32,550.00	32,550.00	0.00	0.00	
3	1408 Management Improvements (not to exceed 20% of grant total)	13,000.00	12,000.00	2,516.00	2,516.00	
4	1410 Administration (not to exceed 10% of grant total)	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	1,000.00	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	264,952.00	264,952.00	39,384.03	35,687.48	
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	24,617.00	5,909.00	5,909.00	
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 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency (not to exceed 8% of grant total)	0.00	0.00	0.00	0.00	
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$325,502.00</b>	<b>\$335,119.00</b>	<b>\$47,809.03</b>	<b>\$44,112.48</b>	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

6/27/2007

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Winter Haven Housing Authority		FL14P13950106						2006
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds	Funds	
PHA Wide	<b>Operations</b>	1406	LS	32,550.00	32,550.00	0.00	0.00	
	<b>Total 1406</b>			<b>32,550.00</b>	<b>32,550.00</b>	<b>0.00</b>	<b>0.00</b>	
PHA Wide	<b>Management Improvements:</b>							
	To include review & update program policies & procedures and personnel training	1408	LS	13,000.00	12,000.00	2,516.00	2,516.00	Ongoing
	<b>Total 1408</b>			<b>13,000.00</b>	<b>12,000.00</b>	<b>2,516.00</b>	<b>2,516.00</b>	
PHA Wide	<b>Fees &amp; Costs:</b>							
	Planning fees and costs	1430	LS	0.00	1,000.00	0.00	0.00	Ongoing
	<b>Total 1430</b>			<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	
PHA Wide	<b>Dwelling Structures:</b>							
	Substantial and moderate rehabilitation of vacant units to include new plumbing, cabinets, floor covering, interior doors, painting	1460	10 units	39,952.00	149,952.00	39,384.03	35,687.48	Ongoing
	<b>Subtotal 1460</b>			<b>39,952.00</b>	<b>149,952.00</b>	<b>39,384.03</b>	<b>35,687.48</b>	
FL139-01	<b>Dwelling Structures:</b>							
Lucerne Park	Replace roofing	1460		225,000.00	115,000.00	0.00	0.00	Near Completion
	<b>Subtotal 1460</b>			<b>225,000.00</b>	<b>115,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total 1460</b>			<b>264,952.00</b>	<b>264,952.00</b>	<b>39,384.03</b>	<b>35,687.48</b>	
PHA-Wide	<b>Dwelling Equipment:</b>							
	Replace ranges, refrigerators, and water heaters	1465.1	14 units	15,000.00	24,617.00	5,909.00	5,909.00	
	<b>Total 1465.1</b>			<b>15,000.00</b>	<b>24,617.00</b>	<b>5,909.00</b>	<b>5,909.00</b>	
	<b>TOTAL GRANT FOR 2006</b>			<b>\$325,502.00</b>	<b>\$335,119.00</b>	<b>\$47,809.03</b>	<b>\$44,112.48</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment fl139f05

**Annual Statement /Performance and Evaluation Report** 6/27/2007

**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Winter Haven Housing Authority	<b>Grant Type and Number:</b> Capital Fund Program No: FL14P13950107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2007
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement Revision No. _____
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00			
3	1408 Management Improvements (not to exceed 20% of grant total)	5,000.00			
4	1410 Administration (not to exceed 10% of grant total)	17,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	45,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	42,433.00			
10	1460 Dwelling Structures	189,369.00			
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency (not to exceed 8% of grant total)	0.00			
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$333,802.00</b>			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	30,000.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

6/27/2007

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Winter Haven Housing Authority		Capital Fund Program No: FL14P13950107				2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds	Funds	
PHA Wide	<b>Operations</b>	1406		20,000.00				
	<b>Total 1406</b>			<b>20,000.00</b>				
PHA Wide	<b>Administration:</b>							
	Salaries	1410		15,500.00				
	Fee Accountant	1410		1,500.00				
	<b>Total 1410</b>			<b>17,000.00</b>				
PHA Wide	<b>Management Improvements:</b>							
	Training and consulting services	1408	1	5,000.00				
	<b>Total 1408</b>			<b>5,000.00</b>				
PHA Wide	<b>Fees &amp; Costs:</b>							
	A/E Firm to perform Comprehensive Capital Needs	1430		45,000.00				
	Assessment and assist with plans and specs for rehab work	-		-				
	<b>Total 1430</b>			<b>45,000.00</b>				
PHA Wide	<b>Site Improvement:</b>							
	Repair/Replace Sidewalks	1450		2,500.00				
	Trim Trees	1450		3,750.00				
	Pour concrete dumpster pads and construct walls around them	1450		6,183.00				
	Repair Fencing	1450		30,000.00				
	<b>Total 1450</b>			<b>42,433.00</b>				
FL139-1	<b>Dwelling Structures:</b>							
Grove Manor 1	Update aging HVAC	1460	27	55,000.00				
FL139-4								
Grove Manor 2	Update aging HVAC	1460	12	19,369.00				
	<b>Total 1460</b>			<b>74,369.00</b>				
	<b>Page Subtotal</b>			<b>203,802.00</b>				













