

**PHA 5-Year and Annual Plan**

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

**OMB No. 2577-0226  
Expires 4/30/2011**

1.0	<b>PHA Information</b> PHA Name: <u>Panama City Housing Authority</u> PHA Code: <u>FL018</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>														
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>450</u> Number of HCV units: <u>418</u>														
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
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PH	HCV														
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A														
5.1	<b>Mission.</b> 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 for the next five years: <u>The Panama City Housing Authority mission is to promote adequate and affordable housing, economic opportunity, and suitable living environment free from discrimination.</u>														
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  N/A														

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The Panama City Housing Authority is presently evaluating and completely reviewing its Admission and Continued Occupancy (ACOP) for both Public Housing and Section 8. There are no changes in eligibility, selection, documentation and waiting list application.</p> <p>Financial Resources: The American Recovery and Reinvestment Act of 2009 (ARRA) has provided much needed additional resources. The 5 year plan has been completely revisited and changed to provide more in depth updating of our oldest complexes.</p> <p>Rent Determination: No revisions since prior plan submissions.</p> <p>Operations and Management: No revisions since prior plan submissions.</p> <p>Grievance Procedures: No revisions</p> <p>Designed Housing for Elderly and Disable Families: The Panama City Housing Authority continues to aggressively look for additional housing for Elderly and Disabled. During 2009 we had to abandon the Balboa Avenue plans for developing a 125 unit complex due to community NINBY ( Not In My Backyard). We continue to search for suitable property.</p> <p>Community Service and Self Sufficiency: No revisions since PCHA prior plan submissions.</p> <p>Safety and Crime Prevention: No revisions since PCHA prior plan submissions.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>PCHA Administration Office, 804 East 15<sup>th</sup> Street, Panama City, Fl 32405</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>(a) The awarding of \$896,180.00 from the American Recovery and Reinvestment Act of 2009 has provided the PCHA the opportunity to revise its previous plans regarding the upgrade of the physical needs of the authority. Special interest has been given to one of our oldest complexes; Fletcher Black Memorial Homes. This is a 60 unit complex which was originally built in 1951 as one of our first low-income housing complexes to serve the needs of Bay County/Panama City.</p> <p>The combination of the ARRA funding and utilizing Capital Fund from FI29P018501-08 and FI29P018501-09 has given the ability to complete a refurbishing of the entire complex which was desperately needed. Also, the old electricity funds were provided to work in a joint effort with the City of Panama City to upgrade the storm water runoff at our Gardner Dickinson Memorial Homes.</p> <p>The Fletcher Black Memorial Homes is in the process of complete renovation as follows:</p> <ul style="list-style-type: none"> <li>a) Complete change out of all electricity</li> <li>b) Complete change and reinstall water lines</li> <li>c) Replace ceiling where needed</li> <li>d) Refinish exterior doors</li> <li>e) Replace all interior doors</li> <li>f) Replace all closet doors</li> <li>g) Refinish existing cabinets</li> <li>h) Repair and repaint all interior walls and trim</li> <li>i) Repair all double pain windows</li> <li>j) Install electrical for washers and dryers</li> <li>k) Paint and repair brick outer surfaces</li> <li>l) Replace existing porch support with vinyl frailing and support</li> </ul> <p>Complete removal of existing drainage for piping at Everitt Avenue, entrance to Day Care Center and Oak Hammock Drive. The pipes originally placed at these locations are no longer sufficient to accommodate the storm water runoff.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.  NO</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Increase the supply of Assisted Housing</b></p> <ol style="list-style-type: none"> <li>1. Conduct outreach efforts to potential landlords</li> <li>2. Implement Public Housing/Home ownership</li> <li>3. Implement Voucher mobility counseling</li> <li>4. Work with Panama City government to increase housing</li> <li>5. Pursue housing resources</li> </ol> <p><b>Specific Family Types: Race changes in housing</b></p> <ol style="list-style-type: none"> <li>1. Conduct affirmatively action activities</li> <li>2. Counsel Section 8 Tenants to locate other than depressed and poverty areas.</li> <li>3. Market Section 8 outside poverty areas</li> </ol>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>1.) Increase the availability of decent, safe and affordable housing.</p> <p>The Housing stock of Panama City Housing Authority has been for a long time in need of physical refurbishing. Approximately 40% of the apartments are 59 years old. This produces many problems, electrical, no modern accessories (washer &amp; dryer hook-ups), Cable TV. A concerted effort has been maintained in the last 5 years to modernizing all apartments that we can with available funding. Fletcher Black is in the final stages of completely refurbishing the interior and also providing a much improved curb appeal. Our goal is to have people want to live with PCHA rather than "have to" live with PCHA. Playgrounds for children in all complexes. Family atmosphere is of the uttermost attention.</p> <p>James R. Asbell is our designated elderly complex that has 47 units assigned only to elderly and handicapped residents. There are 26 of those units that are, and originally built as studio or apartments for single occupancy. This makes it difficult to rent as most elderly individuals reach a point where they do not want to live alone and require a "care taker" or relative to spend time with them periodically. We will change all 26 studio apartments into 1 and some into 2 bedrooms to accommodate these needs. This is our next major project utilizing Capitol Funds from 2010.</p> <p>* See Attachments</p> <p>Careers of future concentration:</p> <ul style="list-style-type: none"> <li>&gt; Continue to develop private/public relationships with the community</li> <li>&gt; Evaluate all areas for improved asset</li> <li>&gt; Management contribution</li> <li>&gt; Expand and upgrade Section 8 Veterans (VASH) Vouchers</li> <li>&gt; Provide continued counseling to Public Housing and Section 8 residents on Home ownership</li> </ul> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Improved community quality of life:</p> <p>Continue providing residents with all information available on HUD programs. Hold meetings with Council to provide training and community hours to improve relationships with all residents. Provide the Residents Initiatives. Coordinate the ability to attend Residents Council Meetings and to interact with residents to provide follow-up and guidance to explain service requirements and maintain records of services requirements.</p> <p>Neighborhood and Curb Appeal: Continued enforcement of lease requirements to insure a quality of life enjoyable by all residents. PCHA will continue to vigorously enforce eviction and stepped up cooperation with Panama City Police Department. These efforts ensure safety and security of all residents. In the (7) seven apartment complexes the crime rate in each is less than the overall crime rate of all Panama City.</p> <p>(c) Renew efforts to obtain and broaden Family Self Sufficiency Program. The last several years Panama City Housing Authority has been unsuccessful in obtaining FSS Grant. We will continue to apply.</p> <p>Partnership with Boys and Girls Club to participate in ongoing after-school program at Gardner Dickenson and Henry Kirkland complexes. The PCHA provides building which was built in 1995 and participates yearly by providing financial and to resident children through a scholarship program. PCHA supports 67 children.</p>

11.0

**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

### **PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/plv/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## PANAMA CITY HOUSING AUTHORITY PET RULES

1. Behavior/Disposition of Pets: Unruly, vicious, dangerous or noisy pets are not permitted.
2. Complaints About Pets: All complaints about pets must be written, signed and submitted to the Panama City Housing Authority, 804 East 15<sup>th</sup> Street, Panama City, Florida 32405.
3. Damage Caused by Pets: Destructive pets are not permitted. Owners of pets that damage dwelling units, grounds or buildings will be charged for repair of the damage and will be issued Notices of Pet Rule Violation. Pet owners are liable for any damage to neighbors' property caused by pets.
4. Density of Pets: Only one (1) pet is permitted in each dwelling unit.
5. Deposit for Pets: A resident who owns and keeps a pet must deposit with the Panama City Housing Authority a Pet Deposit in the amount of \$300.00. The pet owner may pay \$50.00 of the Pet Deposit or the amount of the pet owner's monthly rent, if such rent is less than \$50.00, upon registration of the pet with the Housing Authority and \$25.00 per month thereafter, until the balance of the \$300.00 is paid. The Pet Deposit is refundable if there is no "pet caused" damage to his/her dwelling unit or outside area of responsibility when the pet owner moves or when he/she no longer keeps a pet. Pet owners must pay Pet Deposits in addition to the regular Panama City Housing Authority Security Deposit.
6. Failure to Comply with Pet Rules: A pet owner who fails to comply with the Panama City Housing Authority Pet Rules will receive a Notice of Pet Rule Violation. If the violation is not corrected within ten (10) days after the owner receives the Notice of Pet Rule Violation, the pet owner will receive a Notice for Pet Removal. If the pet is not removed within seven (7) days after the owner's receipt of the Notice for Pet Removal, the pet owner will receive a Notice of Lease Termination, giving the pet owner thirty (30) days to vacate the dwelling unit.
7. Inoculation of Pets: Pets must be inoculated in accordance with applicable State and Local laws and regulations prior to their being brought onto Housing Authority premises.
8. Licensing of Pets: Pets must be licensed in accordance with applicable State and Local laws prior to their being brought onto Housing Authority property.
9. Neutering: All pets of Panama City Housing Authority residents must be neutered.
10. Registration of Pets with the Panama City Housing Authority: A pet owner must register his/her pet with the Housing Manager and must make, at least, initial payment of the Pet Deposit (see #5, Deposit for Pets) before the pet is brought onto Housing Authority premises; and the owner must update the registration annually. The following items must be submitted to the Housing Manager to register a pet:
  - A. Registration form, completed and signed by pet owner. Registration forms are available at the Administrative Office.
  - B. Certificate that the pet is neutered, signed by a licensed veterinarian or a State or local authority empowered to neuter animals (or a designated agent of such an Authority). If the pet is too young for neutering at the time of registration, the pet owner must sign a statement that the procedure will be performed as soon as the veterinarian determines that the pet is old enough.

C. Certificate that the pet has received all inoculation required by State and Local law, signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or a designated agent of such an authority).

D. Copy of pet license.

11. Restraint of Pets: A pet must be on a leash and under the control of a responsible individual at all times while outside the dwelling unit of the pet owner.
12. Sanitary Standards: Pets may be exercised and may deposit waste ONLY along the property-line fence behind the buildings. Pet owners must remove and properly dispose of all removable pet waste. (Pet owners must take suitable containers to the exercise area, collect their pet's waste, take the waste to their apartments, and place it in their garbage containers.) Litter in litter boxes, if litter boxes are used, must be changed at least twice a week. Solid waste must be removed from litter boxes daily. Under no circumstances will pets be permitted to deposit waste in flowerbeds, on sidewalks, on streets or in lawn areas. No fleas, pet dirt or pet odor, whatever, will be permitted. If maintenance personnel clean up pet waste, the offending pet's owner will be charged \$10.00 and he/she will be issued a Notice of Pet Rule Violation.
13. Size and Type of Pet: Only common household pets, such as dogs, cat, birds, guinea pigs, hamsters, rabbits, fish and turtles are permitted. Pets may not exceed twenty-five (25) pounds in adult weight. Reptiles, except turtles, and wild animals, such as squirrels, skunks, opossums, ferrets and raccoons are not common household pets.
14. Temporary Accommodation of Pets: Residents are not permitted to board or keep pets on a temporary basis.
15. Unattended Pets: Pets may be left unattended in dwelling units for a reasonable period of time, not to exceed twelve (12) hours, ONLY if the pets cause no disturbance and if adequate food, water, ventilation and sanitary facilities are provided by the owners.

## **PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning \_\_\_\_\_, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
  - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
  - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
  - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
  - Coordination with other law enforcement efforts;
  - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
  - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Panama City Housing Authority                      FL 018

PHA Name

PHA Number



Signed/Dated by PHA Board Chair or other authorized PHA official

Panama City Housing Authority

Financial Statements

September 30, 2010

Panama City Housing Authority  
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September 30, 2010

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## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Panama City Housing Authority  
Panama City, Florida

U.S. Dept of Housing and Urban  
Development, Jacksonville Office  
Public Housing Division  
Jacksonville, Florida

We have audited the accompanying financial statements of the business-type activities and each major fund of the Panama City Housing Authority (Authority), as of and for the year ended September 30, 2010, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Panama City Housing Authority, as of September 30, 2010, and the respective changes in financial position, and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2011, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required

supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's financial statements as a whole. The schedule of completed and uncompleted grants and grant cost certificates and financial data schedule electronically transmitted to the Real Estate Assessment Center is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements. The schedule of completed and uncompleted grants and grant cost certificates, financial data schedule electronically transmitted to the Real Estate Assessment Center, and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Carr, Riggs & Ingram, L.L.C.*

Certified Public Accountants  
June 28, 2011

## Management's Discussion and Analysis

## Management's Discussion and Analysis

Management's discussion and analysis provides an easily readable analysis of the Panama City Housing Authority's (Authority) financial activities. The analysis provides summary financial information for the Authority and should be read in conjunction with the Authority's financial statements.

### Financial Highlights

- The Authority's net assets increased by \$1,753,111 or 11% to \$17,414,719 during 2010. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets.
- The business-type revenues increased by \$442,375 or 7% to \$6,913,489 during 2010. This increase was primarily due to an increase in operating subsidies and capital grants.
- The total expense of all Authority programs increased by \$70,855 or 1% to \$5,160,378.

### Using This Annual Report

The following graphic outlines the contents of the financial statements:

#### MD&A

~Management Discussion and Analysis~

#### Basic Financial Statements

~Authority-wide Financial Statements ~

~Notes to Financial Statements ~

#### Supplementary Information

~ Supplementary Information ~

The primary focus of the Authority's financial statement is on both the Authority as a whole (Authority-Wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

### Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business-type activities are consolidated into columns, which add to a total for the entire Authority.

These statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the statement of net assets (the “unrestricted net assets”) is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of net assets consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of net assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), or grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of net assets that do not meet the definition of “net assets invested in capital assets, net of related debt”, or “restricted net assets”.

The Authority-wide financial statements also include a statement of revenues, expenses and changes in net assets (similar to an income statement). This statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, and maintenance, and depreciation, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense.

The focus of the statement of revenues, expenses and changes in fund assets is the “change in net assets”, which is similar to net income or loss.

Finally, a statement of cash flows is included, which discloses net cash provided by, or used in operating activities, non-capital financing activities, and from capital and related financing activities.

## **Fund Financial Statements**

Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. The focus is now on major funds, rather than fund types. The Authority consists of exclusively enterprise funds. Enterprise funds utilize the full accrual basis of accounting. The enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

## **The Authority’s Funds**

### Business-Type Funds

Conventional Public Housing (Low Rent): Under the conventional public housing program, the Authority rents units that it owns to low-income households. The conventional public housing program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidy and capital grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The conventional public housing program also includes the Capital Fund Program, which is the primary funding source for management and physical improvements to the Authority’s properties.

Housing Choice Voucher Program (Section 8): Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a housing assistance payment made to the landlord. The program is administered under Annual Contributions Contract (ACC) with HUD. HUD provides annual contributions funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Northgate Terrace II Apartments: This fund accounts for the non-HUD rentals and certain Authority property not used for HUD programs.

**Authority-wide Statement**

The following table reflects the condensed statement of net assets compared to prior year. The Authority is engaged only in business-type activities.

**TABLE 1**  
**Statement of Net Assets**

	September 30, 2010	September 30, 2009
Current and other assets	\$ 5,731,254	\$ 4,407,165
Capital assets, net	12,470,332	11,818,212
<b>Total assets</b>	<b>18,201,586</b>	16,228,377
<b>Liabilities</b>	<b>786,867</b>	563,769
Net assets:		
Invested capital assets, net of related debt	12,470,332	11,818,212
Restricted	719,879	280,537
Unrestricted	4,224,508	3,562,859
<b>Total net assets</b>	<b>\$ 17,414,719</b>	<b>\$ 15,661,608</b>

For more detailed information see page 10 for the Statement of Net Assets.

Major factors affecting the Statement of Net Assets:

Current assets increased by \$1,324,089. The increase was due primarily to an increase in operating subsidies.

Capital assets also increased by \$1,569,894. The increase was primarily due from construction in progress increase related to building renovations.

The following schedule presents details on the change in unrestricted net assets.

**TABLE 2**  
**Change in Unrestricted Net Assets**

Unrestricted net assets September 30, 2009	\$ 3,562,859
Results of operations	1,753,111
Adjustments:	
Depreciation(1)	665,828
Loss on disposal of assets(1)	251,948
Change in restricted net assets(2)	(439,342)
Adjusted results from operations	2,231,545
Unrestricted net assets before capital expenditures	5,794,404
Capital expenditures	(1,569,896)
Unrestricted net assets September 30, 2010	\$ 4,224,508

(1) Depreciation and loss on disposal of assets are treated as expenses and reduce the results of operations but do not have an impact on Unrestricted Net Assets.

(2) Change in Restricted Assets which are related to housing assistance restricted revenues and expenses do not have an impact on Unrestricted Net Assets.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well being.

The following schedule compares the revenues and expenses for the current and previous fiscal year.

**TABLE 3**

**Statement of Revenues, Expenses and Changes in Net Assets**

	September 30, 2010	September 30, 2009
<b>Revenues</b>		
Tenant revenue – rents and other	\$ 692,090	\$ 695,100
Operating subsidiaries and grants	4,576,754	4,735,839
Capital grants	1,434,478	378,723
Investment income	47,437	82,614
Other revenues	162,730	580,838
<b>Total revenues</b>	<b>6,913,489</b>	<b>6,471,114</b>
<b>Expenses</b>		
Administrative	901,368	1,126,796
Tenant services	71,894	46,609
Utilities	130,619	99,537
Maintenance	986,488	859,620
General	125,780	64,223
Insurance	126,907	139,368
Housing assistance payments	1,899,546	2,127,472
Depreciation	665,828	625,898
Loss on disposal of assets	251,948	-
<b>Total expenses</b>	<b>5,160,378</b>	<b>5,089,523</b>
<b>Net increase (decrease)</b>	<b>\$ 1,753,111</b>	<b>\$ 1,383,591</b>

**Capital Assets**

As of the year ended September 30, 2010, the Authority had \$12,470,332 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions, and depreciation of \$652,120) from the end of last year.

**TABLE 4**  
**Capital Assets at Year-End**  
**(Net of Depreciation)**

	<b>Business Type Activities</b>	
	<b>September 30, 2010</b>	<b>September 30, 2009</b>
Capital assets, net		
Land	\$ 336,151	\$ 336,151
Construction in progress	1,483,686	915,249
Building and building improvements	22,127,372	21,415,813
Furniture, equipment, and machinery	714,259	676,316
Total capital assets	24,661,468	23,343,529
Accumulated depreciation	(12,191,136)	(11,525,317)
<b>Total capital assets, net</b>	<b>\$ 12,470,332</b>	<b>\$ 11,818,212</b>

The following reconciliation summarizes the Change in Capital Assets, which is presented in detail in Note 6.

**TABLE 5**  
**Change in Capital Assets**

	<b>Business-Type Activities</b>	
Beginning balance, September 30, 2009	\$	11,818,212
Additions		1,569,896
Retirements		(251,948)
Depreciation		(665,828)
<b>Ending balance, September 30, 2010</b>	<b>\$</b>	<b>12,470,332</b>

This year's major additions are:

Business – type activities	\$	80,673
Capital improvement programs were in progress on a variety of the Authority's Public Housing complexes	\$	1,489,223
Debt outstanding	\$	-

### **Economic Factors and Next Year's Budget and Rates**

The Authority is in the process of completing the upgrade of the James R. Asbell Apartments. Upon completion, rent revenues will increase. This project should have a significant impact on the revenues of the conventional program upon its completion.

As part of the regular budget monitoring process, the finance department prepares a monthly financial report that the Board of Commissioners can use to follow the actual performance of revenue and expenditure estimates. In addition, during the year, an analysis of the budget estimates versus the actual results was used to monitor compliance with the approved budget.

### **Contacting the Authority's Finance Department**

This financial report is designed to provide a general overview of the Panama City Housing Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Panama City Housing Authority, 804 East 15<sup>th</sup> Street, Panama City, Florida 32405.

## Panama City Housing Authority

## Statement of Net Assets

September 30, 2010

	Conventional Program	Section 8 Voucher Program	Northgate Terrace II	Retirement Plan Concept	Disaster Funds	Total
<b>Assets</b>						
Current assets						
Cash and cash equivalents	\$ 1,125,153	\$ 297,136	\$ 292,502	\$ -	\$ -	\$ 1,714,791
Investments in certificates of deposit	1,087,972	60,592	1,329,037	-	-	2,477,601
Receivables, net	231,656	-	6,925	-	-	238,581
Inventories	15,287	-	-	-	-	15,287
Prepaid expenses and other assets	42,770	1,388	4,660	-	-	48,818
Due from other programs	206,366	-	253,132	-	-	459,498
Restricted assets						
Cash and cash equivalents	-	-	-	-	-	-
Housing assistance payment reserves	-	719,879	-	-	-	719,879
Tenant security deposits	46,347	-	10,452	-	-	56,799
<b>Total current assets</b>	<b>2,755,551</b>	<b>1,078,995</b>	<b>1,896,708</b>	<b>-</b>	<b>-</b>	<b>5,731,254</b>
Noncurrent assets						
Capital assets, net						
Land	211,151	-	125,000	-	-	336,151
Building and building improvements	21,516,886	-	610,486	-	-	22,127,372
Non-operating revenues (expenses)	1,483,686	-	-	-	-	1,483,686
Furniture, equipment, and machinery	570,137	31,345	112,777	-	-	714,259
Less accumulated depreciation	(11,847,108)	(29,995)	(314,033)	-	-	(12,191,136)
<b>Total capital assets, net</b>	<b>11,934,752</b>	<b>1,350</b>	<b>534,230</b>	<b>-</b>	<b>-</b>	<b>12,470,332</b>
<b>Total assets</b>	<b>14,690,303</b>	<b>1,080,345</b>	<b>2,430,938</b>	<b>-</b>	<b>-</b>	<b>18,201,586</b>
<b>Liabilities and net assets</b>						
Current liabilities						
Accounts payable and accrued expenses	124,480	4,430	32,327	-	-	161,237
Due to other governments	42,422	-	-	-	-	42,422
Due to other programs	-	111,633	80,393	267,472	-	459,498
Tenant security deposits	46,347	-	10,452	-	-	56,799
Accrued compensated absences	22,484	7,028	4,325	-	-	33,837
<b>Total current liabilities</b>	<b>235,733</b>	<b>123,091</b>	<b>127,497</b>	<b>267,472</b>	<b>-</b>	<b>753,793</b>
Noncurrent liabilities						
Accrued compensated absences, non-current	21,790	6,762	4,522	-	-	33,074
<b>Total noncurrent liabilities</b>	<b>21,790</b>	<b>6,762</b>	<b>4,522</b>	<b>-</b>	<b>-</b>	<b>33,074</b>
<b>Total liabilities</b>	<b>257,523</b>	<b>129,853</b>	<b>132,019</b>	<b>267,472</b>	<b>-</b>	<b>786,867</b>
Net assets						
Investment in capital assets	11,934,752	1,350	534,230	-	-	12,470,332
Restricted	-	719,879	-	-	-	719,879
Unrestricted	2,498,028	229,263	1,764,689	(267,472)	-	4,224,508
<b>Total net assets</b>	<b>14,432,780</b>	<b>950,492</b>	<b>2,298,919</b>	<b>(267,472)</b>	<b>-</b>	<b>17,414,719</b>
<b>Total liabilities and net assets</b>	<b>14,690,303</b>	<b>1,080,345</b>	<b>2,430,938</b>	<b>-</b>	<b>-</b>	<b>18,201,586</b>

See accompanying notes to financial statements

## Panama City Housing Authority

## Statement of Revenues, Expenses and Changes in Net Assets

Year Ended September 30, 2010

	Conventional Program	Section 8 Voucher Program	Northgate Terrace II	Retirement Plan Concept	Disaster Funds	Total
<b>Operating revenues</b>						
Tenant income	\$ 288,042	\$ -	\$ 404,048	\$ -	\$ -	\$ 692,090
Other income	37,024	108,383	17,323	-	-	162,730
<b>Total operating revenues</b>	<b>325,066</b>	<b>108,383</b>	<b>421,371</b>	<b>-</b>	<b>-</b>	<b>854,820</b>
<b>Expenses</b>						
Administration	612,955	192,649	95,278	486	-	901,368
Tenant services	71,894	-	-	-	-	71,894
Housing assistance	-	1,899,546	-	-	-	1,899,546
Utilities	95,488	-	35,131	-	-	130,619
Maintenance	881,593	533	104,362	-	-	986,488
General expenses	75,010	-	50,770	-	-	125,780
Insurance	106,511	8,560	11,836	-	-	126,907
Depreciation	646,342	901	18,585	-	-	665,828
<b>Total expenses</b>	<b>2,489,793</b>	<b>2,102,189</b>	<b>315,962</b>	<b>486</b>	<b>-</b>	<b>4,908,430</b>
<b>Operating income (loss)</b>	<b>(2,164,727)</b>	<b>(1,993,806)</b>	<b>105,409</b>	<b>(486)</b>	<b>-</b>	<b>(4,053,610)</b>
<b>Non-operating revenues (expenses)</b>						
Transfers	-	9,350	-	-	(9,350)	-
Intergovernmental-federal grants	2,026,708	2,550,046	-	-	-	4,576,754
Loss on disposal of assets	-	-	-	(251,948)	-	(251,948)
Interest income	26,151	1,379	19,907	-	-	47,437
<b>Total non-operating revenues (expenses)</b>	<b>2,052,859</b>	<b>2,560,775</b>	<b>19,907</b>	<b>(251,948)</b>	<b>(9,350)</b>	<b>4,372,243</b>
Capital grants	1,434,478	-	-	-	-	1,434,478
<b>Change in net assets</b>	<b>1,322,610</b>	<b>566,969</b>	<b>125,316</b>	<b>(252,434)</b>	<b>(9,350)</b>	<b>1,753,111</b>
<b>Net assets - beginning</b>	<b>13,110,170</b>	<b>383,523</b>	<b>2,173,603</b>	<b>(15,038)</b>	<b>9,350</b>	<b>15,661,608</b>
<b>Net assets - ending</b>	<b>\$ 14,432,780</b>	<b>\$ 950,492</b>	<b>\$ 2,298,919</b>	<b>\$ (267,472)</b>	<b>\$ -</b>	<b>\$ 17,414,719</b>

See accompanying notes to financial statements

## Panama City Housing Authority

## Statement of Cash Flows

Year Ended September 30, 2010

	Conventional Program	Section 8 Voucher Program	Northgate Terrace II	Retirement Plan Concept	Disaster Funds	Total
<b>Cash flows from operating activities</b>						
Cash received from tenants	\$ 250,412	\$ -	\$ 398,528	\$ -	\$ -	\$ 648,940
Cash paid to suppliers for goods and services	(1,165,553)	(1,976,257)	(180,097)	(486)	-	(3,322,393)
Cash paid to employees	(599,310)	(121,196)	(87,043)	-	-	(807,549)
Other operating revenues received	27,828	108,383	17,323	-	-	153,534
Net cash provided (used) by operating activities	(1,486,623)	(1,989,070)	148,711	(486)	-	(3,327,468)
<b>Cash flows from non-capital financing activities</b>						
Transfers	-	9,350	-	-	(9,350)	-
Cash received from federal grants	1,979,570	2,550,046	-	-	-	4,529,616
Payments from other programs	-	-	67,332	-	-	67,332
Payments to other programs	(154,335)	86,517	-	486	-	(67,332)
Net cash provided (used) by Non-operating revenues (expenses)	1,825,235	2,645,913	67,332	486	(9,350)	4,529,616
<b>Cash flows from capital and related financing activities</b>						
Acquisition of property and equipment	(1,533,465)	-	(36,429)	-	-	(1,569,894)
Cash received from federal capital grants	1,320,157	-	-	-	-	1,320,157
Net cash (used by) capital and related financing activities	(213,308)	-	(36,429)	-	-	(249,737)
<b>Cash flows from investing activities</b>						
Investment income	26,151	1,377	19,907	-	-	47,435
Net proceeds (purchase) of investments in certificates of deposit	(5,390)	(10,326)	(33,025)	-	9,350	(39,391)
Net cash provided (used) by investing activities	20,761	(8,949)	(13,118)	-	9,350	8,044
<b>Net increase in cash and cash equivalents</b>	146,065	647,894	166,496	-	-	960,455
<b>Cash and cash equivalents - beginning</b>	1,025,435	369,121	136,458	-	-	1,531,014
<b>Cash and cash equivalents - ending</b>	\$ 1,171,500	\$ 1,017,015	\$ 302,954	\$ -	\$ -	\$ 2,491,469
<b>Classified as</b>						
Current assets - cash and cash equivalents	\$ 1,125,153	\$ 297,136	\$ 292,502	\$ -	\$ -	\$ 1,714,791
Restricted assets - cash and cash equivalents	46,347	719,879	10,452	-	-	776,678
	\$ 1,171,500	\$ 1,017,015	\$ 302,954	\$ -	\$ -	\$ 2,491,469

(Continued)

Panama City Housing Authority

Statement of Cash Flows (Continued)

Year Ended September 30, 2010

	Conventional Program	Section 8 Voucher Program	Northgate Terrace II	Retirement Plan Concept	Disaster Funds	Total
<b>Reconciliation of operating income</b>						
<b>(loss) to net cash provided (used)</b>						
<b>by operating activities</b>						
Operating income (loss)	\$ (2,164,727)	\$ (1,993,806)	\$ 105,409	\$ (486)	\$ -	\$ (4,053,610)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities						
Depreciation	646,342	901	18,585	-	-	665,828
(Increase) decrease in assets						
Receivables	(38,191)	-	(5,370)	-	-	(43,561)
Prepaid expenses and other assets	2,112	2,893	1,076	-	-	6,081
Inventories	2,006	-	-	-	-	2,006
Increase (decrease) in liabilities						
Accounts payable and accrued expenses	71,741	(611)	28,360	-	-	99,490
Accrued compensated Non-operating revenues (expenses)	2,729	1,553	801	-	-	5,083
Due to other governments	(9,196)	-	-	-	-	(9,196)
Liabilities payable from restricted assets	561	-	(150)	-	-	411
<b>Total adjustments</b>	<b>678,104</b>	<b>4,736</b>	<b>43,302</b>	<b>-</b>	<b>-</b>	<b>726,142</b>
<b>Net cash provided (used) by operating activities</b>	<b>\$ (1,486,623)</b>	<b>\$ (1,989,070)</b>	<b>\$ 148,711</b>	<b>\$ (486)</b>	<b>\$ -</b>	<b>\$ (3,327,468)</b>

# Panama City Housing Authority

## Notes to Financial Statements

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### **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### ***General***

The Panama City Housing Authority (Authority) was organized pursuant to Chapter 421 of the Florida Statutes on May 23, 1950 for the purpose of providing low income housing for the residents of the City of Panama City, Florida in accordance with rules and regulations prescribed by the Department of Housing and Urban Development (HUD). The Authority owns approximately 450 units for HUD rentals and 64 for non HUD Rentals.

The financial statements include the Authority's owned housing program under Annual Contributions Contract A-4236, Section 8 Housing Program under Annual Contributions Contracts FLO18VO (vouchers), HUD Capital Project Programs, Retirement Plan Concept and Disaster Programs.

The accounting policies of the Authority conform to U.S. generally accepted accounting principles as applicable to governments. The following is a summary of the significant policies:

#### ***Reporting Entity***

The accompanying financial statements present the financial position, results of operations and cash flows of the applicable funds governed by the Commission of the Panama City Housing Authority.

As required by GASB Statement No. 14, The Financial Reporting Entity, the accompanying financial statements make up the reporting entity which is defined with the following criteria:

#### Financial Interdependency

The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

#### Election of Governing Body

The locally appointed Board of Commissioners is exclusively responsible for all public decisions and accountable for the decisions it makes.

#### Designation of Management

The City Commission of the City of Panama City, Florida appoints the Board of Commissioners, who in turn hires the Executive Director. The Executive Director is responsible for the management of the Authority. The activities under the purview of

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

management are within the scope of the reporting entity and management is accountable to the Authority for the activities being managed.

Ability to Significantly Influence Operations

The Board of Commissioners has the statutory authority under the provisions of the Bylaws of the Authority to significantly influence operations. This authority includes, but is not limited to, adoption of budgets, control over all assets, including facilities and properties, signing contracts, and developing the programs to be provided.

Accountability for Fiscal Matters

The responsibility and accountability over all funds is vested in the Authority's management.

***Fund Accounting***

The accounts of the Authority are organized on the basis of funds each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, net assets, revenues and expenses. Government resources are accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

GASB 34 requires special purpose governments such as public housing authorities that are engaged only in business type activities to present only financial statements required for enterprise funds.

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

***Measurement Focus, Basis of Accounting, and Financial Statement Presentation***

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All enterprise funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the balance sheet. Enterprise fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net assets.

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

# Panama City Housing Authority

## Notes to Financial Statements

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### NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Interfund eliminations have not been made for interfund receivables, payables, revenues and expenses.

The Authority reports the following major proprietary funds:

- The Conventional Program accounts for the activities related to Authority owned property that is rented to low-income households. This fund also includes the activities of the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.
- The Section 8 Voucher Program Fund accounts for the activities of the Authority in administering contracts with independent landlords and payments of rent subsidies under the HUD Housing Choice Voucher Program.
- The Northgate Terrace II Fund accounts for non-HUD rentals and certain Authority property not used for HUD programs.
- The Retirement Plan Concept accounts for the activity related to a senior retirement complex which was abandoned in the current year.
- The Disaster Program accounts for temporary housing assistance designed to help certain families displaced by disasters.

Private-sector standards accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The Authority has elected not to follow subsequent private-sector guidance.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund is charges to tenants for rent. Operating expenses for enterprise funds include the cost of operations, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

# Panama City Housing Authority

## Notes to Financial Statements

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### NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***Budgets and Budgetary Accounting***

The Authority's procedures relating to establishing budgetary data are as follows:

- (1) Annual budgets for Authority owned housing activities are prepared by the fee accountant and the Executive Director for approval by the Board of Commissioners. A separate budget is prepared for the Central Office Cost Center and each asset management project. Budgets are not required to be approved by HUD.
- (2) Section 8 Voucher Program is funded and approved annually based on a request prepared by the Executive Director and submitted to HUD 90 days prior to the beginning of the fiscal year. HUD determines the annual housing assistance and administrative fees for these programs.

#### ***Subsequent Events***

Management has evaluated subsequent events through the issuance date of the financial statements.

#### ***Assets, Liabilities and Net Assets***

- (1) Cash and Cash Equivalents - The Authority's cash and cash equivalents includes cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.
- (2) Receivables - Receivables include accounts due from tenants for rents net of an allowance for uncollectibles, amounts due from HUD relating to Section 8 operations, amounts due from HUD relating to capital projects and the current portion of note receivable for Northgate Terrace II Apartments. Receivables are shown net of an allowance for uncollectible accounts. The allowance for uncollectible accounts is based on the Authority's prior experience of collections.
- (3) Inventories and Prepaids - Inventories are carried at cost using first-in/first-out (FIFO) method. Certain payments to vendors reflect costs applicable to future periods and are recorded as prepaid items.

Panama City Housing Authority

Notes to Financial Statements

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

- (4) Due To/From Other Programs - The Authority periodically advances monies between its funds. These advances are repaid but no specific payment schedule is followed and no interest is charged.
- (5) Restricted Assets - The Authority is required to segregate certain amounts of cash and investments to be used for specified purposes. Restricted funds include refundable security deposits.
- (6) Property and Equipment - Property and equipment are stated at cost or fair market value if donated. Depreciation is recorded at the straight-line rate over the estimated useful lives of the assets. Estimated useful lives are generally as follows:

Buildings and improvements	15-40	Years
Furniture and equipment	5-7	Years
Maintenance and playground equipment	7	Years
Vehicles	5	Years
- (7) Compensated Absences - The liability for compensated absences consists of unpaid accumulated annual leave which is payable upon termination of employment. Accumulated sick leave is not paid at employment termination. Therefore no liability is provided for sick leave.

**NOTE 2 – DEPOSITS AND INVESTMENTS**

***Deposits Policies***

All cash resources including investment savings of the Authority are placed in banks that qualify as a public depository, as required by law (Florida Security for Public Deposits Act). Every qualified public depository is required by this law to deposit with the State Treasurer eligible collateral equal to, or in excess of, an amount to be determined by the State Treasurer. The State Treasurer is required by this law to ensure that the Authority's funds are entirely collateralized throughout the fiscal year. In the event of failure by a qualified public depository, losses, in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository, are assessed against the other qualified public depositories of the same type as the depository in default. When other qualified public depositories are assessed additional amounts, they are assessed on a pro-rata basis.

# Panama City Housing Authority

## Notes to Financial Statements

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### **NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)**

#### ***Investment Policies***

Florida Statutes, Section 218.415, authorizes the Authority to invest surplus funds in the following:

The Local Government Surplus Funds Trust Fund (State Board of Administration) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in s. 163.01.

Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Interest-bearing time deposits or saving accounts in state-certified qualified public depositories as defined in s. 280.02

Direct obligations of the United States Treasury.

HUD requires public housing authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit, or other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

Investments at September 30, 2010 consist of certificates of deposit in the amount of \$2,477,601.

#### ***Interest Rate Risks***

Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The Authority does not have an investment policy but must comply with the State of Florida's investment statutes and HUD's restrictions and requirements.

#### ***Credit Risks***

Credit risk exists when there is a possibility the issuer or other counterparty to an investment will not fulfill its obligations. Generally, the Authority's investing activities are managed by the executive director. Investing is performed in accordance with the investment policy set forth by the State of Florida Statutes and HUD.

Panama City Housing Authority

Notes to Financial Statements

**NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)**

***Custodial Risks/Concentration of Credit Risk***

The Authority maintains cash balances and investments at several financial institutions located in North Florida. The Authority places no limit on the amount it may invest in any one issuer. Accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. All balances are required to be fully insured or collateralized.

**NOTE 3 – RECEIVABLES, NET**

Receivables, net at September 30, 2010 consist of the following:

Receivables - tenant rents	\$	203,620
Less allowance for uncollectibles		(126,498)
Receivable - HUD		161,459
<hr/>		
Receivables, net	\$	238,581

**NOTE 4 – LIABILITIES PAYABLE FROM RESTRICTED ASSETS**

Liabilities payable from restricted assets at September 30, 2010 consist of the following:

Conventional Program – Tenant Security Deposits	\$	46,347
Northgate Terrace II Apartments – Tenant Security Deposits		10,453
<hr/>		
Total liabilities payable from restricted assets	\$	56,799

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Balances due from and due to other programs at September 30, 2010 consist of the following:

Due To	Due From	Amount
Conventional Program	Northgate Terrace II Apartments	\$ 80,393
Conventional Program	Retirement Plan Concept	14,340
Conventional Program	Section 8 Voucher Program	111,633
Northgate Terrace II Apartments	Retirement Plan Concept	253,132
<hr/>		
Total of balances due from and due to other programs		\$ 459,498

Panama City Housing Authority

Notes to Financial Statements

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)**

Balances due from Section 8 Voucher Program, Retirement Plan Concept, and Northgate Terrace II Apartments are for unreimbursed expenses paid by the Conventional Program. During the year the Disaster Program was completed and was closed out. Any remaining assets in the Disaster Program were transferred to Northgate Terrace II Apartments.

**NOTE 6 – CAPITAL ASSETS**

The following is a summary of capital asset activity for the year ended September 30, 2010:

	Beginning Balance, September 30, 2009	Increase	Decrease	Ending Balance, September 30, 2010
Capital assets not being depreciated				
Land	\$ 336,151	\$ -	\$ -	\$ 336,151
Construction in progress	915,249	1,440,014	(871,577)	1,483,686
<b>Total capital assets not being depreciated</b>	<b>1,251,400</b>	<b>1,440,014</b>	<b>(871,577)</b>	<b>1,819,837</b>
Capital assets being depreciated				
Buildings and improvements	21,415,813	711,559	-	22,127,372
Furniture, equipment, and machinery	676,315	37,944	-	714,259
<b>Total capital assets being depreciated</b>	<b>22,092,128</b>	<b>749,503</b>	<b>-</b>	<b>22,841,631</b>
Less accumulated depreciation	(11,525,316)	(665,819)	-	(12,191,136)
<b>Capital assets being depreciated, net</b>	<b>10,566,812</b>	<b>83,684</b>	<b>-</b>	<b>10,650,495</b>
<b>Capital assets, net</b>	<b>\$ 11,818,212</b>	<b>\$1,523,698</b>	<b>\$ (871,577)</b>	<b>\$ 12,470,332</b>

Panama City Housing Authority

Notes to Financial Statements

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**NOTE 7 – LONG TERM LIABILITIES**

	<b>Beginning Balance, September 30, 2009</b>	<b>Increase</b>	<b>Decrease</b>	<b>Ending Balance, September 30, 2010</b>
Accrued compensated absences	\$ 32,041	\$ 1,033	\$ -	\$ 33,074
Total long term liabilities	\$ 32,041	\$ 1,033	\$ -	\$ 33,074

**NOTE 8 – PAYMENTS IN LIEU OF TAXES**

Under the Annual Contributions Contract and Cooperation Agreement, the Authority makes payments to the City of Panama City, Florida in lieu of real property taxes. These payments are computed based on shelter rent collected, less utility expenses, for Authority owned housing.

**NOTE 9 – PENSION PLAN**

The Authority has a defined contribution retirement plan that includes substantially all employees meeting eligibility requirements. Pension costs and expenses are funded on a current basis. Pension payments are made monthly direct to the Housing-Renewal and Local Agency Retirement Plan. Pension expense for the year amounted to \$109,176. Participants make no contribution to the Plan.

**NOTE 10 – CONSTRUCTION COMMITMENT**

The Authority entered into a construction contract in January 2011 in the amount of \$620,416 for the improvements and renovations of the James R. Asbell Apartments.

## Supplementary Information

Panama City Housing Authority

Schedule of Completed and Uncompleted  
Grants and Grant Cost Certificates

Year Ended September 30, 2010

Program	CFP 501-08	CFP 501-09	CFP (ARRA) 501-09
Budget	\$ 707,994	\$ 705,805	\$ 896,180
Advances			
Cash receipts - prior years	\$ 982	\$ -	\$ 42,690
Cash receipts - current year	445,661	116,531	687,765
Cumulative to September 30, 2010	446,643	116,531	730,455
Costs			
Prior years	6,519	-	42,690
Current year	481,639	150,752	849,225
Cumulative to September 30, 2010	488,158	150,752	891,915
Excess (deficiencies) of advances due to (from) HUD	\$ (41,515)	\$ (34,221)	\$ (161,460)
Actual modernization cost certificate issued	No	No	No
Non-operating revenues (expenses)			
Soft costs			
Prior years	\$ -	\$ -	\$ -
Current year	47,138	-	-
Cumulative to September 30, 2010	47,138	-	-
Hard costs			
Prior years	6,519	-	42,690
Current year	434,501	150,752	849,225
Cumulative to September 30, 2010	441,020	150,752	891,915
Cumulative hard and soft costs	\$ 488,158	\$ 150,752	\$ 891,915

September 30, 2010

Line Item No.	Description	Total Projects	FL018000001	FL018000002
111	Cash-unrestricted	\$ 1,025,046	\$ 594,447	\$ 430,599
114	Cash-tenant security deposits	46,347	21,840	24,507
100	<b>Total Cash</b>	<b>1,071,393</b>	<b>616,287</b>	<b>455,106</b>
122-020	Accounts receivable - HUD other projects - Capital fund	70,198	70,198	-
122	Accounts receivable - HUD other projects	<b>70,198</b>	<b>70,198</b>	-
126	Accounts receivable - tenants	124,748	55,083	69,665
126.1	Allowance for doubtful accounts - tenants	(124,748)	(55,083)	(69,665)
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>-</b>	<b>-</b>	<b>-</b>
131	Investments - unrestricted	1,004,514	568,389	436,125
142	Prepaid expenses and other assets	37,288	21,326	15,962
143	Inventories	16,092	8,851	7,241
143.1	Allowance for obsolete inventories	(805)	(443)	(362)
144	Inter program - due from	161,459	-	161,459
145	Assets held for sale	-	-	-
150	<b>Total Current Assets</b>	<b>2,360,139</b>	<b>1,284,608</b>	<b>1,075,531</b>
161	Land	211,151	86,093	125,058
162	Buildings	21,489,732	12,287,929	9,201,803
164	Furniture, equipment and machinery - administration	459,150	187,590	271,560
165	Leasehold improvements	27,155	16,150	11,005
166	Accumulated depreciation	(11,775,351)	(6,825,466)	(4,949,885)
167	Construction in progress	1,483,686	1,266,845	216,841
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>11,895,523</b>	<b>7,019,141</b>	<b>4,876,382</b>
180	<b>Total Non-current Assets</b>	<b>11,895,523</b>	<b>7,019,141</b>	<b>4,876,382</b>
190	<b>Total Assets</b>	<b>\$ 14,255,662</b>	<b>\$ 8,303,749</b>	<b>\$ 5,951,913</b>
312	Accounts payable <= 90 days	114,151	103,333	10,818
321	Accrued wage/payroll taxes payable	6,543	4,954	1,589
322	Accrued compensated absences - current portion	14,332	8,710	5,622
333	Accounts payable - other government	42,422	25,389	17,033
341	Tenant security deposits	46,347	21,840	24,507
310	<b>Total Current Liabilities</b>	<b>223,795</b>	<b>164,226</b>	<b>59,569</b>
354	Accrued compensated absences- Non-current	10,785	8,917	1,868
350	<b>Total Non-Current Liabilities</b>	<b>10,785</b>	<b>8,917</b>	<b>1,868</b>
300	<b>Total Liabilities</b>	<b>234,580</b>	<b>173,143</b>	<b>61,437</b>
508.1	Invested in capital assets, net of related debt	11,895,523	7,019,141	4,876,382
512.1	Unrestricted Net Assets	2,125,559	1,111,465	1,014,094
513	<b>Total Equity/Net Assets</b>	<b>14,021,082</b>	<b>8,130,606</b>	<b>5,890,476</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 14,255,662</b>	<b>\$ 8,303,749</b>	<b>\$ 5,951,913</b>

Year ended September 30, 2010

Line Item No.	Description	Total Projects	FL018000001	Operating Fund Program	Capital Fund Program	FL018000002	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$ 288,042	\$ 177,203	\$ 177,203	\$ -	\$ 110,839	\$ 110,839	\$ -
70400	Tenant revenue - other	10,128	4,644	4,644	-	5,484	5,484	-
70500	<b>Total Tenant Revenue</b>	<b>298,170</b>	<b>181,847</b>	<b>181,847</b>	<b>-</b>	<b>116,323</b>	<b>116,323</b>	<b>-</b>
70600	HUD PHA operating grants	2,026,708	1,099,477	1,052,339	47,138	927,231	927,231	-
70610	Capital grants	585,253	585,253	-	585,253	-	-	-
71100	Investment income - unrestricted	21,597	11,732	11,732	-	9,865	9,865	-
71500	Other revenue	26,513	16,151	16,151	-	10,362	10,362	-
70000	<b>Total Revenue</b>	<b>2,958,241</b>	<b>1,894,460</b>	<b>1,262,069</b>	<b>632,391</b>	<b>1,063,781</b>	<b>1,063,781</b>	<b>-</b>
91100	Administrative salaries	181,422	108,628	108,628	-	72,794	72,794	-
91200	Auditing fees	12,250	6,125	6,125	-	6,125	6,125	-
91300	Management Fee	252,010	120,710	120,710	-	131,300	131,300	-
91310	Book-Keeping Fee	33,848	16,215	16,215	-	17,633	17,633	-
91500	Employee benefit contributions - administrative	73,560	37,954	37,954	-	35,606	35,606	-
91700	Legal Expense	42,850	3,236	3,236	-	39,614	39,614	-
91800	Travel	8,211	4,708	4,708	-	3,503	3,503	-
91900	Other	47,763	31,656	31,656	-	16,107	16,107	-
91000	<b>Total Operating-Administrative</b>	<b>651,914</b>	<b>329,232</b>	<b>329,232</b>	<b>-</b>	<b>322,682</b>	<b>322,682</b>	<b>-</b>
92000	Asset management Fee	96,310	49,462	49,462	-	46,848	46,848	-
92100	Tenant services - salaries	26,472	13,236	13,236	-	13,236	13,236	-
92200	Relocation Costs	25,358	25,358	-	25,358	-	-	-
92300	Employee benefit contributions - tenant services	20,064	3,055	3,055	-	17,009	17,009	-
92500	<b>Total Tenant Services</b>	<b>71,894</b>	<b>41,649</b>	<b>16,291</b>	<b>25,358</b>	<b>30,245</b>	<b>30,245</b>	<b>-</b>
93100	Water	10,838	9,542	9,542	-	1,296	1,296	-
93200	Electricity	49,304	34,245	34,245	-	15,059	15,059	-
93300	Gas	14,881	13,612	13,612	-	1,269	1,269	-
93800	Other utilities expense	20,463	18,524	18,524	-	1,939	1,939	-
93000	<b>Total Utilities</b>	<b>95,486</b>	<b>75,923</b>	<b>75,923</b>	<b>-</b>	<b>19,563</b>	<b>19,563</b>	<b>-</b>
94100	Ordinary maintenance and operations - labor	245,300	128,326	128,326	-	116,974	116,974	-
94200	Ordinary maintenance and operations - materials and other	157,043	119,760	97,980	21,780	37,283	37,283	-
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal	15,434	14,228	14,228	-	1,206	1,206	-
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	44,708	17,889	17,889	-	26,819	26,819	-
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	750	210	210	-	540	540	-
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	233,089	147,053	147,053	-	86,036	86,036	-
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>293,981</b>	<b>179,380</b>	<b>179,380</b>	<b>-</b>	<b>114,601</b>	<b>114,601</b>	<b>-</b>
94500	Employee benefit contribution - ordinary maintenance	125,161	53,877	53,877	-	71,284	71,284	-
94000	<b>Total Maintenance</b>	<b>821,485</b>	<b>481,343</b>	<b>459,563</b>	<b>21,780</b>	<b>340,142</b>	<b>340,142</b>	<b>-</b>

Year ended September 30, 2010

Line Item No.	Description	Total Projects	FL018000001	Operating Fund Program	Capital Fund Program	FL018000002	Operating Fund Program	Capital Fund Program
95200	Protective services - other contract costs	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ -
95000	<b>Total Protective Services</b>	2,400	-	-	-	2,400	2,400	-
96130	Workmen's Compensation	8,459	4,457	4,457	-	4,002	4,002	-
96140	All other Insurance	93,067	48,607	48,607	-	44,460	44,460	-
96100	<b>Total Insurance Premiums</b>	101,526	53,064	53,064	-	48,462	48,462	-
96200	Other general expenses	2,428	1,202	1,202	-	1,226	1,226	-
96210	Compensated absences	2,056	1,150	1,150	-	906	906	-
96300	Payments in lieu of taxes	21,471	11,383	11,383	-	10,088	10,088	-
96400	Bad debt - tenant rents	43,296	18,387	18,387	-	24,909	24,909	-
96000	<b>Total Other General Expenses</b>	69,251	32,122	32,122	-	37,129	37,129	-
96900	<b>Total Operating Expenses</b>	1,910,266	1,062,795	1,015,657	47,138	847,471	847,471	-
97000	<b>Excess Revenue Over Operating Expenses</b>	1,047,975	831,665	246,412	585,253	216,310	216,310	-
97100	Extraordinary maintenance	55,107	55,107	55,107	-	-	-	-
97400	Depreciation expense	636,459	339,191	339,191	-	297,268	297,268	-
90000	<b>Total Expenses</b>	2,601,832	1,457,093	1,409,955	47,138	1,144,739	1,144,739	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	356,409	437,367	(147,886)	585,253	(80,958)	(80,958)	-
11030	Beginning equity	12,815,448	7,034,773	7,034,773	-	5,780,675	5,780,675	-
11040	Prior period adjustments, equity transfers, and correction of errors	\$ 849,225	\$ 658,466	\$ -	\$ 658,466	\$ 190,759	\$ -	\$ 190,759
11190	Unit Months Available	5,388	2,952	2,952	-	2,436	2,436	-
11210	Unit Months Leased	4,513	2,152	2,152	-	2,361	2,361	-
11270	<b>Excess Cash</b>	\$ 1,923,498	\$ 1,006,010	\$ 1,006,010	\$ -	\$ 917,488	\$ 917,488	\$ -
11620	Building Purchases	\$ 1,440,014	\$ 1,249,255	\$ 1,249,255	\$ -	\$ 190,759	\$ 190,759	\$ -

(Continued)

September 30, 2010

Line Item No.	Description			Central Office Cost Center
	<b>Balance Sheet</b>			
111	Cash-unrestricted			\$ 100,107
100	<b>Total Cash</b>			<b>100,107</b>
131	Investments - unrestricted			83,458
142	Prepaid expenses and other assets			5,481
144	Inter program - due from			206,366
150	<b>Total Current Assets</b>			<b>395,412</b>
164	Furniture, equipment and machinery - administration			110,987
166	Accumulated depreciation			(71,757)
160	<b>Total capital assets, net of accumulated depreciation</b>			<b>39,230</b>
180	<b>Total Non-current Assets</b>			<b>39,230</b>
190	<b>Total Assets</b>			<b>\$ 434,642</b>
312	Accounts payable <= 90 days			3,786
321	Accrued wage/payroll taxes payable			
322	Accrued compensated absences - current portion			8,151
310	<b>Total Current Liabilities</b>			<b>11,937</b>
354	Accrued compensated absences- Non-current			11,005
350	<b>Total Non-current liabilities</b>			<b>11,005</b>
300	<b>Total Liabilities</b>			<b>22,942</b>
508.1	Invested in capital assets, net of related debt			\$39,230
512.1	Unrestricted Net Assets			\$372,470
513	<b>Total Equity/Net Assets</b>			<b>\$411,700</b>
600	<b>Total Liabilities and Equity/Net assets</b>			<b>\$434,642</b>

(Continued)

Year ended September 30, 2010

Income Statement				
Line Item No.	Description	COCC Total	Operations	Capital Fund
70710	Management Fee	\$ 252,010	\$ 252,010	\$ -
70720	Asset Management Fee	96,310	96,310	-
70730	Book-Keeping Fee	33,848	33,848	-
70700	<b>Total Fee Revenue</b>	<b>382,168</b>	<b>382,168</b>	-
71100	Investment income - unrestricted	4,554	4,554	-
71500	Other revenue	382	382	-
70000	<b>Total Revenue</b>	<b>387,104</b>	<b>387,104</b>	-
91100	Administrative salaries	148,844	148,844	-
91200	Auditing fees	4,920	4,920	-
91500	Employee benefit contributions - administrative	42,874	42,874	-
91700	Legal Expense	811	811	-
91800	Travel	10,650	10,650	-
91900	Other	41,487	41,487	-
91000	<b>Total Operating-Administrative</b>	<b>249,586</b>	<b>249,586</b>	-
94200	Ordinary maintenance and operations - materials and other	3,327	3,327	-
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	1,672	1,672	-
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>1,672</b>	<b>1,672</b>	-
94000	<b>Total Maintenance</b>	<b>4,999</b>	<b>4,999</b>	-
96140	All Other Insurance	4,985	4,985	-
96100	<b>Total Insurance Premiums</b>	<b>4,985</b>	<b>4,985</b>	-
96210	Compensated absences	673	673	-
96000	<b>Total Other General Expenses</b>	<b>673</b>	<b>673</b>	-
96900	<b>Total Operating Expenses</b>	<b>260,243</b>	<b>260,243</b>	-
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>126,861</b>	<b>126,861</b>	-
97400	Depreciation expense	9,883	9,883	-
90000	<b>Total Expenses</b>	<b>270,126</b>	<b>270,126</b>	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>\$ 116,978</b>	<b>\$ 116,978</b>	<b>\$ -</b>
11030	Beginning equity	\$294,722	\$294,722	-

September 30, 2010

Line Item No.	Description	Total Programs	1	14.871	14.DVP	14.VSH	14.885
			Business Activities	Housing Choice Vouchers	Disaster Voucher Program	Veterans Affairs Supportive housing	Formula Capital Fund Stimulus Grant
	<b>Balance Sheet</b>						
111	Cash-unrestricted	\$ 589,638	\$ 292,502	\$169,522	\$ -	\$ 127,614	\$ -
113	Cash-other restricted	\$719,879	-	\$719,879	-	-	-
114	Cash-tenant security deposits	10,452	10,452	-	-	-	-
100	<b>Total Cash</b>	<b>1,319,969</b>	<b>302,954</b>	<b>889,401</b>	<b>-</b>	<b>127,614</b>	<b>-</b>
122	Accounts receivable - HUD other projects	161,459	-	-	-	-	161,459
126	Accounts receivable - tenants	7,695	7,695	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	(770)	(770)	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>168,384</b>	<b>6,925</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>161,459</b>
131	Investments - unrestricted	1,389,629	1,329,037	60,592	-	-	-
142	Prepaid expenses and other assets	6,048	4,660	1,388	-	-	-
143	Inventories	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Inter program - due from	253,132	253,132	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>3,137,162</b>	<b>1,896,708</b>	<b>951,381</b>	<b>-</b>	<b>127,614</b>	<b>161,459</b>
161	Land	125,000	125,000	-	-	-	-
162	Buildings	458,518	458,518	-	-	-	-
164	Furniture, equipment and machinery - administration	144,122	112,777	31,345	-	-	-
165	Leasehold improvements	151,966	151,966	-	-	-	-
166	Accumulated depreciation	(344,028)	(314,033)	(29,995)	-	-	-
167	Construction in progress	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>535,578</b>	<b>534,228</b>	<b>1,350</b>	<b>-</b>	<b>-</b>	<b>-</b>
180	<b>Total Non-current Assets</b>	<b>535,578</b>	<b>534,228</b>	<b>1,350</b>	<b>-</b>	<b>-</b>	<b>-</b>
190	<b>Total Assets</b>	<b>\$ 3,672,740</b>	<b>\$ 2,430,936</b>	<b>\$ 952,731</b>	<b>\$ -</b>	<b>\$ 127,614</b>	<b>\$ 161,459</b>
312	Accounts payable <= 90 days	35,692	31,882	3,810	-	-	-
321	Accrued wage/payroll taxes payable	1,065	445	620	-	-	-
322	Accrued compensated absences - current portion	11,353	4,325	7,028	-	-	-
341	Tenant security deposits	10,452	10,452	-	-	-	-
347	Inter program - due to	620,957	347,865	111,633	-	-	161,459
310	<b>Total Current Liabilities</b>	<b>679,519</b>	<b>394,969</b>	<b>123,091</b>	<b>-</b>	<b>-</b>	<b>161,459</b>
354	Accrued compensated absences- Non-current	11,284	4,522	6,762	-	-	-
350	<b>Total Non-current liabilities</b>	<b>11,284</b>	<b>4,522</b>	<b>6,762</b>	<b>-</b>	<b>-</b>	<b>-</b>
300	<b>Total Liabilities</b>	<b>690,803</b>	<b>399,491</b>	<b>129,853</b>	<b>-</b>	<b>-</b>	<b>161,459</b>
508.1	Invested in capital assets, net of related debt	535,578	534,228	1,350	-	-	-
511.1	Restricted Net Assets	719,879	-	719,879	-	-	-
512.1	Unrestricted Net Assets	1,726,981	1,497,217	102,150	-	127,614	-
513	<b>Total Equity/Net Assets</b>	<b>2,982,438</b>	<b>2,031,445</b>	<b>823,379</b>	<b>-</b>	<b>127,614</b>	<b>-</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 3,673,241</b>	<b>\$ 2,430,936</b>	<b>\$ 953,232</b>	<b>\$ -</b>	<b>\$ 127,614</b>	<b>\$ 161,459</b>

September 30, 2010

Income Statement							
Line Item	Description	Total Programs	1 Business Activities	14,871 Housing	14,DVP Disaster	14,VSH Veterans	14,885 Formula
70300	Net tenant rental revenue	\$ 403,694	\$ 403,694	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	1,880	1,880	-	-	-	-
70500	<b>Total Tenant Revenue</b>	<b>405,574</b>	<b>405,574</b>	-	-	-	-
70600	HUD PHA operating grants	2,401,672	-	2,401,672	-	-	-
70610	Capital grants	849,225	-	-	-	-	849,225
70800	Other Government Grants	148,374	-	-	-	148,374	-
71100	Investment income - unrestricted	20,541	19,907	634	-	-	-
71400	Fraud recovery	4,130	-	4,130	-	-	-
71500	Other revenue	120,051	15,798	104,253	-	-	-
71600	Gain or loss on sale of capital assets	(251,948)	(251,948)	-	-	-	-
72000	Investment income - restricted	745	-	745	-	-	-
70000	<b>Total Revenue</b>	<b>3,698,364</b>	<b>189,331</b>	<b>2,511,434</b>	-	<b>148,374</b>	<b>849,225</b>
91100	Administrative salaries	174,167	51,417	122,750	-	-	-
91200	Auditing fees	8,330	4,165	4,165	-	-	-
91500	Employee benefit contributions - administrative	51,788	19,921	31,867	-	-	-
91700	Legal Expense	11,307	854	10,453	-	-	-
91800	Travel	2,504	521	1,983	-	-	-
91900	Other	37,965	18,088	19,877	-	-	-
91000	<b>Total Operating-Administrative</b>	<b>286,061</b>	<b>94,966</b>	<b>191,095</b>	-	-	-
93800	Other utilities expense	35,131	35,131	-	-	-	-
93000	<b>Total Utilities</b>	<b>35,131</b>	<b>35,131</b>	-	-	-	-
94100	Ordinary maintenance and operations - labor	36,429	36,429	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	44,191	43,658	533	-	-	-
94300	Ordinary Maintenance and Operations Contracts	11,766	11,766	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	12,509	12,509	-	-	-	-
94000	<b>Total Maintenance</b>	<b>104,895</b>	<b>104,362</b>	<b>533</b>	-	-	-
96130	Workmen's Compensation	1,214	1,214	-	-	-	-
96140	All Other Insurance	19,182	10,622	8,560	-	-	-
96100	<b>Total Insurance Premiums</b>	<b>20,396</b>	<b>11,836</b>	<b>8,560</b>	-	-	-
96200	Other general expenses	50,000	50,000	-	-	-	-
96210	Compensated absences	2,355	801	1,554	-	-	-
96400	Bad debt - tenant rents	770	770	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>53,125</b>	<b>51,571</b>	<b>1,554</b>	-	-	-
96900	<b>Total Operating Expenses</b>	<b>499,608</b>	<b>297,866</b>	<b>201,742</b>	-	-	-
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>\$ 3,198,756</b>	<b>\$ (108,535)</b>	<b>\$ 2,309,692</b>	<b>\$ -</b>	<b>\$ 148,374</b>	<b>\$ 849,225</b>
97300	Housing assistance payments	1,803,755	-	1,782,995	-	20,760	-
97350	HAP Portability-In	95,791	-	95,791	-	-	-
97400	Depreciation expense	19,486	18,585	901	-	-	-
90000	<b>Total Expenses</b>	<b>2,418,640</b>	<b>316,451</b>	<b>2,081,429</b>	-	<b>20,760</b>	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>1,279,724</b>	<b>(127,120)</b>	<b>430,005</b>	-	<b>127,614</b>	<b>849,225</b>
11030	Beginning equity	2,551,438	2,158,565	383,523	9,350	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>\$ (849,225)</b>	<b>\$ -</b>	<b>\$ 9,350</b>	<b>(9,350)</b>	<b>\$ -</b>	<b>\$ (849,225)</b>
11170-001	Administrative Fee Equity- Beginning Balance	102,986	-	102,986	-	-	-
11170-010	Administrative Fee Revenue	182,145	-	182,145	-	-	-
11170-040	Investment Income	634	-	634	-	-	-
11170-045	Fraud Recovery Revenue	2,065	-	2,065	-	-	-
11170-050	Other Revenue	113,603	-	113,603	-	-	-
11170-051	Comment for Other Revenue	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	298,447	-	298,447	-	-	-
11170-080	Total Operating Expenses	201,742	-	201,742	-	-	-
11170-090	Depreciation	901	-	901	-	-	-
11170-095	Housing Assistance Portability In	95,791	-	95,791	-	-	-
11170-110	Total Expenses	298,434	-	298,434	-	-	-
11170-002	Net Administrative Fee	13	-	13	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	102,999	-	102,999	-	-	-
11170	<b>Administrative Fee Equity</b>	<b>\$ 102,999</b>	<b>\$ -</b>	<b>\$ 102,999</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
11180-001	Housing Assistance Payments Equity - Beginning Balance	280,537	-	280,537	-	-	-
11180-010	Housing Assistance Payment Revenues	2,219,527	-	2,219,527	-	-	-
11180-015	Fraud Recovery Revenue	2,065	-	2,065	-	-	-
11180-025	Investment Income	745	-	745	-	-	-
11180-030	Total HAP Revenues	2,222,337	-	2,222,337	-	-	-
11180-080	Housing Assistance Payments	1,782,995	-	1,782,995	-	-	-
11180-003	Housing Assistance Payments Equity-Ending Balance	719,879	-	719,879	-	-	-
11180	<b>Housing Assistance Payments Equity</b>	<b>\$ 719,879</b>	<b>\$ -</b>	<b>\$ 719,879</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
11190-210	Total ACC HCV Units	6,024	768	5,016	-	240	-
11190	<b>Unit Months Available</b>	<b>6,024</b>	<b>768</b>	<b>5,016</b>	-	<b>240</b>	-
11210	<b>Unit Months Leased</b>	<b>4,550</b>	<b>750</b>	<b>3,755</b>	-	<b>45</b>	-

September 30, 2010

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
<b>Balance Sheet</b>							
111	Cash-unrestricted	\$ 1,025,046	\$ 589,638	\$ 100,107	\$ 1,714,791	\$ -	\$ 1,714,791
113	Cash-other restricted	-	719,879	-	719,879	-	719,879
114	Cash-tenant security deposits	46,347	10,452	-	56,799	-	56,799
100	<b>Total Cash</b>	<b>1,071,393</b>	<b>1,319,969</b>	<b>100,107</b>	<b>2,491,469</b>	-	<b>2,491,469</b>
122-020	Accounts receivable - HUD other projects - Capital fund	70,198	-	-	70,198	-	70,198
122	<b>Accounts receivable - HUD other projects</b>	<b>70,198</b>	<b>161,459</b>	-	<b>231,657</b>	-	<b>231,657</b>
125	Account receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable - tenants	124,748	7,695	-	132,443	-	132,443
126.1	Allowance for doubtful accounts - tenants	(124,748)	(770)	-	(125,518)	-	(125,518)
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>70,198</b>	<b>168,384</b>	-	<b>238,582</b>	-	<b>238,582</b>
131	Investments - unrestricted	1,004,514	1,389,629	83,458	2,477,601	-	2,477,601
142	Prepaid expenses and other assets	37,288	6,048	5,481	48,817	-	48,817
143	Inventories	16,092	-	-	16,092	-	16,092
143.1	Allowance for obsolete inventories	(805)	-	-	(805)	-	(805)
144	Inter program - due from	161,459	253,132	206,366	620,957	(161,459)	459,498
150	<b>Total Current Assets</b>	<b>2,360,139</b>	<b>3,137,162</b>	<b>395,412</b>	<b>5,892,713</b>	<b>(161,459)</b>	<b>5,731,254</b>
161	Land	211,151	125,000	-	336,151	-	336,151
162	Buildings	21,489,732	458,518	-	21,948,250	-	21,948,250
164	Furniture, equipment and machinery - administration	459,150	144,122	110,987	714,259	-	714,259
165	Leasehold improvements	27,155	151,966	-	179,121	-	179,121
166	Accumulated depreciation	(11,775,351)	(344,028)	(71,757)	(12,191,136)	-	(12,191,136)
167	Construction in progress	1,483,686	-	-	1,483,686	-	1,483,686
168	Infrastructure	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>11,895,523</b>	<b>535,578</b>	<b>39,230</b>	<b>12,470,331</b>	-	<b>12,470,331</b>
180	<b>Total Non-current Assets</b>	<b>11,895,523</b>	<b>535,578</b>	<b>39,230</b>	<b>12,470,331</b>	-	<b>12,470,331</b>
190	<b>Total Assets</b>	<b>14,255,662</b>	<b>3,672,740</b>	<b>434,642</b>	<b>18,363,044</b>	<b>(161,459)</b>	<b>18,201,585</b>
312	Accounts payable <= 90 days	114,151	35,692	3,786	153,629	-	153,629
321	Accrued wage/payroll taxes payable	6,543	1,065	-	7,608	-	7,608
322	Accrued compensated absences - current portion	14,332	11,353	8,151	33,836	-	33,836
333	Accounts payable - other government	42,422	-	-	42,422	-	42,422
341	Tenant security deposits	46,347	10,452	-	56,799	-	56,799
347	Inter program - due to	-	620,957	-	620,957	(161,459)	459,498
310	<b>Total Current Liabilities</b>	<b>223,795</b>	<b>679,519</b>	<b>11,937</b>	<b>915,251</b>	<b>(161,459)</b>	<b>753,792</b>
354	Accrued compensated absences- Non-current	10,785	11,284	11,005	33,074	-	33,074
350	<b>Total Non-current liabilities</b>	<b>10,785</b>	<b>11,284</b>	<b>11,005</b>	<b>33,074</b>	-	<b>33,074</b>
300	<b>Total Liabilities</b>	<b>234,580</b>	<b>690,803</b>	<b>22,942</b>	<b>948,325</b>	<b>(161,459)</b>	<b>786,866</b>
508.1	Invested in capital assets, net of related debt	11,895,523	535,578	39,230	12,470,331	-	12,470,331
511.1	Restricted Net Assets	-	719,879	-	719,879	-	719,879
512.1	Unrestricted Net Assets	2,125,559	1,726,981	372,470	4,225,010	-	4,225,010
513	<b>Total Equity/Net Assets</b>	<b>14,021,082</b>	<b>2,982,438</b>	<b>411,700</b>	<b>17,415,220</b>	-	<b>17,415,220</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 14,255,662</b>	<b>\$ 3,673,241</b>	<b>\$ 434,642</b>	<b>\$ 18,363,545</b>	<b>\$ (161,459)</b>	<b>18,202,086</b>
<b>Income Statement</b>							
70300	Net tenant rental revenue	\$ 288,042	403,694	\$ -	\$ 691,736	\$ -	\$ 691,736
70400	Tenant revenue - other	10,128	1,880	-	12,008	-	12,008
70500	<b>Total Tenant Revenue</b>	<b>298,170</b>	<b>405,574</b>	-	<b>703,744</b>	-	<b>703,744</b>
70600	HUD PHA operating grants	2,026,708	2,401,672	-	4,428,380	-	4,428,380
70610	Capital grants	585,253	849,225	-	1,434,478	-	1,434,478
70710	Management Fee	-	-	252,010	252,010	(252,010)	-
70720	Asset Management Fee	-	-	96,310	96,310	(96,310)	-
70730	Book-Keeping Fee	-	-	33,848	33,848	(33,848)	-
70700	<b>Total Fee Revenue</b>	-	-	<b>382,168</b>	<b>382,168</b>	<b>(382,168)</b>	-
70800	Other government grants	-	148,374	-	148,374	-	148,374
71100	Investment income - unrestricted	21,597	20,541	4,554	46,692	-	46,692
71400	Fraud recovery	-	4,130	-	4,130	-	4,130
71500	Other revenue	26,513	120,051	382	146,946	-	146,946
71600	Gain or loss on sale of capital assets	-	(251,948)	-	(251,948)	-	(251,948)
72000	Investment income - restricted	-	745	-	745	-	745
70000	<b>Total Revenue</b>	<b>2,958,241</b>	<b>3,698,364</b>	<b>387,104</b>	<b>7,043,709</b>	<b>(382,168)</b>	<b>6,661,541</b>
91100	Administrative salaries	181,422	174,167	148,844	504,433	-	504,433
91200	Auditing fees	12,250	8,330	4,920	25,500	-	25,500
91300	Management Fee	252,010	-	-	252,010	(252,010)	-
91310	Book-Keeping Fee	33,848	-	-	33,848	(33,848)	-
91500	Employee benefit contributions - administrative	73,560	51,788	42,874	168,222	-	168,222
91700	Legal Expense	42,850	11,307	811	54,968	-	54,968
91800	Travel	8,211	2,504	10,650	21,365	-	21,365
91900	Other	47,763	37,965	41,487	127,215	-	127,215
91000	<b>Total Operating-Administrative</b>	<b>651,914</b>	<b>286,061</b>	<b>249,586</b>	<b>1,187,561</b>	<b>(285,858)</b>	<b>901,703</b>
92000	Asset Management Fee	96,310	-	-	96,310	(96,310)	-
92100	Tenant services - salaries	26,472	-	-	26,472	-	26,472
92200	Relocation Costs	25,358	-	-	25,358	-	25,358
92300	Employee benefit contributions - tenant services	20,064	-	-	20,064	-	20,064
92400	Tenant services - other	-	-	-	-	-	-
92500	<b>Total Tenant Services</b>	<b>71,894</b>	-	-	<b>71,894</b>	-	<b>71,894</b>
93100	Water	10,838	-	-	10,838	-	10,838
93200	Electricity	49,304	-	-	49,304	-	49,304
93300	Gas	14,881	-	-	14,881	-	14,881
93800	Other utilities expense	20,463	35,131	-	55,594	-	55,594
93000	<b>Total Utilities</b>	<b>95,486</b>	<b>35,131</b>	-	<b>130,617</b>	-	<b>130,617</b>

September 30, 2010

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
94100	Ordinary maintenance and operations - labor	\$ 245,300	\$ 36,429	\$ -	\$ 281,729	\$ -	\$ 281,729
94200	Ordinary maintenance and operations - materials and other	157,043	44,191	3,327	204,561	-	204,561
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	15,434	-	-	15,434	-	15,434
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	-	-	-	-	-	-
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	44,708	-	-	44,708	-	44,708
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	-	-	-	-	-	-
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	750	-	-	750	-	750
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	233,089	-	-	233,089	-	233,089
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	-	-	1,672	-	-	1,672
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>293,981</b>	<b>11,766</b>	<b>1,672</b>	<b>307,419</b>	-	<b>307,419</b>
94500	Employee benefit contribution - ordinary maintenance	125,161	12,509	-	137,670	-	137,670
94000	<b>Total Maintenance</b>	<b>821,485</b>	<b>104,895</b>	<b>4,999</b>	<b>931,379</b>	-	<b>931,379</b>
95100	Protective services - labor	-	-	-	-	-	-
95200	Protective services - other contract costs	2,400	-	-	2,400	-	2,400
95300	Protective services - other	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-
95000	<b>Total Protective Services</b>	<b>2,400</b>	-	-	<b>2,400</b>	-	<b>2,400</b>
96110	Property Insurance	-	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-	-
96130	Workmen's Compensation	8,459	1,214	-	9,673	-	9,673
96140	All other Insurance	93,067	19,182	4,985	117,234	-	117,234
96100	<b>Total Insurance Premiums</b>	<b>101,526</b>	<b>20,396</b>	<b>4,985</b>	<b>126,907</b>	-	<b>126,907</b>
96200	Other general expenses	2,428	50,000	-	52,428	-	52,428
96210	Compensated absences	2,056	2,355	673	5,084	-	5,084
96300	Payments in lieu of taxes	21,471	-	-	21,471	-	21,471
96400	Bad debt - tenant rents	43,296	770	-	44,066	-	44,066
96000	<b>Total Other General Expenses</b>	<b>69,251</b>	<b>53,125</b>	<b>673</b>	<b>123,049</b>	-	<b>123,049</b>
96900	<b>Total Operating Expenses</b>	<b>1,910,266</b>	<b>499,608</b>	<b>260,243</b>	<b>2,670,117</b>	<b>(382,168)</b>	<b>2,287,949</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>1,047,975</b>	<b>3,198,756</b>	<b>126,861</b>	<b>4,373,592</b>	-	<b>4,373,592</b>
97100	Extraordinary maintenance	55,107	-	-	55,107	-	55,107
97300	Housing assistance payments	-	1,803,755	-	1,803,755	-	1,803,755
97350	HAP Portability-in	-	95,791	-	95,791	-	95,791
97400	Depreciation expense	636,459	19,486	9,883	665,828	-	665,828
90000	<b>Total Expenses</b>	<b>2,601,832</b>	<b>2,418,640</b>	<b>270,126</b>	<b>5,290,598</b>	-	<b>5,290,598</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>356,409</b>	<b>1,279,724</b>	<b>116,978</b>	<b>1,753,111</b>	-	<b>1,753,111</b>
11030	Beginning equity	12,815,448	2,551,438	294,722	15,661,608	-	15,661,608
11040	Prior period adjustments, equity transfers, and correction of errors	849,225	(849,225)	-	-	-	-
11170	Administrative Fee Equity	-	102,999	-	102,999	-	102,999
11180	Housing Assistance Payments Equity	-	719,879	-	719,879	-	719,879
11190-210	Total ACC HCV Units	5,388	6,024	-	11,412	-	11,412
11190	Unit Months Available	5,388	6,024	-	11,412	-	11,412
11210	Unit Months Leased	4,513	4,550	-	9,063	-	9,063
11270	<b>Excess Cash</b>	<b>1,923,498</b>	-	-	<b>1,923,498</b>	-	<b>1,923,498</b>
11620	Building Purchases	1,440,014	-	-	1,440,014	-	1,440,014

Panama City Housing Authority

Schedule of Expenditures of Federal Awards

Year Ended September 30, 2010

Federal Grantor			
U.S. Department of Housing and Urban Development	Grant ID	Federal CFDA Number	Expenditures
Public and Indian Housing (PHA owned housing)			
Operating subsidy	FL018-00000109D	14.850	\$ 266,355
Operating subsidy	FL018-00000110D	14.850	785,984
Operating subsidy	FL018-00000209D	14.850	230,288
Operating subsidy	FL018-00000210D	14.850	696,943
Total public and indian housing			1,979,570
Section 8 Housing Choice Vouchers	FL018	14.871	2,550,046
Public Housing Capital Fund			
Capital fund project	FL29P018-501-09	14.872	150,752
Capital fund project	FL29P018-501-08	14.872	481,639
Public Housing Capital Fund Stimulus (ARRA)	FL29S018-501-09	14.885	849,225
Total public housing capital fund			1,481,616
Non-operating revenues (expenses)			\$ 6,011,232

The above schedule of expenditures of federal awards is presented on the accrual basis of accounting. The information is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Governments, and Non-Profits Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Panama City Housing Authority

Schedule of Findings and Questioned Costs

Year Ended September 30, 2010

**Section I – Summary of Auditor’s Results**

Financial Statements

Unqualified

Type of auditors’ report issued

Internal control over financial reporting:

Material weaknesses identified?  Yes  No

Significant deficiencies identified that are not considered to be material weaknesses?  Yes  None Reported

Noncompliance material to financial statements noted?  Yes  No

Federal Awards

Internal control over major programs:

Material weakness(es) identified?  Yes  No

Significant deficiencies identified that are not considered to be material weaknesses?  Yes  None Reported

Type of auditor’s report issued on compliance for major programs

Unqualified

Any audit findings disclosed that are required to be reported in accordance with Circular A-133, Section .510(a)?

Yes  No

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871	Lower Income Housing Assistance – Section 8: Vouchers
14.872 and 14.885	Public Housing Capital Fund Program Cluster

Dollar threshold used to distinguish Type A and Type B programs:

\$ 300,000

Auditee qualified as low-risk auditee?

Yes  No

(Continued)

Panama City Housing Authority

Schedule of Findings and Questioned Costs (Continued)

*Year Ended September 30, 2010*

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**Section II – Financial Statement Findings:**

*Prior year findings*

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2009-1 Prior year finding was corrected

*Current year findings*

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None

**Section III – Federal Award Findings and Questioned Costs:**

There are no reportable conditions, material weaknesses, or instances of noncompliance including questioned costs that are required to be reported in accordance with OMB Circular A-133.

Panama City Housing Authority  
Activities of the Housing Authority

*September 30, 2010*

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The Housing Authority had the following units under management at September 30, 2010:

Authority Owned Housing (Contract Number A-4236)

Asset Management Project 1

FL 18-1	60
FL 18-2	140
FL 18-4	47

Asset Management Project 2

FL 18-3	50
FL 18-5	75
FL 18-6	78

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Total Authority Owned 450

Section 8 Existing - Contract Number:  
FL018VO (Vouchers)

418

Northgate Terrace II Apartments

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64

Total Units Under Management

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932

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners  
Panama City Housing Authority  
Panama City, Florida

U.S. Dept. of Housing and Urban  
Development, Jacksonville Office  
Public Housing Division  
Jacksonville, Florida

We have audited the financial statements of the business-type activities and each major fund of the Panama City Housing Authority (Authority), as of and for the year ended September 30, 2010, as listed in the table of contents and have issued our report thereon dated June 28, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Panama City Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted certain matters that are opportunities for strengthening internal controls and operating efficiency. Our comments and recommendations regarding those matters are as follows:

### *Suspension and debarment*

Although the Authority stated they performed verifications on vendors to ensure that they have not been suspended, documentation was not always maintained. This comment was also noted in prior year. We recommend that documentation be retained as evidence of your review for compliance.

This report is intended solely for the information and use of the management and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

*Carly Riggs & Ingram, L.L.C.*

Certified Public Accountants  
June 28, 2011

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Commissioners  
Panama City Housing Authority  
Panama City, Florida

U.S. Dept. of Housing and Urban  
Development, Jacksonville Office  
Public Housing Division  
Jacksonville, Florida

Compliance

We have audited the compliance of Panama City Housing Authority (Authority) with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2010. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority's, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2010.

Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, board of directors, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

*Carr, Riggs & Ingram, L.L.C.*

Certified Public Accountants  
June 28, 2011

## Asset Management

The Panama City Housing Authority began its transition to Asset Management at its physical year 2008. The PHA has a total of 450 units divided into two amps.

Amp 1 (15) is Massalina – 140 units, Fletcher Black – 60 units, James B. Asbell – 47 units for a total of 247 units.

Amp 2 (16) has Oakland Terrace – 50 units, Henry Kirkland – 78 units, Gardner Dickinson 75 units for a total of 203 units.

All operations are in accordance with 24CFR990.275. All costs are captured and assigned to individual amps with a central office administration.

Protection for Victims of Abuse.

(1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.

(2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence or stalking.

(3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, a PHA, owner or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, state, and local law for the termination of lease or assistance under the housing choice voucher program.

(4) Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

(6) Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.

(7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, or stalking.

I reviewed and received a copy of the VAWA notification

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

## **Panama City Housing Authority**

### **Definition of Substantial Deviation**

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which requires formal approval of the Board of Commissioners.

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)  
Comprehensive Grant Program (CGP)

**Public reporting burden** for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: <b>Panama City Housing Authority</b>	Modernization Project Number: <b>FL29P018501-02</b>
--	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	721,680.00
B. Funds Disbursed	\$	721,680.00
C. Funds Expended (Actual Modernization Cost)	\$	721,680.00
D. Amount to be Recaptured (A-C)	\$	0
E. Excess of Funds Disbursed (B-C)	\$	0

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X  6/20/2011

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)	Date:
X	
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

Annual Statement /  
Performance and Evaluation Report  
Part I: Summary  
Capital Funds Program (CFP)

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

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

HA Name		Capital Funds Project Number		FFY of Grant Approval	
PANAMA CITY HOUSING AUTHORITY		FL29P01850102		2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/2004 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$5,531.00	\$5,531.38	\$5,531.38	\$5,531.38
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$195,000.00	\$161,033.52	161033.52	161033.52
10	1460 Dwelling Structures	\$442,683.00	\$487,395.10	\$487,395.10	\$487,395.10
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,000.00	\$3,350.00	\$3,350.00	\$3,350.00
12	1470 Nondwelling Structures	\$58,466.00	\$64,370.00	\$64,370.00	\$64,370.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$721,680.00	\$721,680.00	721680.00	721680.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	\$71,543.71	\$71,543.71	\$71,543.71	\$71,543.71
<input type="checkbox"/> (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		<input type="checkbox"/> (2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date <i>William J. Works</i> 6/30/11		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			





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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$442,683.00	\$487,396.10	\$487,396.10	\$487,396.10	
	<u>1465 Dwelling Equipment</u>	1465						
HA - WIDE	REFRIGERATORS		10	\$20,000.00	\$3,350.00	\$3,350.00	\$3,350.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$20,000.00	\$3,350.00	\$3,350.00	\$3,350.00	
	<u>1470 Non-Dwelling Structures</u>	1470						
HA - WIDE	MAINTENANCE SHOP		1	\$58,466.00	\$64,370.00	\$64,370.00	\$64,370.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$58,466.00	\$64,370.00	\$64,370.00	\$64,370.00	
	<u>1475 Non-Dwelling Equipment</u>	1475						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1485 DEMOLITION COSTS</u>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1495 RELOCATION COST</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGE SUBTOTAL			\$78,466.00	\$67,720.00	\$67,720.00	\$67,720.00	
	Total Cost for FL29P01850102			\$721,680.00	\$721,680.00	\$721,680.00	721,680.00	

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

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

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

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

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

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

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

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

HA - Wide	6/17/2004			6/17/2006			
18-1	6/17/2004			6/17/2006			
18-2	6/17/2004			6/17/2006			
18-3	6/17/2004			6/17/2006			
18-4	6/17/2004			6/17/2006			

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

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

Signature of Executive Director and Date

*William J. Wardo* 6/20/11

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

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

**Comprehensive Improvement Assistance Program (CIAP)  
Comprehensive Grant Program (CGP)**

**Public reporting burden** for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

**Do not send this form to the above address.**

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: <b>Panama City Housing Authority</b>	Modernization Project Number: <b>FL29P018502-03</b>
--	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	114,893.00
B. Funds Disbursed	\$	114,893.00
C. Funds Expended (Actual Modernization Cost)	\$	114,893.00
D. Amount to be Recaptured (A-C)	\$	0
E. Excess of Funds Disbursed (B-C)	\$	0

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X *William J Woods* 6/20/2011

**For HUD Use Only**

**The Cost Certificate is approved for audit:**

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

**The audited costs agree with the costs shown above:**

Verified: (Designated HUD Official)	Date:
X	
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

Annual Statement /  
Performance and Evaluation Report  
Part I: Summary  
Capital Funds Program (CFP)

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

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

HA Name		Capital Funds Project Number		FFY of Grant Approval	
PANAMA CITY HOUSING AUTHORITY		FL29P01850203		2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/2004 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #1	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$54,893.00	\$16,168.00	116,168.00	116,168.00
10	1460 Dwelling Structures	\$60,000.00	\$98,725.00	98,725.00	98,725.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$114,893.00	\$114,893.00	114,893.00	114,893.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement:		(2) To be completed for the Performance and Evaluation Report:			
Signature of Executive Director and Date <i>William Woods</i> 6/20/11		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			





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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$60,000.00	\$98,725.00	98725.00	98725.00	
	<b>1465 Dwelling Equipment</b>	1465						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1470 Non-Dwelling Structures</b>	1470						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1475 Non-Dwelling Equipment</b>	1475						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1485 DEMOLITION COSTS</b>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1495 RELOCATION COST</b>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	PAGE SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for FL29P01850203			\$114,893.00	\$114,893.00	114893.00	114893.00	



U. S. Department of Housing and Urban Development  
Jacksonville Field Office  
Charles Bennett Federal Building  
400 West Bay Street  
Suite 1015  
Jacksonville, Florida 32202-4410

OCT 12 2006

Mr. William J. Woods  
Executive Director  
Panama City Housing Authority  
804 East 15<sup>th</sup> Street  
Panama City, Florida 32405

Re: Capital Fund Program (CFP) FL29P01850104

Dear Mr. Woods:

This letter will serve to transmit form HUD-52839, Actual Comprehensive Grant Cost Certificate, approved for audit. The Actual Comprehensive Grant Cost Certificate is applicable to the Capital Fund Program FL29P01850104. Please provide this document to your independent auditor for consideration in the audit.

Should you have any questions concerning this matter, please feel free to contact Mr. Robert Caravello of my staff at (904) 232-1777, extension 2081.

Sincerely,

A handwritten signature in black ink, appearing to read "John G. Niesz".

John G. Niesz  
Director  
Office of Public Housing

Enclosure(s)

*HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.*

**Actual Comprehensive Grant  
Cost Certificate**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(Exp. 09/30/2005)

PHA/IHA Name  Panama City Housing Authority	Comprehensive Grant Number FL29P018501-04
	FFY of Grant Approval 2004

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 636,552.00
B. Revised Funds Approved	\$ 636,552.00
C. Funds Advanced	\$ 636,552.00
D. Funds Expended (Actual Modernization Cost)	\$ 636,552.00
E. Amount to be Recaptured (A-D)	\$ 0.00
F. Excess of Funds Advanced (C-D)	\$ 0.00

2. That all modernization work in connection with the Comprehensive Grant has been completed;

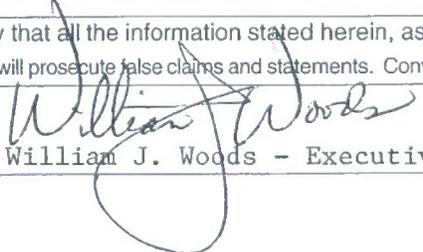
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature  William J. Woods - Executive Director	Date 9/22/2006
---	-------------------

**For HUD Use Only**

The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)	Date

The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)	Date

Approved (Field Office Manager)	Date
---------------------------------	------

## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Panama City Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: FL29P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	28,000.00		0.00	0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00		11,050.00	11,050.00
8	1440 Site Acquisition				
9	1450 Site Improvement	22,000.00	5,500.00	5,500.00	5,500.00
10	1460 Dwelling Structures	516,493.00	569,845.98	569,845.98	569,845.98
11	1465.1 Dwelling Equipment—Nonexpendable	60,059.00	29,190.02	29,190.02	29,190.02
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0.00	20,966.00	20,966.00	20,966.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Panama City Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P01850104 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
---	---	-------------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	636,552.00	636,552.00	636,552.00	636,552.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Panama City Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL29P01850104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Housing Inspector	1408	1.00	28,000.00	0.00	0.00	0.00	
HA-Wide	Architect	1430	1.00	10,000.00	11,050.00	11,050.00	11,050.00	
18-1	Parking Improvement	1450		22,000.00	5,500.00	5,500.00	5,500.00	
HA-WIDE	Bathroom Renovations	1460	1.00	516,493.00	0.00	0.00	0.00	
18-2,3,4A	Metal Roof Installations	1460		0.00	544,263.48	544,263.48	544,263.48	
18-3	Parking Improvement	1460		0.00	21,302.50	21,302.50	21,302.50	
18-4D	Parking Improvement	1460		0.00	4,280.00	4,280.00	4,280.00	
	<b>Total for 1460</b>			<b>516,493.00</b>	<b>569,845.98</b>	<b>569,845.98</b>	<b>569,845.98</b>	
HA-WIDE	Pickup Truck w/Tommy Lift	1475	1.00	0.00	20,966.00	20,966.00	20,966.00	
HA-Wide	Refrigerators	1465	1.00	60,059.00	29,190.02	29,190.02	29,190.02	
	<b>Total Cost for FL29P01850104</b>			<b>636,552.00</b>	<b>636,552.00</b>	<b>636,552.00</b>	<b>636,552.00</b>	



# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)  
Comprehensive Grant Program (CGP)

**Public reporting burden** for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

**Do not send this form to the above address.**

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Panama City Housing Authority	FL29P01850107

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	666,531.00
B. Funds Disbursed	\$	666,531.00
C. Funds Expended (Actual Modernization Cost)	\$	666,531.00
D. Amount to be Recaptured (A-C)	\$	0
E. Excess of Funds Disbursed (B-C)	\$	0

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

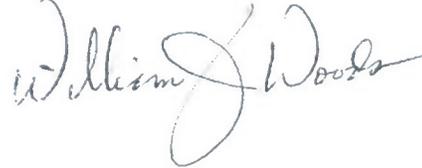
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X  06/09/11

**For HUD Use Only**

**The Cost Certificate is approved for audit:**

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

**The audited costs agree with the costs shown above:**

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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

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

Part I: Summary					
PHA Name: <b>Panama City Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL29FP018501</b> Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <b>2007</b>
					FFY of Grant Approval: <b>2007</b>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	30402.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	599629.00	619631.00	619631.00	619631.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	36500.00	46900.00	46900.00	46900.00
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities <sup>4</sup>	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 -- 19)	666531.00	666531.00	666531.00	666531.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part II: Supporting Pages								
PHA Name: Panama City Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P018501 Replacement Housing Factor Grant No:		CFPP (Yes/ No): No		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
501-07	Management Improvement	1408		30402.00	0.00	0.00	0.00	
501-07	DWELLING STRUCTURES	1460		599629.00	619631.00	619631.00	0.00	
501-07	501-07 Dwelling Struct	1460		0.00	0.00	0.00	493613.45	
501-07	501-07 Dwelling Struct	1460		0.00	0.00	0.00	126017.55	
501-07	Non dwelling Equipment	1475		0.00	0.00	0.00	46900.00	
501-07	Non dwelling Equipment	1475		36500.00	46900.00	46900.00	0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part I: Summary</b>				
PHA Name: Panama City Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P018501</b> Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 <hr/> FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	



U. S. Department of Housing and Urban Development  
 Jacksonville Field Office  
 Office of Public Housing  
 Charles Bennett Federal Building  
 400 West Bay Street  
 Suite 1015  
 Jacksonville, Florida 32202-4410

OFFICE OF PUBLIC HOUSING  
 JACKSONVILLE, FL  
 JUL 19 2011

05 JUL 2011

*stunt*

Mr. William J. Woods  
 Executive Director  
 Panama City Housing Authority  
 Panama City, FL 32405-6102

Subject: 2009 Recovery Grant FL29S018501-09 for Panama City Housing Authority – Grant Closeout (pre-audit stage)

Dear Mr. Woods:

This letter is in response to the receipt of the grant closeout documents including form HUD 53001, Actual Modernization Cost Certificate (AMCC), and form HUD 50075.1, Capital Fund Program Annual Statement (final budget). These documents are applicable to the Capital Fund Program FL29S018501-09.

Our office is transmitting the AMCC, and a copy of the Capital Fund Program Annual Statement (final budget) approved for audit. Please provide these documents to your independent auditor for consideration in the audit.

Should you have any questions concerning this matter, please feel free to contract Vicki Abel at (904) 208-6095 or your Engineer, Gregorio Caceres at (904) 208-2090.

Sincerely,

*Victoria A. Main*

Victoria A. Main  
 Director  
 Office of Public Housing

Enclosure

RECEIVED  
 JUL 25 2011  
 BY: \_\_\_\_\_

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)  
Comprehensive Grant Program (CGP)

**Public reporting burden** for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

**Do not send this form to the above address.**

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: <b>Panama City Housing Authority</b>	Modernization Project Number: <b>FL29S01850109</b>
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	896,180.00
B. Funds Disbursed	\$	896,180.00
C. Funds Expended (Actual Modernization Cost)	\$	896,180.00
D. Amount to be Recaptured (A-C)	\$	0
E. Excess of Funds Disbursed (B-C)	\$	0

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X *William Woods* 6/22/11

For HUD Use Only

<b>The Cost Certificate is approved for audit:</b> Approved for Audit (Director, Office of Public Housing / ONAP Administrator) <i>[Signature]</i>	Date: <b>6-22-11</b>
--	-------------------------

<b>The audited costs agree with the costs shown above:</b> Verified: (Designated HUD Official) <b>X</b>	Date:
Approved: (Director, Office of Public Housing / ONAP Administrator) <b>X</b>	Date:

Part I: Summary	
PIA Name: Panama City Housing Authority	Grant Type and Number: F129S018501-09
Capital Fund Program Grant No:	2009 ARRA
Replacement Housing Factor Grant No:	
FY of Grant: 2009	FY of Grant Approval:

Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	414,680.00	414,680.00	414,680.00	414,680.00
10	1460 Dwelling Structures	426,000.00	426,000.00	426,000.00	426,000.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures	42,500.00	42,500.00	42,500.00	42,500.00
13	1475 Non-dwelling Equipment	13,000.00	13,000.00	13,000.00	13,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PIA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	896,180.00	896,180.00	896,180.00	896,180.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

To be completed for the Performance and Evaluation Report.  
 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 PHA funds shall be included here.

Part I: Summary					
PIA Name: <b>Panama City Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: FL29S018501-09 Replacement Housing Factor Grant No: Date of CFFP: <b>2009 ARRA</b>			FFY of Grant: <b>2009</b>
					FFY of Grant Approval:
Type of Grant Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report <input checked="" type="checkbox"/>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
Signature of Executive Director <i>William J. Woods</i>		Date 6-21-11		Signature of Public Housing Director <i>Arnell C. ...</i>	
				Date 6-22-11	

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 3/31/2014

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

<b>Part I: Summary</b>	
PHA Name: <b>Panama City Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: FL29S018501-09 Replacement Housing Factor Grant No:
FY of Grant: <b>2009</b>	Date: CTEP, <b>2009 ARRA</b>
FY of Grant Approval:	Type of Grant
	Original Annual Statement Reserve for Disasters/Emergencies
	Original Annual Statement and Evaluation Report for Period Ending:
	Line Summary by Development Account
	Original Revised
	Total Estimated Cost
	Total Annual Cost
	Revised Annual Statement (revision no: ) Final Performance and Evaluation Report <input checked="" type="checkbox"/> X
Signature of Executive Director <i>William [Signature]</i>	Date <b>6-21-11</b>
Signature of Public Housing Director <i>[Signature]</i>	Date <b>6-22-11</b>
	Obligated
	Expended

Part II: Supporting Pages

PHA Name: Panama City Housing		Grant Type and Number FL29S018501-09		Federal FFY of Grant 2009	
Authority		Capital Fund Program Grant No: FL29S018501-09		Replacement Housing Factor Grant No:	
Development Number	Name/PHA-Wide	Development	Quantity	Total Estimated Cost	Total Actual Cost
Activities	Categories	Account No.			Status of Work

Development Number	Name/PHA-Wide	Development	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
FL018-4	Security Cameras	1475	13,000.00	0	0	Complete
FL018-4	Landscaping	1450	54,000.00	0	0	Hold
FL018-4	Security Fence	1450	6,000.00	0	0	Complete
FL018-wide	Remodel Admin. Office	1470	42,500.00	36,357.00	36,357.00	Complete
FL018-3	Replace Cabinets	1460	75,000.00	0	0	Hold
FL018-1	Repair Sidewalks	1450	52,600.00	35,500.00	35,500.00	Complete
FL018-1	Redo Floors	1460	292,000.00	89,221.00	89,221.00	Complete
FL018-1	Raise Building GAB	1460	0	11,000.00	11,000.00	Complete
FL018-5	Replace Screen Doors	1460	25,000.00	14,650.00	14,650.00	Complete
FL018-6	Replace screen Doors	1460	20,000.00	14,650.00	14,650.00	Complete
FL018-1	Repair windows	1460	14,000.00	0	0	Hold
FL018-1	Landscaping	1450	136,000.00	0	0	Hold

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

To be completed for the Performance and Evaluation Report





Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Panama City Housing Authority		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9) of the U.S. Housing Act of 1957, as amended.

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

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

Part I: Summary						
PHA Name: Panama City Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P018501 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0	
3	1408 Management Improvements	33500.00	0.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	28570.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	254655.25	0.00	0.00	
10	1460 Dwelling Structures	606224.00	425632.54	123961.06	123961.06	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	2348.35	0.00	0.00	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	39700.00	0.00	0.00	0.00	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0.00	25357.86	25357.86	25357.86	
17	1499 Development Activities <sup>4</sup>	0	0	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
PHA Name: Panama City Housing Authority		Grant Type and Number Capital Fund Program Grant No: H29p018501 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	707994.00	707994.00	149318.92	149318.92
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 05/07/2010		Signature of Public Housing Director	
				Date	

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

Part II: Supporting Pages								
PHA Name: PANAMA CITY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL29P018501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
501-08	MANAGEMENT IMPROVEMENT	1408		33500.00	0.00	0.00	0.00	
501-08	AUDIT	1411		28570.00	0.00	0.00	0.00	
501-08	PURCHASE AND MOUNTING ADDRESS LIGHTS FLETCHER BLACK	1450		0.00	10550.50	0.00	0.00	
501-08	REPLACE WATER LINES FLETCHER BLACK	1450		0.00	97835.00	0.00	0.00	
501-08	REMOVE, TRIM, AND PRUN TREES FLETCHER BLACK	1450		0.00	17550.00	0.00	0.00	
501-08	CONCRETE WORK FLETCHER BLACK	1450		0.00	15500.00	0.00	0.00	
501-08	CONCRETE WORK KIRKLAND	1450		0.00	720.00	0.00	0.00	
501-08	STRIPING PARKING LOT KRIKALND & DICKINSON	1450		0.00	22010.00	0.00	0.00	
501-08	SECURITY LOCKS	1450		0.00	1954.00	0.00	0.00	
501-08	ADD RETAINING WALL FLETCHER BLACK	1450		0.00	13939.50	0.00	0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: PANAMA CITY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: FL29P018501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
501-08	UTILITY RELOCATION FLETCHER BLACK	1450		0.00	32235.26	0.00	0.00	
501-08	PRESSURE WASHING KIRKLAND & DICKINSON	1450		0.00	5500.00	0.00	0.00	
501-08	FILL DIRT FLETCHER BLACK	1450		0.00	26860.00	0.00	0.00	
501-08	SEAL ASPHALT STREET FLETCHER BLACK	1450		0.00	10000.00	0.00	0.00	
501-08	DWELLING STRUCTURES	1460		466224.00	0.00	0.00	0.00	
501-08	RENOVATE FLETCHER BLACK	1460		0.00	188896.36	0.00	0.00	
501-08	PORCH RAILING FLETCHER BLACK	1460		0.00	67275.12	0.00	0.00	
501-08	WINDOW SHUTTERS, INTER WINDOW MINI BLINDS FLETCHER BLACK	1460		0.00	21500.00	0.00	0.00	
501-08	MASSALINA STAIRSWAYS & FLOORING	1460		140000.00	123961.06	123961.06	123961.06	
501-08	SMOKE AND CARBON MONOXIDE DETECTORS FLETCHER BLACK	1465.1		0.00	2348.35	0.00	0.00	

501-08	60 NEW REFRIGERATORS FLETCHER BLACK	1465		0.00	24000.00	0.00	0.00	
501-08	NON-DWELLING EQUIPMENT	1475		39700.00	0.00	0.00	0.00	
501-08	RELOCATION COSTS FLETCHER BLACK	1495		0.00	25357.86	25357.86	25357.86	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: PANAMA CITY HOUSING AUTHORITY					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
FL018-1	12/31/2008	12/31/2008	12/31/2008	12/31/2010	
FL018-2	12/31/2008	12/31/2008	12/31/2008	12/31/2010	
FL018-3	12/31/2008	12/31/2008	12/31/2008	12/31/2010	
FL018-4	12/31/2008	12/31/2008	12/31/2008	12/31/2010	
FL018-5	12/31/2008	12/31/2008	12/31/2008	12/31/2010	
FL018-6	12/31/2008	12/31/2008	12/31/2008	12/31/2010	





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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2011

Part I: Summary					
PHA Name: Panama City Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P018-501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no:#1 ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	70,799.00	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	98,000.00	168,799.00	168,799.00	116,531.00
10	1460 Dwelling Structures	507,006.00	507,006.00	507,006.00	117,452.49
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30,000.00	30,000.00	30,000.00	15,657.89
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 08/31/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Panama City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P018-501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: #1 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	705,805.00	705,805.00	705,805.00	249,641.38
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>William J. Woods</i>		<b>Date</b> 8/31/2011		<b>Signature of Public Housing Director</b>  <b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2011

**Part I: Summary**

PHA Name: Panama City Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P018-501-10 Replacement Housing Factor Grant No: Date of CFFP: 2010	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	17,000.00	0	0	0
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit	26,000.00	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00	60,000.00	60,000.00	58,562.00
8	1440 Site Acquisition				
9	1450 Site Improvement	34,300.00	24,033.00	24,033.00	0
10	1460 Dwelling Structures	519,649.00	620,416.00	620,416.00	175,214.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	23,500.00	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	24,000.00	0	0	0
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Panama City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P018-501-10 Replacement Housing Factor Grant No: Date of CFFP: 2010			<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	704,449.00	704,449.00	704,449.00	233,776.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	23,500.00	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> , <i>Assistant</i> <i>Cecilia Purch</i>		<b>Date</b> <i>9/13/11</i>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

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





Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: <b>Panama City Housing Authority</b>					Federal FFY of Grant: <b>2010</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<del>PHA-WIDE</del> MGT IMPROVEMENT	10/31/2011	10/31/2011			
<del>PHA-WIDE</del> AUDIT	10/31/2011	10/31/2011			
F1018-04 A&E	12/31/2010	12/31/2010			
F1018-04 CONSTRUCTION	12/31/2011	12/31/2011			
F1018-04 RELOCATION	06/31/2011	06/31/2011			

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

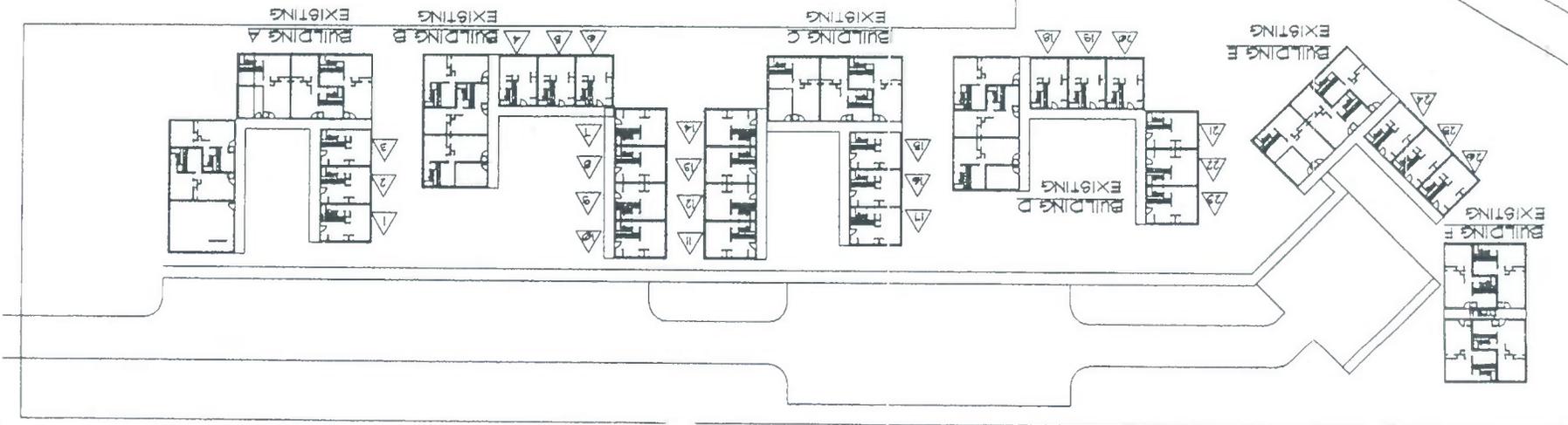
Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

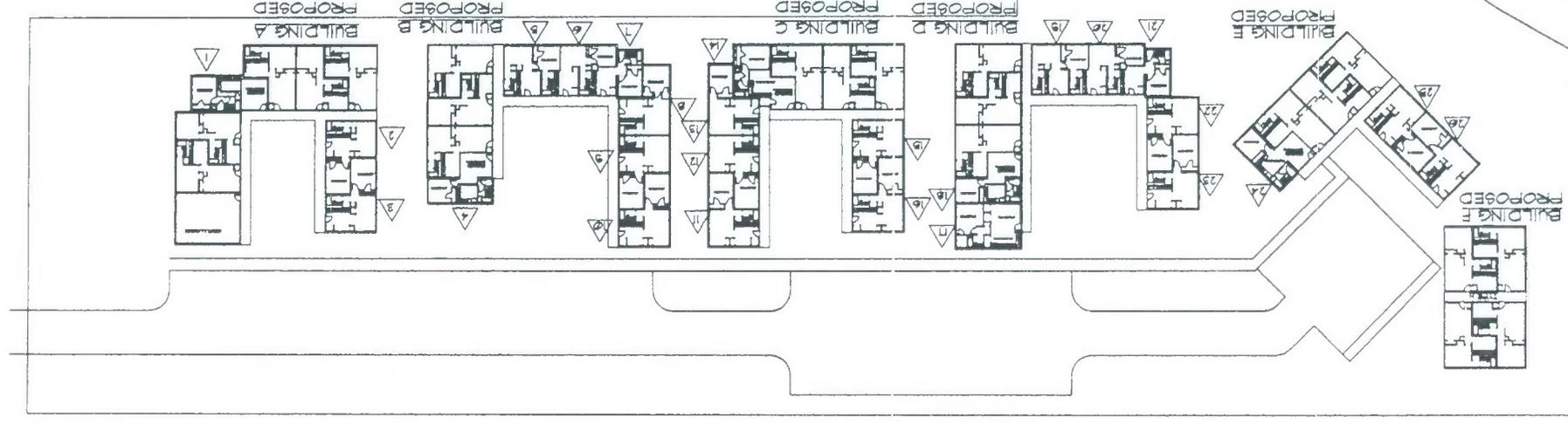
# SITE PLAN - EXISTING

INDICATES 'STUDIO' TYPE UNIT

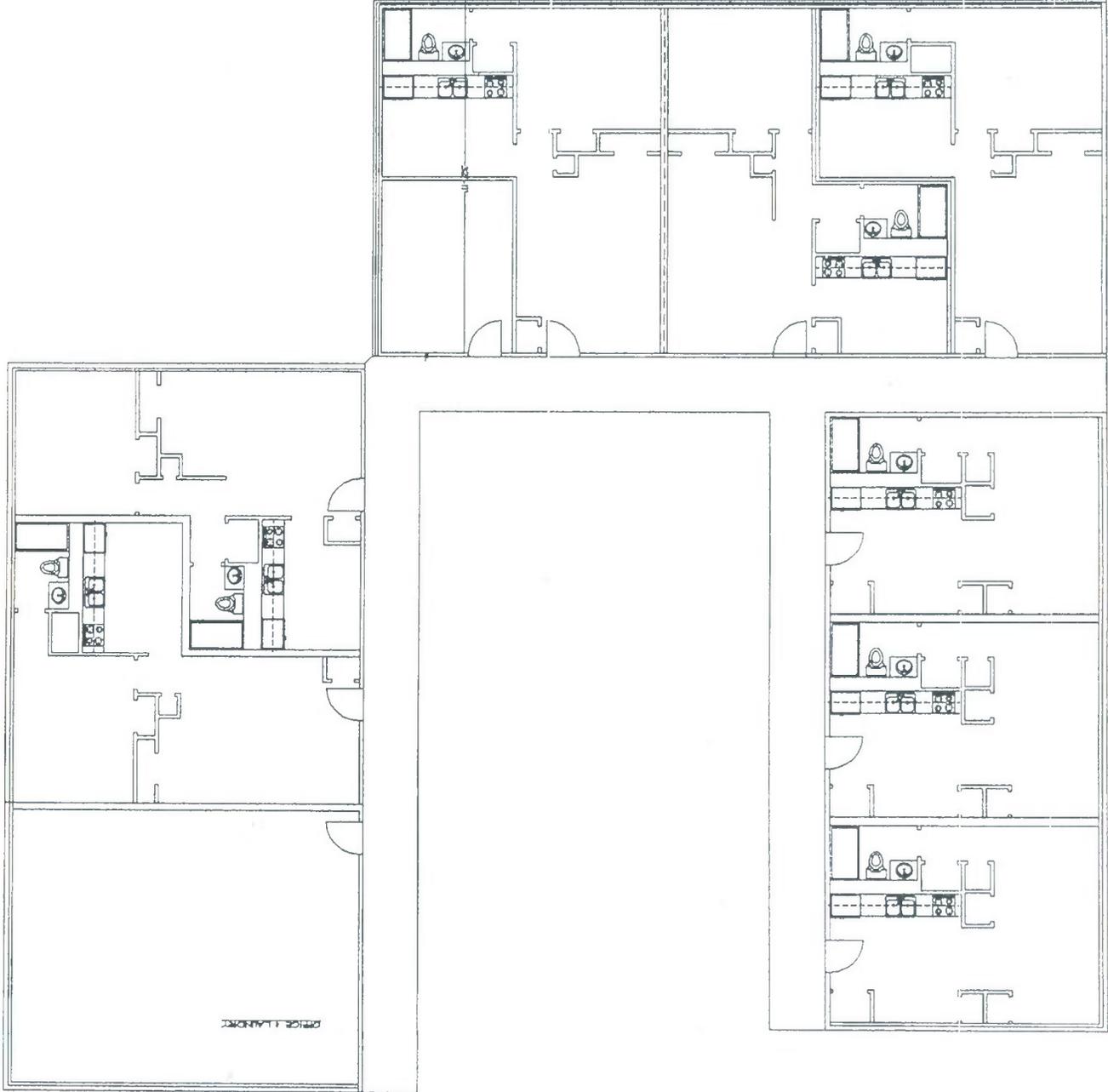


# SITE PLAN - PROPOSED

INDICATES 'STUDIO' TYPE UNIT



BUILDING A  
EXISTING

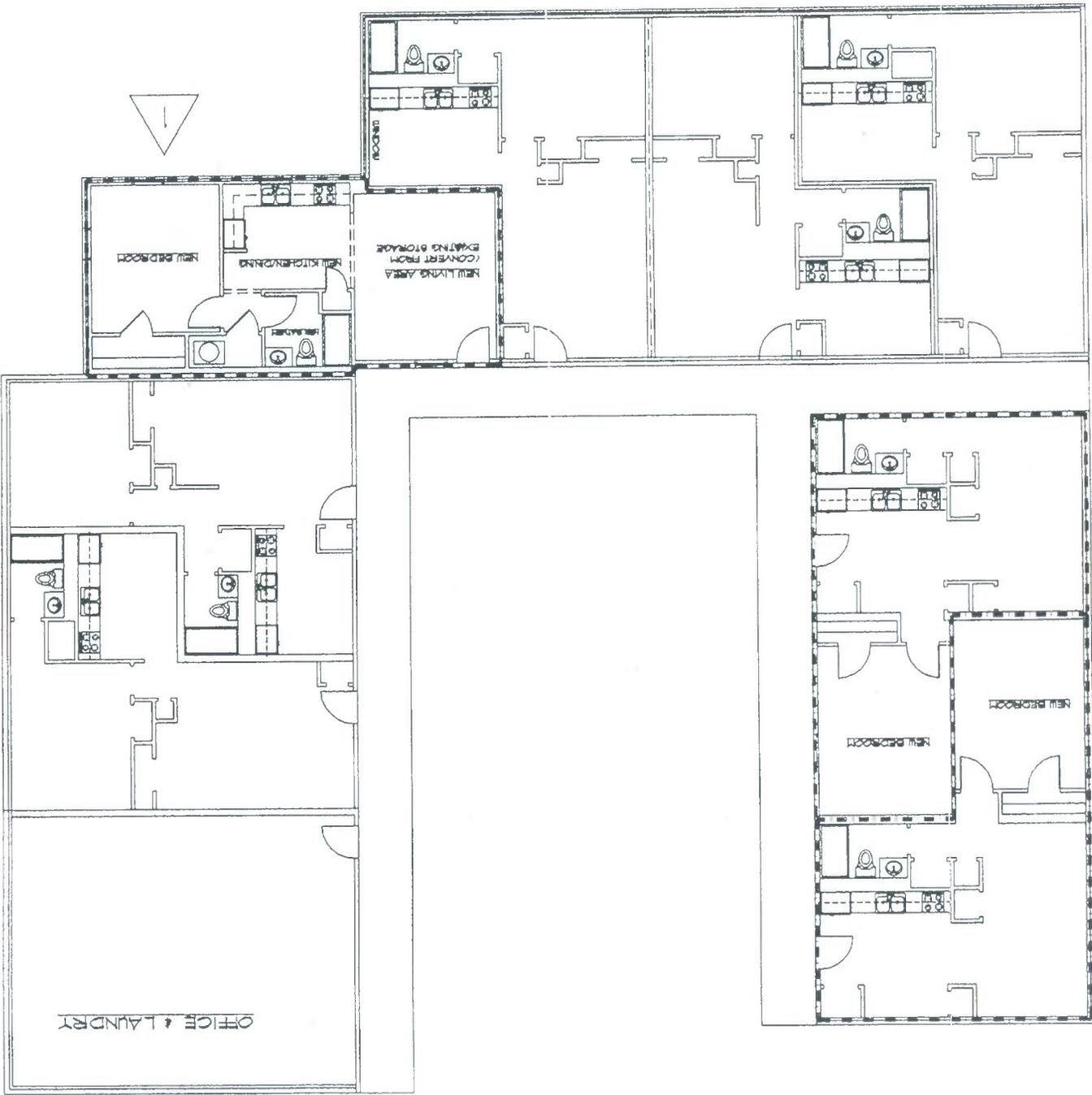


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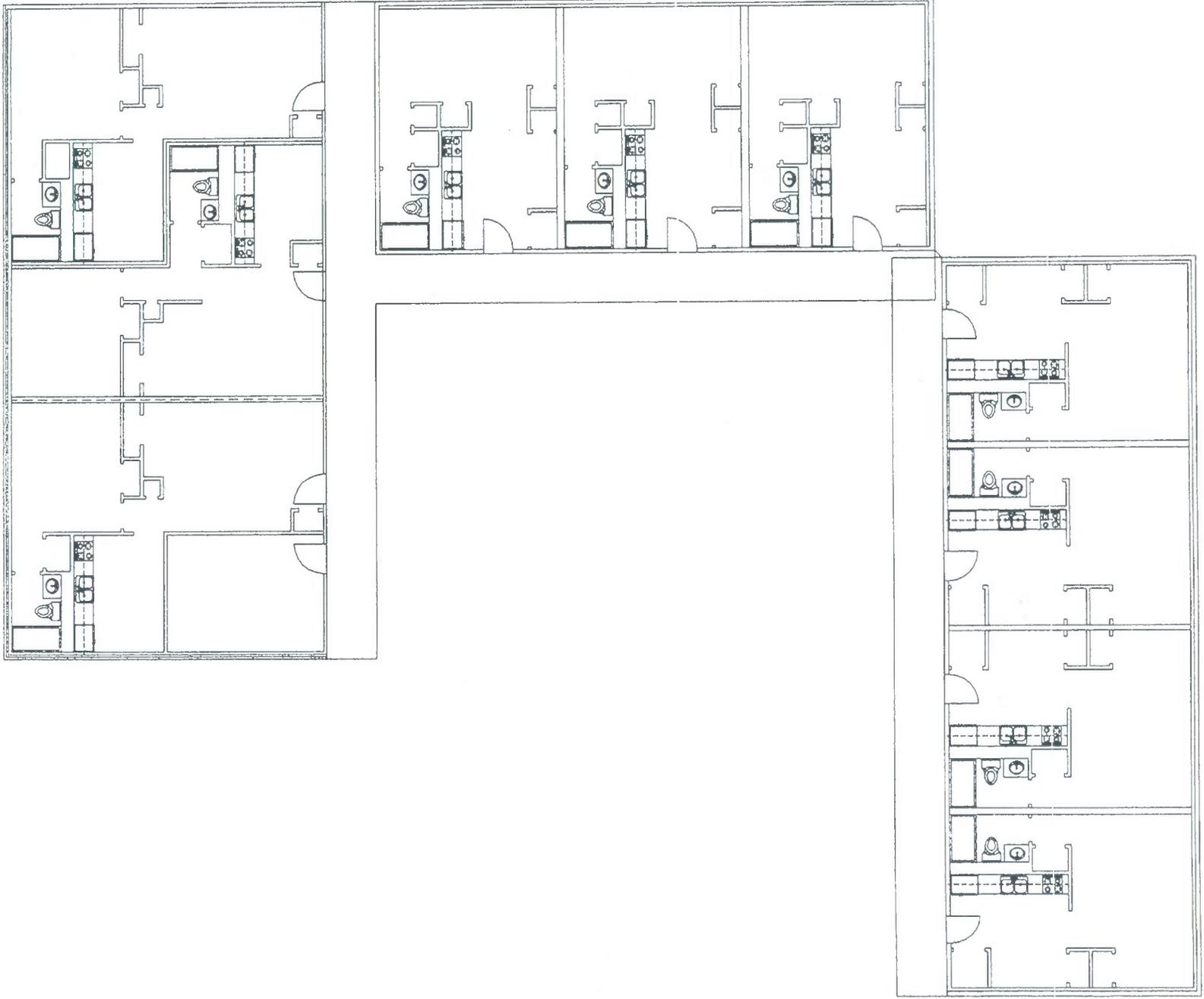
2

1

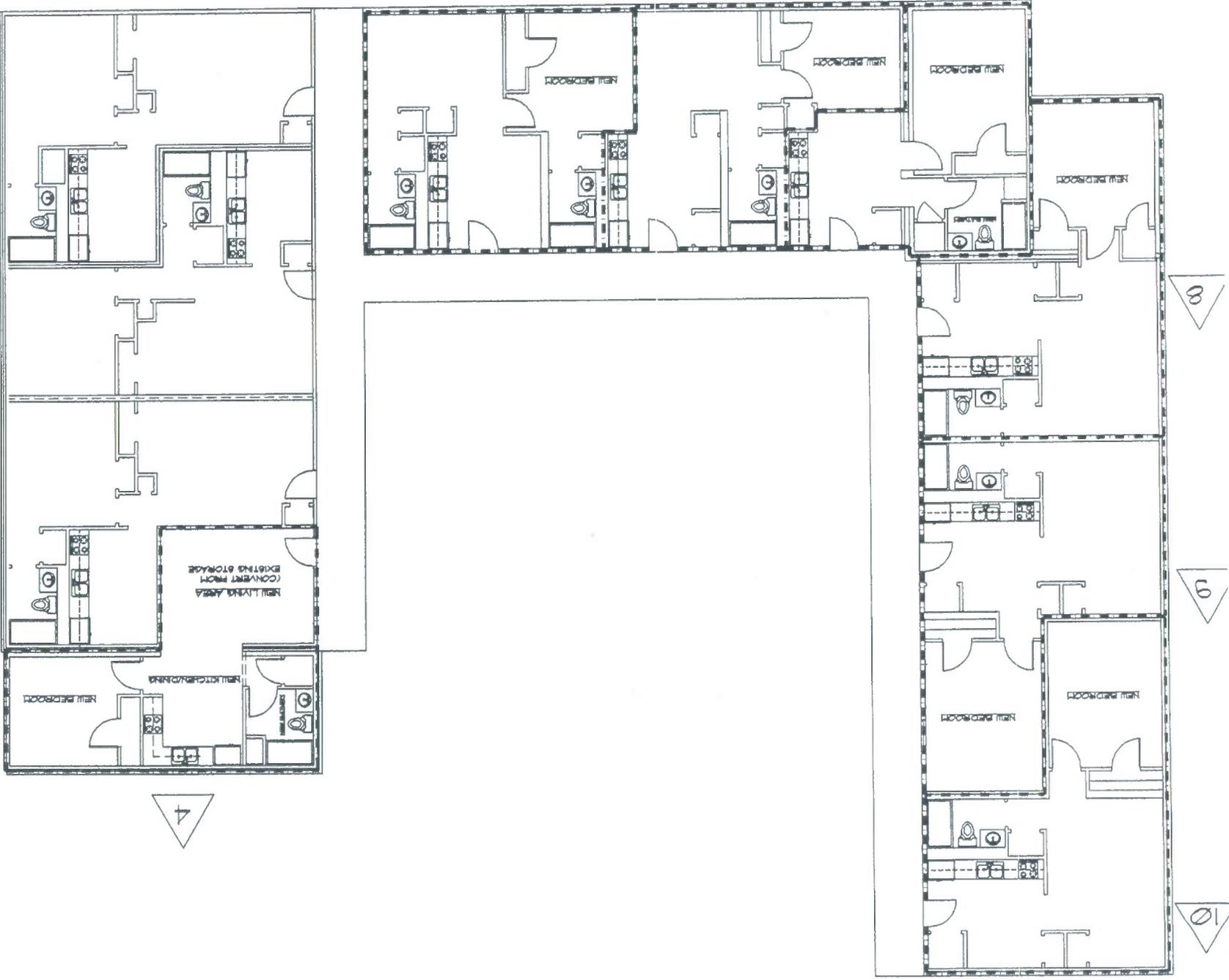
BUILDING A  
PROPOSED



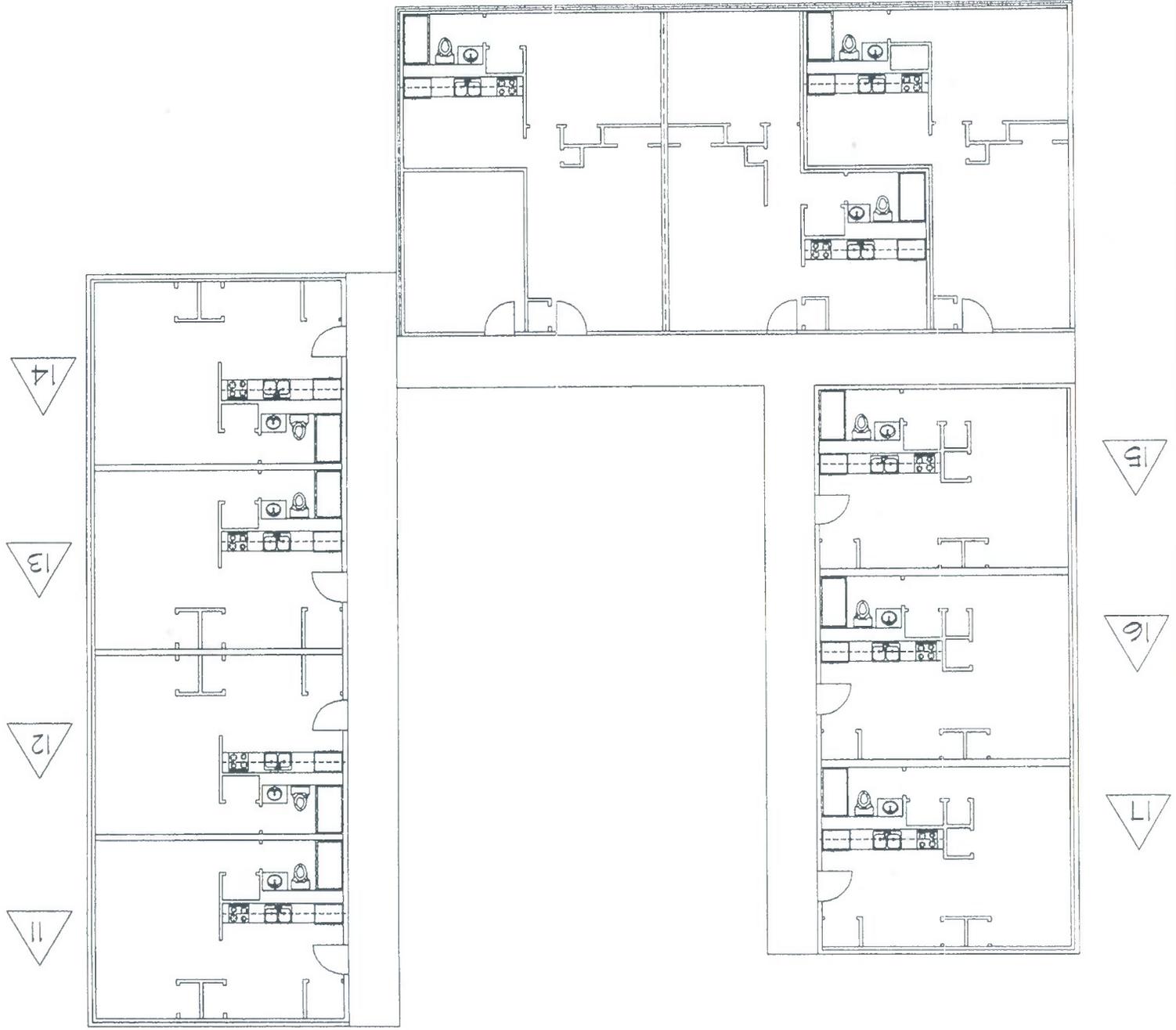
BUILDING B  
EXISTING



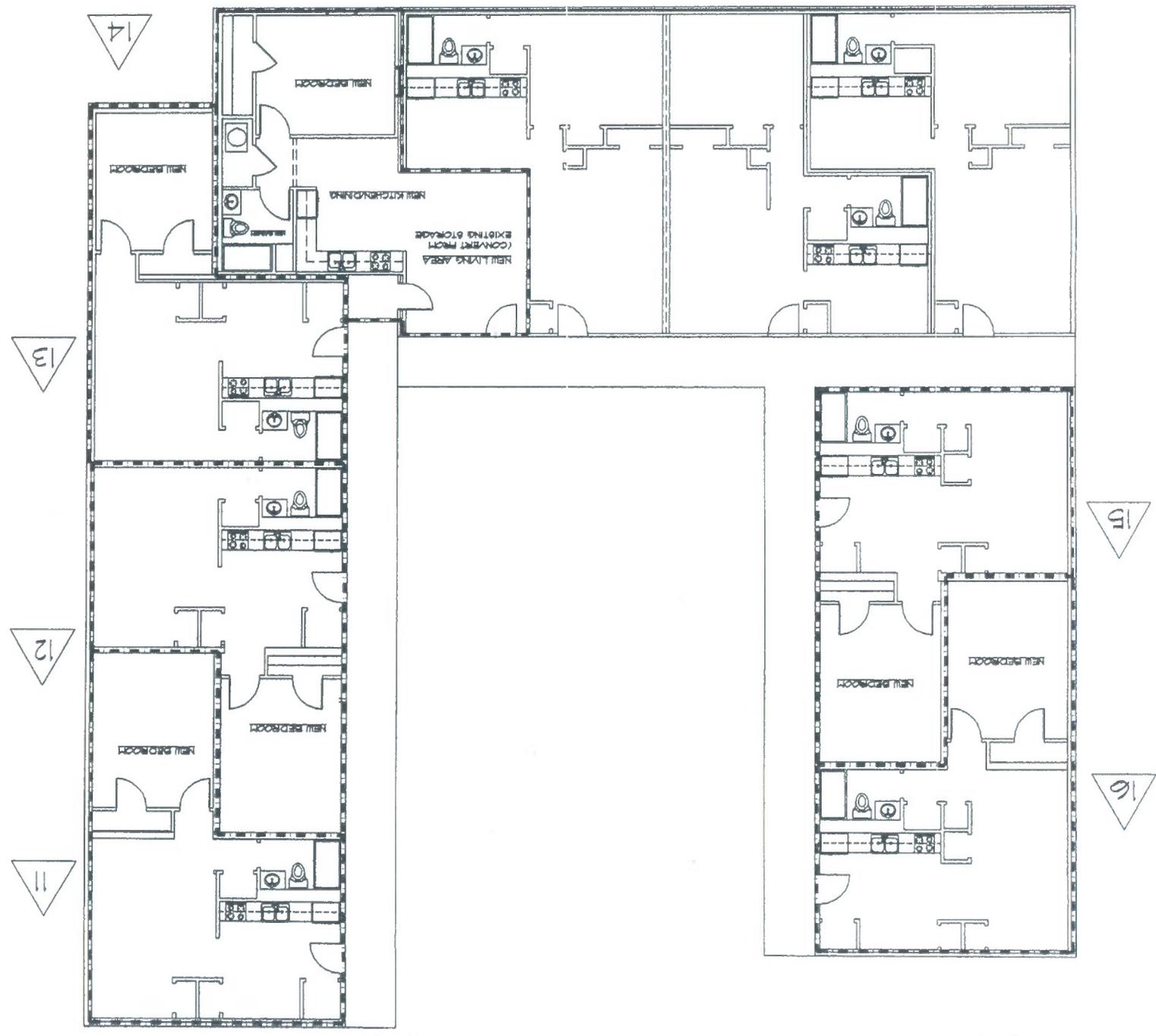
BUILDING B  
PROPOSED



BUILDING C  
EXISTING



BUILDING C  
PROPOSED

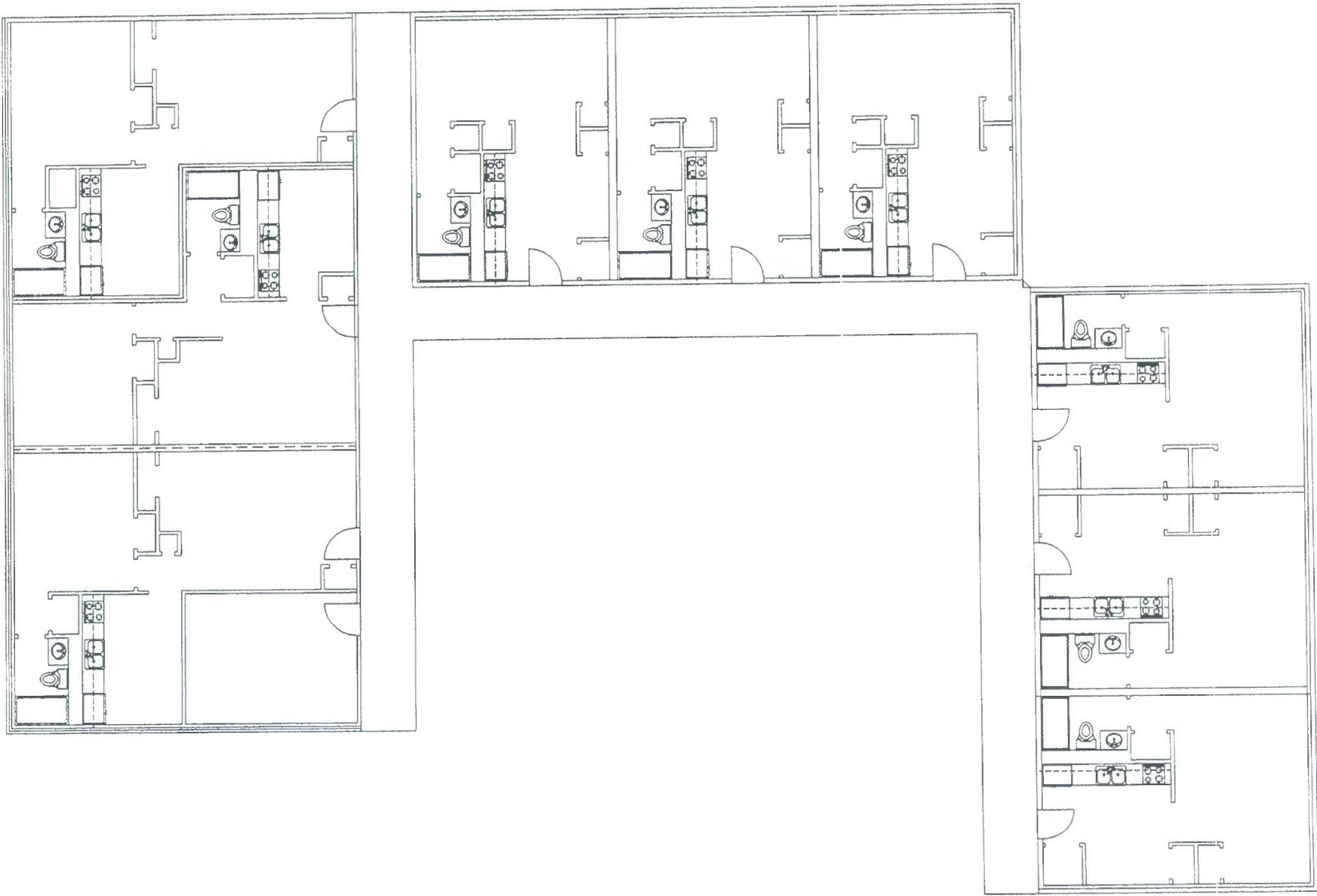


BUILDING D  
EXISTING

18

19

20

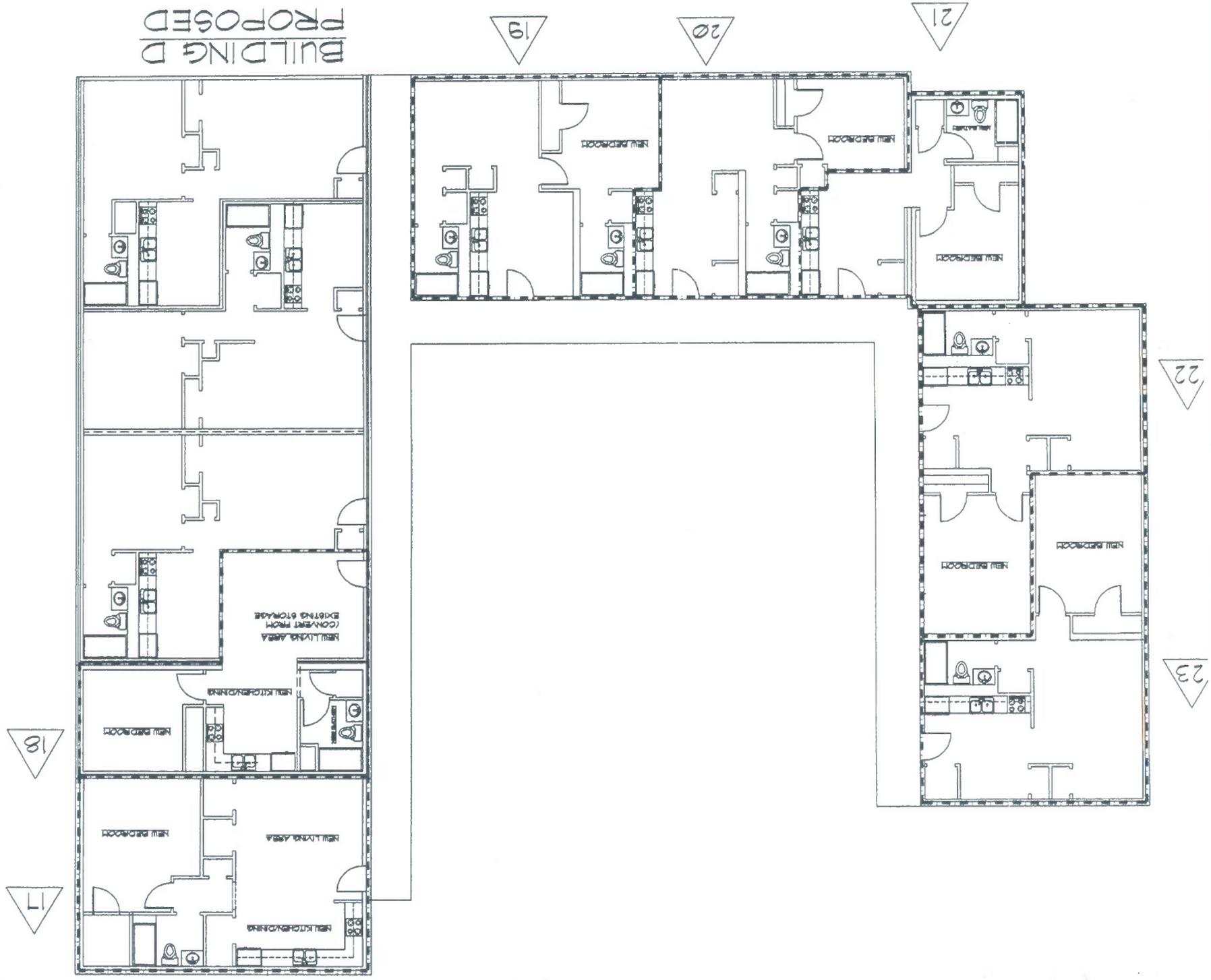


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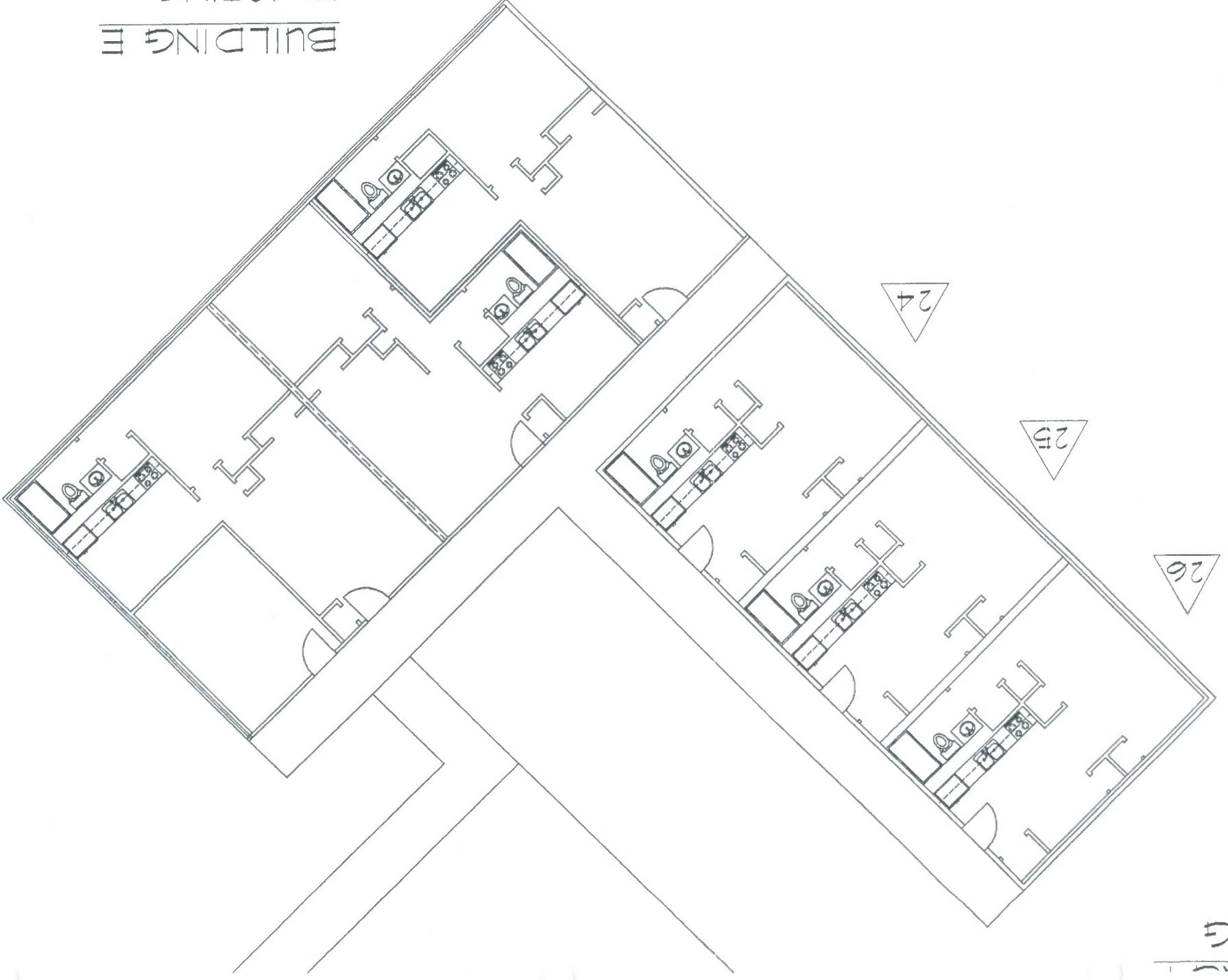
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23

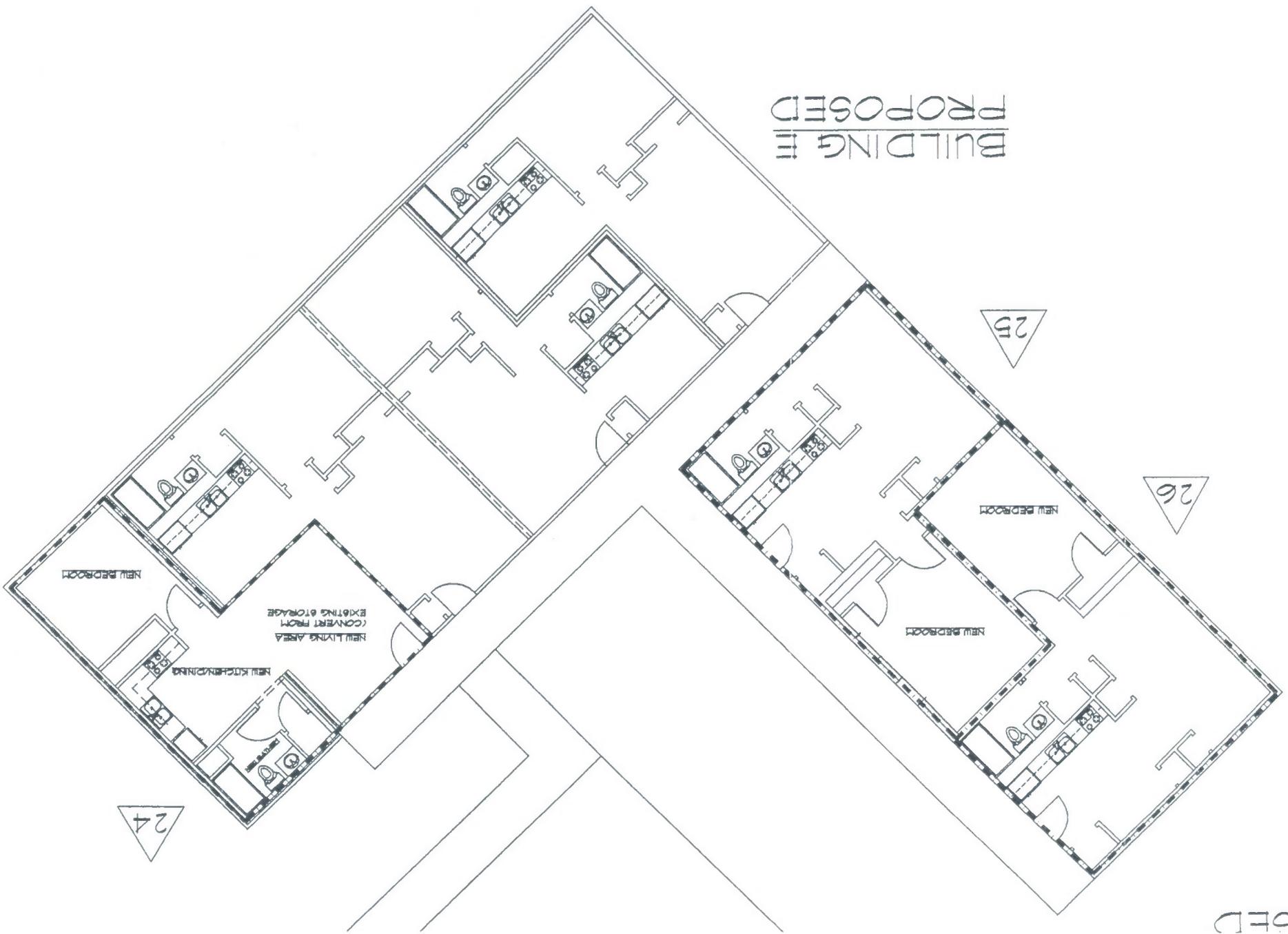
BUILDING D  
PROPOSED



BUILDING E  
EXISTING



BUILDING E  
PROPOSED



MASSALINA MEMORIAL HOMES

CAPITAL FUND MEETING

(FIVE YEAR PLANS)

ATTENDANCE:

MASSALINA MEMORIAL HOMES:

RUBY WOMACK	1407-B MERCEDES AVENUE
JANICE FLOYD	1404-H N PALO ALTO AVENUE
JAMES TAYLOR	803-A FRANK NELSON DRIVE
TANIKA FORBES	803-H FRANK NELSON DRIVE
KRISTY EDWARDS	1405-E JOE LOUIS LANE

MEETING STARTED AT 1:30 PM ON JUNE 28, 2010

TOPIC: THE FIVE YEAR PLANS FOR THE HOUSING AUTHORITY

LIST OF ITEMS THAT THEY WOULD LIKE TO SEE COMPLETED:

DOORBELLS

PLUMBING REDONE

BLINDS INSTEAD OF SHADES

SPRAYER HOSE AT KITCHEN SINK

SECURITY CAMERAS IN NEW PARKING LOT AREA

COMMUNITY POLICE PATROL

MOVING DUMPSTERS TO A CENTRALIZED AREA INSTEAD OF TAKING UP PARKING SPACES AND BIGGER ONES

MEETING WAS ADJOURNED AT 2:15 PM

ASBELL MEMORIAL HOMES

CAPITAL FUND MEETING

(FIVE YEAR PLANS)

ATTENDANCE:

ASBELL MEMORIAL HOMES

DONNA WILLIAMS	2051 LIENBY AVENUE D-7
PEGGY KELLY	2051 LIENBY AVENUE B-2
JIM THOMASON	2051 LIENBY AVENUE E-5
LESLIE SWANN	2051 LIENBY AVENUE B-1
MATTHEW MILLER	2051 LIENBY AVENUE D-3
MARY BURNS	2051 LIENBY AVENUE B-7
DENISE SCOTT	2051 LIENBY AVENUE A-8
ANGELO APONTE	2051 LIENBY AVENUE E-6
RUTHER DANIELS	2051 LIENBY AVENUE B-6
DOMINGO APONTE	2051 LIENBY AVENUE D-6
GERTHA PRESLEY	2051 LIENBY AVENUE B-5

MEETING STARTED AT 10:00 AM ON June 28, 2010

TOPIC: THE FIVE YEAR PLANS FOR THE HOUSING AUTHORITY

LIST OF ITEMS THAT THEY WOULD LIKE TO SEE COMPLETED:

DOORBELLS

REFRIGERATORS

BBQ GRILLS AT EACH BUILDING

MEETING WAS ADJOURNED AT 10:45AM

**SmartZone Communications Center**

lorettamjenkins@comcast.net

+ Font size -

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**Amp 16 5 year plan meeting 2010**

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**From :** Holly Montalvo <hollymontalvopchousing@yahoo.com>

Thu Jun 24 2010 1:22:42 PM

**Subject :** Amp 16 5 year plan meeting 2010

**To :** lorettamjenkins@comcast.net

Oakland Gardens 6/24/10 @ 9:00 a.m.

In attendance:  
Holly Montalvo mgr

Residents:  
Glenda Rhodes  
Mattie Glenn  
Olive Mansfield

Replacement of tile on floors and kitchen cabinets  
Gutters around the buildings  
Refurbished porches with new columns and railing  
Professional extermination

Gardner Dickinson 6/24/10 @ 10:30 a.m.

In attendance:  
Holly Montalvo mgr

Residents:  
Sc Burns  
Michelle Marshall

New breezeway lights and porch lights  
Professional exterminators  
More lighting throughout complex and a light in front of mail box area  
Handicap ramp at all buildings for residents and guest  
Entry door sweeps

Henry Kirkland 6/24/10 @ 11:30 a.m.

In attendance:  
Holly Montalvo mgr

Residents:  
Olga Cutler  
Patricia Roberson

Assigned parking or parking pass  
Playground  
Subfloors to muffle the sound  
Upgrade breaker boxes  
Picnic areas with shade  
More trees planted