

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Winter Haven Housing Authority

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

PHA Plan Agency Identification

PHA Name: Winter Haven Housing Authority

PHA Number: FL139

PHA Fiscal Year Beginning: (10/2005)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Agency Plan is a comprehensive guide to the Winter Haven Housing Authority's policies, programs, operations and strategies for meeting local housing needs and goals. There are two parts to the Plan: the Five-Year Plan, which the Authority submits to the Department of Housing and Urban Development (HUD) once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every year. This document represents the Authority's FY2005 Agency Plan Annual Update.

Since the Agency Plan serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the FY2005 CFP based on FY2003 funding amount. The Annual Statement and Five-Year Plan can be found in this binder under Tab 2 (f1139a01).

A list of all information included in the Plan is located on the following pages.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	7
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	32
7. Capital Improvement Needs	33
8. Demolition and Disposition	35
9. Designation of Housing	36
10. Conversions of Public Housing	37
11. Homeownership	38
12. Community Service Programs	40
13. Crime and Safety	43
14. Pets (Inactive for January 1 PHAs)	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45
17. Asset Management	45
18. Other Information	46

Attachments

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

Required Attachments:

- Attachment A.** Deconcentration Analysis
- Attachment B.** Brief Statement of Progress in Meeting Five-Year Plan Mission and Goals
- Attachment C.** Resident Commissioner and Resident Advisory Board members
- Attachment D.** Criteria for Substantial Deviation and Significant Amendments
- Attachment E.** Pet Policy
- Attachment F.** Community Service Policy
- Attachment G.** Follow-Up Plan for the Resident Assessment and Satisfaction Survey
- FY 2005 Capital Fund Program Annual Statement (**fl139a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (**fl139d01**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (**fl139a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

FL14P13950104 CFP Performance and Evaluation Report (**fl139b01**)

FL14P13950103 CFP Performance and Evaluation Report (**fl139c01**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	791	5	4	4	4	4	4
Income >30% but <=50% of AMI	587	4	3	3	3	3	3
Income >50% but <80% of AMI	502	3	3	3	3	3	3
Elderly	876	4	3	3	3	3	3
Families with Disabilities	n/a	3	3	3	5	3	3
White	1,343	3	3	3	3	3	3
Black	690	3	3	3	3	3	3
Hispanic	132	3	3	3	3	3	3

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

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

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	123		n/a
Extremely low income (<=30% AMI)	109	88.6%	
Very low income (>30% but <=50% AMI)	10	8.1%	
Low income (>50% but <80% AMI)	4	3.3%	
Families with children	96	78.1%	
Elderly families	2	1.6%	
Families with Disabilities	3	2.4%	
White	29	23.6%	
Black	90	73.2%	
Hispanic	4	3.3%	
Other	0	0.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 34			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	147		81
Extremely low income (<=30% AMI)	127	86.4%	
Very low income (>30% but <=50% AMI)	18	12.2%	
Low income (>50% but <80% AMI)	2	1.4%	
Families with children	111	75.5%	
Elderly families	10	6.8%	
Families with Disabilities	22	15.0%	
Black	90	52.0%	
White	54	31.2%	
Latino	28	16.2%	
Asian	1	0.6%	

Characteristics by Bedroom Size (Public Housing Only)

1 BR	42	34.2%	55
2 BR	50	40.7%	13
3 BR	26	21.1%	6
4 BR	5	4.0%	10
5 BR	n/a	n/a	n/a

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

If yes:

How long has it been closed (# of months)? 9

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$459,139	
b) Public Housing Capital Fund	\$396,020	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$485,369	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 New Construction	\$338,067	Palm Place
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FL14P13950104 (3/31/05)	\$83,000	Capital Improvements
FL14P13950103 (3/31/05)	\$8,000	
3. Public Housing Dwelling Rental Income	\$150,157	Operations
4. Other income (list below)		
Investment Income	\$160	Operations
Other	\$13,500	Operations
5. Non-federal sources (list below)		
Total Resources	\$1,933,412	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

As soon as possible after receipt of the application.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Elderly singles over other single persons.

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

1 Elderly singles over other single persons.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Elderly singles over other single persons.

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 Elderly singles over other single persons.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

All changes in family composition or income must be reported to the Authority.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

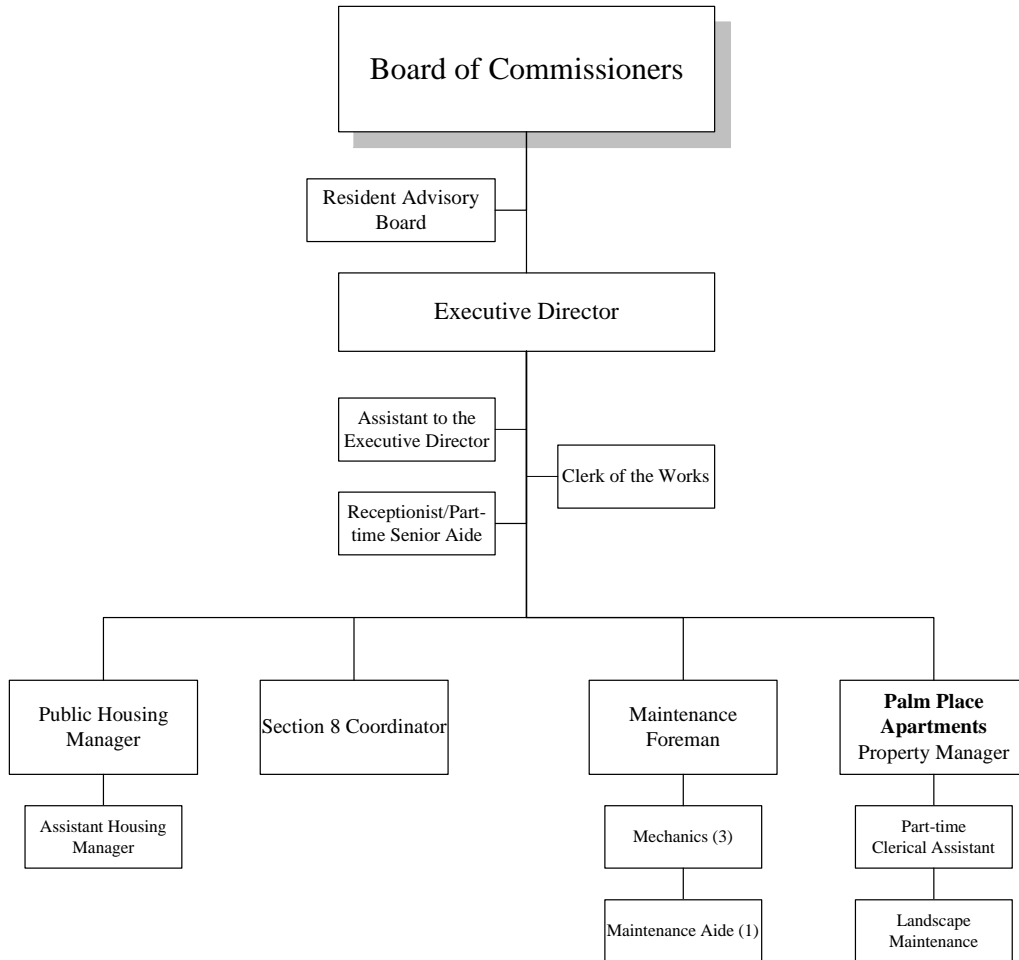
A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

Winter Haven Housing Authority



B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	229	40
Section 8 Vouchers	88	20
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Project-Based Section 8	90	20
Capital Fund Program	229	40

C. Management and Maintenance Policies

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

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

- | | |
|------------------------------------|------------------|
| Admissions and Continued Occupancy | Maintenance Plan |
| Procurement Policy | Personnel Policy |
| Capitalization | Disposition |

(2) Section 8 Management: (list below)

Housing Choice Voucher Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment fl139a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment fl139a01.

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Orrin Circle 1b. Development (project) number: FL139-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/01/2005)</u>
5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/2006 b. Projected end date of activity: 08/01/2006

Demolition/Disposition Activity Description	
1a. Development name: Lucerne Park	
1b. Development (project) number: FL139-4	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(09/01/2005)</u>	
5. Number of units affected: 65	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 03/01/2006	
b. Projected end date of activity: 08/01/2006	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 6/30/05)
Public Housing	0	0
Section 8	25	19

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

All

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

All

C. Coordination between PHA and the police

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

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

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

All

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2004 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

PHDEP is no longer funded by HUD and therefore, the Housing Authority will not receive any funds this year.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Winter Haven, Florida)

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

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

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

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

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment A

Deconcentration Analysis

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

The Winter Haven Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development Name	Average Income	PHA-Wide Average Income	Percentage
Orrin Circle	\$9,665	\$9,115	106.0%
Lucerne Park	\$9,344	\$9, 115	102.5%
Lake Deer	\$8,318	\$9,115	91.3%

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment B

Brief Statement of Progress in Meeting the Agency's Five-Year Plan Mission and Goals

The Winter Haven Housing Authority (WHHA) has made progress in fulfilling our mission to provide safe, clean and modern housing assistance by conducting all required housing inspections. Our progress in promoting self-sufficiency, upward mobility, and partnerships with our residents and others is evidenced by partnerships with Polk Works and the Luster All Center of Hope.

Goal Number One: Improve customer service delivery by enhancing operational efficiency; coordination with community providers; and improving facilities.

The WHHA continues to improve customer service delivery via revised letters and forms that have resulted in the more efficient completion of all job tasks. As noted above, we have partnered with several community agencies with the result being improved service delivery and the reduction of duplicative costs.

Goal Number Two: The WHHA will strive to improve the public and community image of the Housing Authority by developing and implementing a comprehensive Public Relations Plan.

The WHHA has made progress toward this goal through consistently seeking a work force that presents a professional image to residents and the greater public and striving to maintain physically attractive properties.

Goal Number Three: The WHHA will enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

The WHHA has made progress toward this goal by maintaining a more responsive Maintenance department and contracting for more comprehensive lawn and landscaping services.

Goal Number Four: The WHHA shall strive to achieve its potential as an organization.

The WHHA has made progress toward this goal by maintaining a positive relationship with the local community and the local press which gives the WHHA confidence that it will receive all necessary community support in reaching its full potential.

Attachment C

Resident Commissioner and Resident Advisory Board Members

Resident Commissioner	
Name	Judy M. Hudson
Term	4/2001 to 4/2005*
Appointed by:	Mayor

*Although term is expired, current Commissioner will continue to serve until reappointed or another resident takes her place.

Resident Advisory Board
Willie Lee Johnson
Mary Pitts
Gloria Cuyler
Barbara Balsom

Attachment D

Criteria for Substantial Deviations and Significant Amendments

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

The Winter Haven Housing Authority defines a substantial deviation from the Five-Year Plan as a change to the mission statement or the goals and objectives that would cause a change in the service provided to PH residents or to Section 8 Program participants including a significant change in the Authority's financial situation. These changes would be significant enough to require board action to implement a change in policy. We did not experience a substantial deviation from the 5-year plan nor do we anticipate a substantial deviation during this fiscal year.

Significant Amendment or Modification to the Annual Plan:

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

- Changes to rent or admissions policies or organization of the waiting list including preferences; and
- Any change to the capital fund budget in excess of \$50,000.

Attachment E

Pet Policy

Purpose

Section 526 of the Quality Housing and Work Responsibility Act of 1998 defines the requirement and conditions of pet ownership in Family Units of Public Housing developments. In addition, clarification is included in 24 CFR Part 960 as a proposed rule governing Pet Ownership in Public Housing. Regulations contained in 24 CFR Part 903 – Public Housing Agency Plans; Final Rule, delay this requirement until further rules are issued. As a result, the Housing Authority is establishing a policy to clearly communicate the conditions and requirements of pet ownership in Family Units of Public Housing.

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

Common Household Pets are Defined as Follows:

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

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

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

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

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

Registration

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

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

Licenses and Tags

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

Density of Pets

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

Visitors and Guests

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

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

Pet Restraints

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.
- B. Cats must be in a caged container or on a leash when taken out of the owner's apartment.
- C. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

Liability

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

Sanitary Standards and Waste Disposal

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

- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

General Rules

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

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.

Pet Rule Violation and Pet Removal

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the Authority's Grievance Procedure will be followed.

Grievance

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

Security Deposit

A "Pet Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the "Pet Deposit" will be \$250.

Exceptions

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

Attachment F

Community Service Policy

1. **Policy Statement**

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

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

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

3. **Community Service Requirement**

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

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

4. Exemptions

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

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

5. Annual Determinations

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

6. Noncompliance

If the Housing Authority determines that the resident subject to the requirement under paragraph 3 has not complied with the requirement, the Housing Authority shall notify the resident in writing of such noncompliance. The written notification shall state that the determination of noncompliance is subject to the administrative Grievance Procedure and that failure by the resident to enter into an agreement, before the expiration of the lease term, to cure any noncompliance by participating in an economic self-sufficiency program for, or contributing to community service, as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease, may be cause for lease termination.

The Housing Authority shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member subject to the requirement under paragraph 3 who has been determined to be not compliant with the requirements under paragraph 3, and has failed to attempt to cure the noncompliance.

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

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

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

8. Treatment of Income Changes Resulting from Welfare Program Requirements

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

a. Decreases in Income for Failure to Comply

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

b. Fraud

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

c. Reduction Based on Time Limit for Assistance

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

d. Notice

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

e. Grievance

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

Attachment G

Follow-Up Plan for Resident Assessment and Satisfaction Survey

The Winter Haven Housing Authority received the following scores on its most recent Resident Assessment and Satisfaction Survey.

Section	Score
Maintenance and Repair	69.6%
Communication	62.3%
Safety	66.1%
Security	79.1%
Neighborhood Appearance	59.3%

As a result, the Authority is required to develop a Follow-Up Plan for each section that fell below 75%.

Maintenance and Repair

The Authority will continue to track work orders on a regular basis. This will make the staff aware of the completion time of a work order. Also, quality control checks will be performed on certain work orders to make sure the quality of workmanship is above average.

Communication

The staff will continue to hold Resident Advisory Board meetings on a regular basis in which any resident concerns are discussed.

Safety

The Housing Authority will continue to track any safety related issues that arise at each development. The issues will be dealt with as soon as possible as to make residents feel safer in their units.

Neighborhood Appearance

The Authority is in the process of developing a comprehensive plan to improve neighborhood appearance.

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

PHA Name: Winter Haven Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P13950105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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
1	Total non-CFP Funds				
2	1406 Operations	\$348,020.00			
3	1408 Management Improvements	\$8,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$396,020.00			
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: Winter Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P13950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$348,020.00				
	Subtotal 1406			\$348,020.00				
	<u>Management Improvements</u>							
PHA-Wide	Training, consulting services to include grant applications, Five-Year Plan Updates and revisions to policies and procedures	1408	LS	\$8,000.00				
	Subtotal 1408			\$8,000.00				
	<u>Fees & Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$10,000.00				
	Subtotal 1430			\$10,000.00				
	<u>Site Improvements</u>							
FL 139-1 Lake Deer	Drainage	1450	LS	\$15,000.00				
FL 139-1 Lake Deer	Parking Lot Bumpers	1450	LS	\$5,000.00				
FL 139-4 Orrin Circle/Grove Manor	Parking Lot Bumpers	1450	LS	\$10,000.00				
	Subtotal 1450			\$30,000.00				
	Capital Fund Program Grant Total			\$396,020.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Winter Haven Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PHA Wide	Annual Statement	\$396,020.00	\$396,020.00	\$396,020.00	\$396,020.00
FL 139-001		\$0.00	\$0.00	\$0.00	\$0.00
FL 139-004		\$0.00	\$0.00	\$0.00	\$0.00
CFP Funds Listed for 5-year planning		\$396,020.00	\$396,020.00	\$396,020.00	\$396,020.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Operations</u>			<u>Operations</u>	
See	PHA-Wide	Operations	\$178,020.00	PHA-Wide	Operations	\$178,020.00
Annual		Subtotal 1406	\$178,020.00		Subtotal 1406	\$178,020.00
Statement						
		<u>Management Improvements</u>			<u>Management Improvements</u>	
	PHA-Wide	Management Improvements	\$8,000.00	PHA-Wide	Management Improvements	\$8,000.00
		Subtotal 1408	\$8,000.00		Subtotal 1408	\$8,000.00
		<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	PHA-Wide	Fees and Costs	\$10,000.00	PHA-Wide	Fees and Costs	\$10,000.00
		Subtotal 1430	\$10,000.00		Subtotal 1430	\$10,000.00
		<u>Site Improvements</u>			<u>Dwelling Structures</u>	
	PHA-Wide	Repair/Replace Sidewalk as Needed	\$25,000.00	PHA-Wide	Replace Roofs as Needed	\$50,000.00
		Subtotal 1450	\$25,000.00	PHA-Wide	Interior renovation including plumbing and fixtures, smoke detectors, doors, cabinets, shelving and flooring	\$150,000.00
					Subtotal 1460	\$200,000.00
		<u>Dwelling Structures</u>				
	PHA-Wide	Replace Roofs as Needed	\$50,000.00			
	PHA-Wide	Interior renovation including plumbing and fixtures, smoke detectors, doors, cabinets, shelving and flooring	\$125,000.00			
		Subtotal 1460	\$175,000.00			
Total CFP Estimated Cost			\$396,020.00			\$396,020.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations</u>			<u>Operations</u>	
PHA-Wide	Operations	\$178,020.00	PHA-Wide	Operations	\$178,020.00
	Subtotal 1406	\$178,020.00		Subtotal 1406	\$178,020.00
	<u>Management Improvements</u>			<u>Management Improvements</u>	
PHA-Wide	Management Improvements	\$8,000.00	PHA-Wide	Management Improvements	\$8,000.00
	Subtotal 1408	\$8,000.00		Subtotal 1408	\$8,000.00
	<u>Fees and Costs</u>			<u>Fees and Costs</u>	
PHA-Wide	Fees and Costs	\$10,000.00	PHA-Wide	Fees and Costs	\$10,000.00
	Subtotal 1430	\$10,000.00		Subtotal 1430	\$10,000.00
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>	
PHA-Wide	Replace Roofs as Needed	\$50,000.00	PHA-Wide	Replace Roofs as Needed	\$50,000.00
PHA-Wide	Interior renovation including plumbing and fixtures, smoke detectors, doors, cabinets, shelving and flooring	\$150,000.00	PHA-Wide	Interior renovation including plumbing and fixtures, smoke detectors, doors, cabinets, shelving and flooring	\$150,000.00
	Subtotal 1460	\$200,000.00		Subtotal 1460	\$200,000.00
Total CFP Estimated Cost		\$396,020.00			\$396,020.00

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

PHA Name: Winter Haven Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P13950104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/05 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	\$130,000.00	\$205,000.00	\$205,000.00	\$78,000.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,116.00	\$6,116.00	\$6,116.00	\$1,925.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$251,904.00	\$176,904.00	\$176,904.00	\$8,270.06
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$396,020.00	\$396,020.00	\$396,020.00	\$88,195.06
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: Winter Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P13950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$130,000.00	\$205,000.00	\$205,000.00	\$78,000.00	Ongoing
	Subtotal 1406			\$130,000.00	\$205,000.00	\$205,000.00	\$78,000.00	
	<u>Management Improvements</u>							
PHA-Wide	Training, consulting services to include grant applications, Five-Year Plan Updates and revisions to policies and procedures	1408	LS	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	Ongoing
	Subtotal 1408			\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	
	<u>Fees & Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$6,116.00	\$6,116.00	\$6,116.00	\$1,925.00	Ongoing
	Subtotal 1430			\$6,116.00	\$6,116.00	\$6,116.00	\$1,925.00	
	<u>Dwelling Structures</u>							
PHA-Wide	Substantial Unit Rehab	1460	10 Units	\$191,904.00	\$116,904.00	\$116,904.00	\$8,270.06	Ongoing
FL139-1 Lake Deer and Lucerne Park	Replace door systems	1460	60 units	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	Ongoing
	Subtotal 1460			\$251,904.00	\$176,904.00	\$176,904.00	\$8,270.06	
	Capital Fund Program Grant Total			\$396,020.00	\$396,020.00	\$396,020.00	\$88,195.06	

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

PHA Name: Winter Haven Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P13950103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/05
 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	\$103,000.00	\$103,000.00	\$103,000.00	\$103,000.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	8,000.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000.00	\$20,000.00	\$20,000.00	\$14,130.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$207,425.00	\$207,425.00	\$207,425.00	\$199,256.15
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$338,425.00	\$338,425.00	\$338,425.00	\$316,386.15
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: Winter Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P13950103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$103,000.00	\$103,000.00	\$103,000.00	\$103,000.00	Complete
	Subtotal 1406			\$103,000.00	\$103,000.00	\$103,000.00	\$103,000.00	
	<u>Management Improvements</u>							
PHA-Wide	Training, consulting services to include grant applications, Five-Year Plan Updates and revisions to policies and procedures	1408	LS	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	On-going
	Subtotal 1408			\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	
	<u>Fees & Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$14,130.00	On-going
	Subtotal 1430			\$20,000.00	\$20,000.00	\$20,000.00	\$14,130.00	
	<u>Dwelling Structures</u>							
PHA-Wide	Substantial Unit Rehab	1460	10 Units	\$132,425.00	\$207,425.00	\$207,425.00	\$199,256.15	On-going
FL139-1 Lake Deer and Lucerne Park	Replace door systems	1460	10 units	\$60,000.00	\$0.00	\$0.00	\$0.00	Deleted
Lucerne Park	Install Security Screens	1460	45 units	\$25,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Subtotal 1460			\$207,425.00	\$207,425.00	\$207,425.00	\$199,256.15	
	Capital Fund Program Grant Total			\$338,425.00	\$338,425.00	\$338,425.00	\$316,386.15	

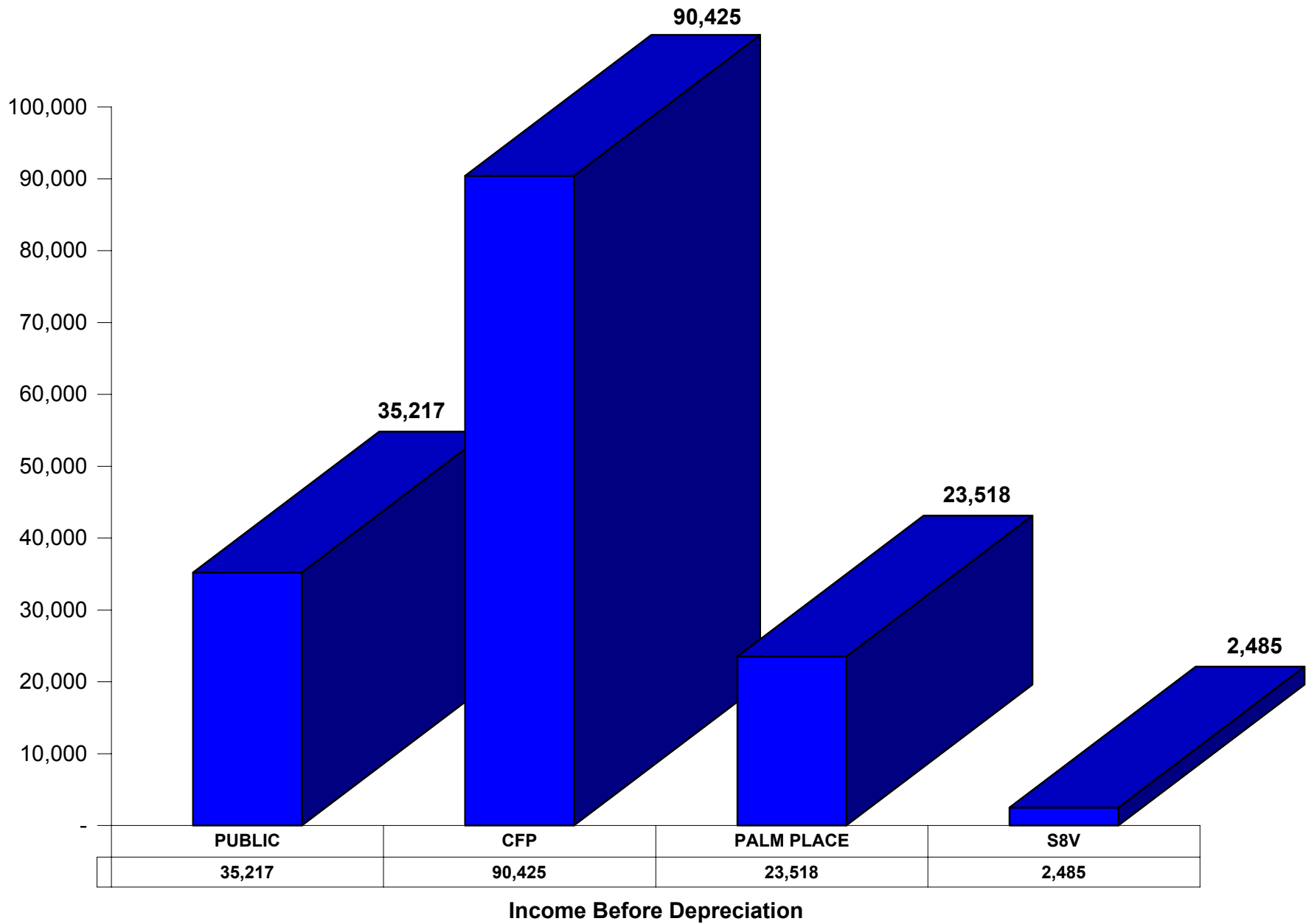
WINTER HAVEN
HOUSING AUTHORITY

FISCAL YEAR ENDING SEPTEMBER 30, 2005

Original Budget

MEETING OF THE BOARD OF COMMISSIONERS

Winter Haven Housing Authority



WINTER HAVEN HOUSING AUTHORITY
SCHEDULE OF NET INCOME *BEFORE* DEPRECIATION
FOR THE BUDGET YEAR ENDING SEPTEMBER 30, 2005

<u>Line of Business</u>	<u>FYE 2004</u> <u>Estimated Actual</u> <u>Receipts/(Deficit)</u>	<u>FYE 2005</u> <u>Budgeted</u> <u>Receipts/(Deficit)</u>	<u>Diff</u>
Public Housing	(43,430)	35,217	78,647
CFP Program	95,000	90,425	(4,575)
Palm Place	(8,151)	23,518	31,669
Section 8 Housing Choice Vouchers	<u>(12,900)</u>	<u>2,485</u>	<u>15,385</u>
Residual Receipts/(Deficit)	<u>30,519</u>	<u>151,645</u>	<u>121,126</u>

CONSOLIDATED

LINE	ACCT		2004	2004			2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>		<u>(UNDER)</u>	<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	217,680	224,250	(6,570)	97%	225,157	7,477
704	3422	TENANT REVENUE - OTHER	13,220	12,500	720	106%	12,500	(720)
705		TOTAL TENANT REVENUE	<u>230,900</u>	<u>236,750</u>	<u>(5,850)</u>	<u>98%</u>	<u>237,657</u>	<u>6,757</u>
706	3401	HUD PHA GRANTS	1,379,794	1,618,702	(238,908)	85%	1,769,020	389,226
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	496	780	(284)	64%	460	(36)
714	3450	FRAUD RECOVERY	210	210	-	100%	-	(210)
715	3480	OTHER REVENUE	26,565	26,515	50	100%	26,000	(565)
720	3431	INVESTMENT INCOME - RESTRICTED	263	300	(37)	88%	300	37
700		TOTAL REVENUES	<u>1,638,228</u>	<u>1,883,257</u>	<u>(245,029)</u>	<u>87%</u>	<u>2,033,437</u>	<u>395,209</u>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	175,824	172,736	3,088	102%	177,605	1,781
912	4171	AUDITING FEES	12,200	14,000	(1,800)	87%	14,000	1,800
914	4181	COMPENSATED ABSENCES	9,700	9,700	-	100%	11,650	1,950
915	4182	EBC - ADMIN	51,188	55,791	(4,603)	92%	65,668	14,480
916	4190	OTHER	111,162	127,340	(16,178)	87%	108,610	(2,552)
		TOTAL ADMINISTRATIVE	<u>360,074</u>	<u>379,567</u>	<u>(19,493)</u>	<u>95%</u>	<u>377,533</u>	<u>17,459</u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	50	50	-	100%	4,175	4,125
		TOTAL TENANT SERVICES	<u>50</u>	<u>50</u>	<u>-</u>	<u>100%</u>	<u>4,175</u>	<u>4,125</u>
UTILITIES								
931	4310	WATER	16,425	16,966	(541)	97%	15,935	(490)
932	4320	ELECTRICITY	36,036	38,859	(2,823)	93%	36,606	570
933	4330	NATURAL GAS	4,176	2,312	1,864	181%	4,426	250
938	4390	SEWER AND OTHER	26,443	30,926	(4,483)	86%	27,031	588
		TOTAL UTILITIES	<u>83,080</u>	<u>89,063</u>	<u>(5,983)</u>	<u>93%</u>	<u>83,998</u>	<u>918</u>

CONSOLIDATED

LINE	ACCT		2004	2004			2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET		(UNDER)	BUDGET	VS 2005 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	153,793	147,800	5,993	104%	137,034	(16,759)
942	4420	MATERIALS	85,597	82,560	3,037	104%	83,000	(2,597)
943	4430	CONTRACT COSTS	236,075	226,620	9,455	104%	458,220	222,145
945	4433	EBC - OM&O	52,083	55,883	(3,800)	93%	43,641	(8,442)
952	4480	PROTECTIVE SERVICES	-	4,000	(4,000)	0%	-	-
TOTAL ORDINARY MAINT & OPER			527,548	516,863	10,685	102%	721,895	194,347
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	216,265	216,481	(216)	100%	167,434	(48,831)
962	4590	OTHER GENERAL EXPENSES	45,088	28,480	16,608	158%	42,624	(2,464)
963	4520	PAYMENTS IN LIEU OF TAXES	11,066	11,000	66	101%	10,200	(866)
964	4571	BAD DEBTS	3,673	17,000	(13,327)	22%	10,500	6,827
967	5610	INTEREST EXPENSE	37,805	45,817	(8,012)	83%	45,817	8,012
TOTAL GENERAL EXPENSES			313,897	318,778	(4,881)	98%	276,575	(37,322)
969	TOTAL OPERATING EXPENSES		1,284,649	1,304,321	(19,672)	98%	1,464,175	179,526
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		353,579	578,936	(225,357)	61%	569,262	215,683
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	17,642	17,642	-	100%	-	(17,642)
973	4715	HOUSING ASSISTANCE PAYMENTS	388,451	362,297	26,154	107%	417,617	29,166
974	4800	DEPRECIATION EXPENSE	397,442	397,610	(168)	100%	397,465	23
TOTAL OTHER EXPENSES			803,535	777,549	25,986	103%	815,082	11,547
900	TOTAL EXPENSES		2,088,184	2,081,870	6,314	100%	2,279,257	191,073
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	125,000	125,000	-	100%	130,000	5,000
1002	9111	OPERATING TRANSFERS OUT	(125,000)	(125,000)	-	100%	(130,000)	(5,000)
1010	TTL OTHER FINANCING SOURCES(USES)		-	-	-	=	-	-
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		(199,956)	51,387	(251,343)	-389%	(245,820)	214,136
	DEPRECIATION ADD-BACK		397,442	397,610	(168)	100%	397,465	23
	NET INCOME		197,486	448,997	(251,511)	44%	151,645	214,159

CONSOLIDATED ACCOUNT DETAIL

LINE ACCT		2004	2004	<u>DIFF</u>	PERCENT	2005	2004 PROJECTED
<u>ITEM # DESCRIPTION</u>		<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	<u>TO</u>	<u>PROPOSED</u>	<u>ACTUAL COSTS</u>
INCOME		ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2005 BUDGET
HUD PHA GRANTS							
3401	HUD PHA OPERATING SUBSIDY	926,894	1,189,781	(262,887)	78%	1,283,651	356,757
3410	SECTION 8 HAP INCOME	388,451	362,297	26,154	107%	417,617	29,166
3410.1	ADMINISTRATIVE FEES EARNED	40,625	42,425	(1,800)	96%	44,553	3,928
3410.2	AUDIT FEES EARNED	2,000	2,000	-	100%	2,000	-
3410.3	HARD TO HOUSE EARNED	900	1,275	(375)	71%	1,275	375
3410.4	FSS COORDINATOR	20,924	20,924	-	100%	19,924	(1,000)
TOTAL HUD PHA GRANTS		<u>1,379,794</u>	<u>1,618,702</u>	<u>(238,908)</u>	<u>85%</u>	<u>1,769,020</u>	<u>389,226</u>
EXPENSES							
ADMINISTRATIVE EXPENSES - OTHER							
4130	LEGAL	11,330	21,600	(10,270)	52%	13,600	2,270
4140	STAFF TRAINING	465	6,950	(6,485)	7%	650	185
4150	TRAVEL	8,790	9,150	(360)	96%	6,500	(2,290)
4170	ACCOUNTING	17,237	12,700	4,537	136%	18,000	763
4190	SUNDRY	30,085	37,400	(7,315)	80%	26,800	(3,285)
4190.1	OFFICE SUPPLIES	23,070	12,760	10,310	181%	18,550	(4,520)
4190.2	TELEPHONE/COMMUNICATIONS	13,968	17,500	(3,532)	80%	16,500	2,532
4190.3	POSTAGE	4,234	6,300	(2,066)	67%	6,060	1,826
4190.4	EVICITION COSTS	678	2,980	(2,302)	23%	1,950	1,272
4190.5	OFFICE EQUIPMENT	1,305	-	1,305	-	-	(1,305)
TOTAL ADMINISTRATIVE		<u>111,162</u>	<u>127,340</u>	<u>(16,178)</u>	<u>87%</u>	<u>108,610</u>	<u>(2,552)</u>
CONTRACT COSTS							
4430	CONTRACT COSTS	189,774	177,164	(12,610)	107%	408,020	218,246
4430.4	REFUSE COLLECTION	46,301	49,456	3,155	94%	50,200	3,899
TOTAL CONTRACT COSTS		<u>236,075</u>	<u>226,620</u>	<u>(9,455)</u>	<u>104%</u>	<u>458,220</u>	<u>222,145</u>

CONSOLIDATED - CASH FLOWS

LINE	ACCT	DESCRIPTION	2005 PROPOSED BUDGET
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
REVENUE			
TENANT REVENUE			
705		TOTAL TENANT REVENUE	<u>237,657</u>
700		TOTAL REVENUES	<u>2,033,437</u>
EXPENSES			
TOTAL ADMINISTRATIVE			<u>377,533</u>
TENANT SERVICES			
TOTAL TENANT SERVICES			<u>4,175</u>
TOTAL ORDINARY MAINT & OPER			<u>721,895</u>
TOTAL GENERAL EXPENSES			<u>276,575</u>
969		TOTAL OPERATING EXPENSES	<u>1,464,175</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>569,262</u>
OTHER EXPENSES			
		EX-MAINT, B/A, REPLACEMENTS	18,000
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS - HAP	<u>461,729</u>
TOTAL OTHER EXPENSES			<u>479,729</u>
900		TOTAL EXPENSES	<u>1,943,904</u>
OTHER FINANCING SOURCES (USES):			
1001	9110	OPERATING TRANSFER IN	130,000
1002	9111	OPERATING TRANSFERS OUT	<u>(130,000)</u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>89,533</u>

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

PUBLIC HOUSING

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	OVER	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>		(UNDER)	VS 2005 BUDGET
						<u>BUDGET</u>	
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	144,680	144,680	-	100%	5,477
704	3422	TENANT REVENUE - OTHER	13,220	12,500	720	106%	(720)
705		TOTAL TENANT REVENUE	157,900	157,180	720	100%	4,757
706	3401	HUD PHA GRANTS	428,877	428,877	-	100%	30,262
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	157	180	(23)	87%	3
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	1,160	1,000	160	116%	(160)
720	3431	INVESTMENT INCOME - RESTRICTED	0	-	0	-	(0)
700		TOTAL REVENUES	588,094	587,237	857	100%	34,862
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	98,000	95,943	2,057	102%	13,985
912	4171	AUDITING FEES	6,000	6,000	-	100%	-
914	4120	COMPENSATED ABSENCES	5,800	5,800	-	100%	1,200
915	4182	EBC - ADMIN	24,473	27,900	(3,427)	88%	16,680
916	4190	OTHER	68,351	68,350	1	100%	5,649
		TOTAL ADMINISTRATIVE	202,624	203,993	(1,369)	99%	37,514
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	50	50	-	100%	4,125
		TOTAL TENANT SERVICES	50	50	-	100%	4,125
UTILITIES							
931	4310	WATER	3,820	3,966	(146)	96%	115
932	4320	ELECTRICITY	21,462	24,359	(2,897)	88%	644
933	4330	NATURAL GAS	2,841	972	1,869	292%	85
938	4390	SEWER AND OTHER	2,943	3,926	(983)	75%	88
		TOTAL UTILITIES	31,066	33,223	(2,157)	94%	932

PUBLIC HOUSING

LINE	ACCT		2004	2004		OVER	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>			<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	106,591	100,600	5,991	106%	88,861	(17,730)
942	4420	MATERIALS	53,033	50,000	3,033	106%	53,000	(33)
943	4430	CONTRACT COSTS	140,455	131,000	9,455	107%	128,700	(11,755)
945	4433	EBC - OM&O	42,804	42,800	4	100%	30,805	(11,999)
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>342,883</u>	<u>324,400</u>	<u>18,483</u>	<u>106%</u>	<u>301,367</u>	<u>(41,516)</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	154,638	155,000	(362)	100%	108,862	(45,776)
962	4590	OTHER GENERAL EXPENSES	13,391	13,300	91	101%	14,000	609
963	4520	PAYMENTS IN LIEU OF TAXES	11,066	11,000	66	101%	10,200	(866)
964	4571	BAD DEBTS	806	5,000	(4,194)	16%	7,000	6,194
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>179,901</u>	<u>184,300</u>	<u>(4,399)</u>	<u>98%</u>	<u>140,062</u>	<u>(39,839)</u>
969	TOTAL OPERATING EXPENSES		<u>756,524</u>	<u>745,966</u>	<u>10,558</u>	<u>101%</u>	<u>717,739</u>	<u>(38,785)</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>(168,430)</u>	<u>(158,729)</u>	<u>(9,701)</u>	<u>106%</u>	<u>(94,783)</u>	<u>73,647</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	357,265	357,200	65	100%	357,265	-
TOTAL OTHER EXPENSES			<u>357,265</u>	<u>357,200</u>	<u>65</u>	<u>100%</u>	<u>357,265</u>	<u>-</u>
900	TOTAL EXPENSES		<u>1,113,789</u>	<u>1,103,166</u>	<u>10,623</u>	<u>101%</u>	<u>1,075,004</u>	<u>(38,785)</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	125,000	125,000	-	100%	130,000	5,000
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>125,000</u>	<u>125,000</u>	<u>-</u>	<u>100%</u>	<u>130,000</u>	<u>5,000</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>(400,695)</u>	<u>(390,929)</u>	<u>(9,766)</u>	<u>102%</u>	<u>(322,048)</u>	<u>78,647</u>
	DEPRECIATION ADD-BACK		<u>357,265</u>	<u>357,200</u>	<u>65</u>	<u>100%</u>	<u>357,265</u>	<u>-</u>
	NET INCOME		<u>(43,430)</u>	<u>(33,729)</u>	<u>(9,701)</u>	<u>129%</u>	<u>35,217</u>	<u>78,647</u>

PUBLIC HOUSING ACCOUNT DETAIL

LINE	ACCT		2004	2004	DIFF	PERCENT	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>	(UNFAVORABLE)	BUDGET	<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
INCOME								
HUD PHA GRANTS								
	3401	HUD PHA OPERATING SUBSIDY	428,877	428,877	-	100%	459,139	30,262
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
	3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
	3410.4	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			428,877	428,877	-	100%	459,139	30,262
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	11,315	14,000	2,685	81%	13,500	2,185
	4140	STAFF TRAINING	465	6,000	5,535	8%	650	185
	4150	TRAVEL	3,369	6,000	2,631	56%	4,000	631
	4170	ACCOUNTING	14,201	7,400	(6,801)	192%	14,000	(201)
	4190	SUNDRY	12,349	17,000	4,651	73%	16,000	3,651
	4190.1	OFFICE SUPPLIES	16,195	3,550	(12,645)	456%	14,000	(2,195)
	4190.2	TELEPHONE/COMMUNICATIONS	6,368	8,400	2,032	76%	8,000	1,632
	4190.3	POSTAGE	2,784	4,000	1,216	70%	3,050	266
	4190.4	EVICTON COSTS	-	2,000	2,000	0%	800	800
	4190.5	OFFICE EQUIPMENT	1,305	-	(1,305)	-	-	(1,305)
TOTAL ADMINISTRATIVE			68,351	68,350	(1)	100%	74,000	5,649
CONTRACT COSTS								
	4430	CONTRACT COSTS	104,210	91,600	(12,610)	114%	90,000	(14,210)
	4430.4	REFUSE COLLECTION	36,245	39,400	3,155	92%	38,700	2,455
TOTAL CONTRACT COSTS			140,455	131,000	(9,455)	107%	128,700	(11,755)

PUBLIC HOUSING - CASH FLOWS

LINE	ACCT	DESCRIPTION	2005 PROPOSED BUDGET
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
REVENUE			
TENANT REVENUE			
705		TOTAL TENANT REVENUE	<u>162,657</u>
700		TOTAL REVENUES	<u>622,956</u>
EXPENSES			
TOTAL ADMINISTRATIVE			<u>240,138</u>
TOTAL TENANT SERVICES			<u>4,175</u>
TOTAL ORDINARY MAINT & OPER			<u>301,367</u>
TOTAL GENERAL EXPENSES			<u>140,062</u>
969		TOTAL OPERATING EXPENSES	<u>717,739</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>(94,783)</u>
OTHER EXPENSES			
		EX-MAINT, B/A, REPLACEMENTS	18,000
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
TOTAL OTHER EXPENSES			<u>18,000</u>
900		TOTAL EXPENSES	<u>735,739</u>
OTHER FINANCING SOURCES (USES):			
1001	9110	OPERATING TRANSFER IN	130,000
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>130,000</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>17,217</u>

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

PUBLIC HOUSING REPLACEMENT OF EQUIPMENT

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

PUBLIC HOUSING BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
MAINTENANCE TRUCK		1	18,000.00	18,000.00	18,000.00			
				\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -

PUBLIC HOUSING EXTRAORDINARY MAINTENANCE

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

SECTION 8 NEW CONSTRUCTION - PALM PLACE

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	OVER	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFF</u>	<u>(UNDER)</u>	<u>BUDGET</u>
							<u>VS 2005 BUDGET</u>
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	73,000	79,570	(6,570)	92%	2,000
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>73,000</u>	<u>79,570</u>	<u>(6,570)</u>	<u>92%</u>	<u>2,000</u>
706	3401	HUD PHA GRANTS	333,050	351,000	(17,950)	95%	5,017
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	312	550	(238)	57%	(62)
714	3450	FRAUD RECOVERY	-	-	-	-	-
715	3480	OTHER REVENUE	19,892	20,000	(108)	99%	108
720	3431	INVESTMENT INCOME - RESTRICTED	263	300	(37)	88%	37
700		TOTAL REVENUES	<u>426,517</u>	<u>451,420</u>	<u>(24,903)</u>	<u>94%</u>	<u>7,100</u>
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	59,369	58,333	1,036	102%	(12,443)
912	4171	AUDITING FEES	3,200	5,000	(1,800)	64%	1,800
914	4120	COMPENSATED ABSENCES	3,900	3,900	-	100%	400
915	4182	EBC - ADMIN	21,000	20,510	490	102%	(4,205)
916	4190	OTHER	21,000	32,300	(11,300)	65%	(740)
		TOTAL ADMINISTRATIVE	<u>108,469</u>	<u>120,043</u>	<u>(11,574)</u>	<u>90%</u>	<u>(15,188)</u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES							
931	4310	WATER	12,605	13,000	(395)	97%	(605)
932	4320	ELECTRICITY	14,574	14,500	74	101%	(74)
933	4330	NATURAL GAS	1,335	1,340	(5)	100%	165
938	4390	SEWER AND OTHER	23,500	27,000	(3,500)	87%	500
		TOTAL UTILITIES	<u>52,014</u>	<u>55,840</u>	<u>(3,826)</u>	<u>93%</u>	<u>(14)</u>

SECTION 8 NEW CONSTRUCTION - PALM PLACE

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED		PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFF</u>	<u>(UNDER)</u>	<u>VS 2005 BUDGET</u>
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	47,202	47,200	2	100%	971
942	4420	MATERIALS	32,564	32,560	4	100%	(2,564)
943	4430	CONTRACT COSTS	75,620	75,620	-	100%	(4,120)
945	4433	EBC - OM&O	9,279	13,083	(3,804)	71%	3,556
952	4480	PROTECTIVE SERVICES	-	4,000	(4,000)	0%	-
TOTAL ORDINARY MAINT & OPER			<u>164,665</u>	<u>172,463</u>	<u>(7,798)</u>	<u>95%</u>	<u>(2,157)</u>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	50,279	55,250	(4,971)	91%	2,015
962	4590	OTHER GENERAL EXPENSES	927	1,800	(873)	52%	(227)
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	2,867	12,000	(9,133)	24%	633
967	5610	INTEREST EXPENSE	37,805	45,817	(8,012)	83%	8,012
TOTAL GENERAL EXPENSES			<u>91,878</u>	<u>114,867</u>	<u>(22,989)</u>	<u>80%</u>	<u>10,433</u>
969	TOTAL OPERATING EXPENSES		<u>417,026</u>	<u>463,213</u>	<u>(46,187)</u>	<u>90%</u>	<u>(6,927)</u>
970	EXCESS OPERATING REVENUE OVER						
	OPERATING EXPENSES		<u>9,491</u>	<u>(11,793)</u>	<u>21,284</u>	<u>-80%</u>	<u>23,518</u>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	17,642	17,642	-	100%	(17,642)
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	40,055	40,000	55	100%	(55)
TOTAL OTHER EXPENSES			<u>57,697</u>	<u>57,642</u>	<u>55</u>	<u>100%</u>	<u>(17,697)</u>
900	TOTAL EXPENSES		<u>474,723</u>	<u>520,855</u>	<u>(46,132)</u>	<u>91%</u>	<u>(24,624)</u>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING						
	REVENUE OVER(UNDER) EXPENSES		<u>(48,206)</u>	<u>(69,435)</u>	<u>21,229</u>	<u>69%</u>	<u>31,724</u>
	DEPRECIATION ADD-BACK		<u>40,055</u>	<u>40,000</u>	<u>55</u>	<u>100%</u>	<u>(55)</u>
	NET INCOME		<u>(8,151)</u>	<u>(29,435)</u>	<u>21,284</u>	<u>28%</u>	<u>31,669</u>

PALM PLACE ACCOUNT DETAIL

LINE	ACCT	DESCRIPTION	2004 PROJECTED <u>ACTUAL</u>	2004 APPROVED <u>BUDGET</u>	DIFF FAVORABLE (UNFAVORABLE)	PERCENT TO BUDGET	2005 PROPOSED <u>BUDGET</u>	2004 PROJECTED ACTUAL COSTS VS 2005 BUDGET
INCOME								
HUD PHA GRANTS								
	3401	HUD PHA OPERATING SUBSIDY	250,017	351,000	(100,983)	71%	338,067	88,050
	3410.0	SECTION 8 HAP INCOME	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
	3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
	3410.4	FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS			<u>250,017</u>	<u>351,000</u>	<u>(100,983)</u>	<u>71%</u>	<u>338,067</u>	<u>88,050</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	15	7,600	7,585	0%	100	85
	4140	STAFF TRAINING	-	950	950	0%	-	-
	4150	TRAVEL	-	650	650	0%	-	-
	4170	ACCOUNTING	2,550	3,600	1,050	71%	3,000	450
	4190	SUNDRY	6,010	8,800	2,790	68%	7,000	990
	4190.1	OFFICE SUPPLIES	4,875	3,000	(1,875)	163%	2,050	(2,825)
	4190.2	TELEPHONE/COMMUNICATIONS	7,100	7,700	600	92%	7,100	-
	4190.3	POSTAGE	450	-	(450)	-	510	60
	4190.4	EVICTON COSTS	-	-	-	-	500	500
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE			<u>21,000</u>	<u>32,300</u>	<u>11,300</u>	<u>65%</u>	<u>20,260</u>	<u>(740)</u>
CONTRACT COSTS								
	4430	CONTRACT COSTS	65,564	65,564	-	100%	60,000	(5,564)
	4430.4	REFUSE COLLECTION	10,056	10,056	-	100%	11,500	1,444
TOTAL CONTRACT COSTS			<u>75,620</u>	<u>75,620</u>	<u>-</u>	<u>100%</u>	<u>71,500</u>	<u>(4,120)</u>

PALM PLACE - CASH FLOWS

LINE	ACCT	2005	
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED BUDGET</u>
REVENUE			
TENANT REVENUE			
705		TOTAL TENANT REVENUE	<u>75,000</u>
700		TOTAL REVENUES	<u>433,617</u>
EXPENSES			
TOTAL ADMINISTRATIVE			<u>93,281</u>
TOTAL TENANT SERVICES			<u>-</u>
TOTAL ORDINARY MAINT & OPER			<u>162,508</u>
TOTAL GENERAL EXPENSES			<u>102,311</u>
969		TOTAL OPERATING EXPENSES	<u>410,099</u>
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>23,518</u>
OTHER EXPENSES			
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS (increase)/decrease	<u>44,112</u>
TOTAL OTHER EXPENSES			<u>44,112</u>
900		TOTAL EXPENSES	<u>454,211</u>
OTHER FINANCING SOURCES (USES):			
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	<u>-</u>
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>(20,594)</u>

mortgage principal

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

PALM PLACE REPLACEMENT OF EQUIPMENT

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

PALM PLACE BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
TOTAL				-	-	-	-	0.00

PALM PLACE EXTRAORDINARY MAINTENANCE

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
NONE FOR ORIGINAL BUDGET								
TOTAL				-	-	0.00	-	0.00

SECTION 8 HOUSING CHOICE VOUCHERS

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	OVER	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>	(UNDER)	<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
REVENUE							
TENANT REVENUE							
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-
705	TOTAL TENANT REVENUE		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	452,900	428,921	23,979	106%	32,469
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	27	50	(23)	54%	23
714	3450	FRAUD RECOVERY	210	210	-	100%	(210)
715	3480	OTHER REVENUE	5,513	5,515	(2)	100%	(513)
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-
700	TOTAL REVENUES		<u>458,650</u>	<u>434,696</u>	<u>23,954</u>	<u>106%</u>	<u>31,769</u>
EXPENSES							
ADMINISTRATIVE							
911	4110	ADMINISTRATIVE SALARIES	18,455	18,460	(5)	100%	239
912	4171	AUDITING FEES	3,000	3,000	-	100%	-
914	4120	COMPENSATED ABSENCES	-	-	-	-	350
915	4182	EBC - ADMIN	5,715	7,381	(1,666)	77%	2,005
916	4190	OTHER	13,811	18,690	(4,879)	74%	539
	TOTAL ADMINISTRATIVE		<u>40,981</u>	<u>47,531</u>	<u>(6,550)</u>	<u>86%</u>	<u>3,133</u>
TENANT SERVICES							
921	4210	SALARIES	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-
	TOTAL TENANT SERVICES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES							
931	4310	WATER	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-
	TOTAL UTILITIES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

SECTION 8 HOUSING CHOICE VOUCHERS

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	OVER	PROPOSED	ACTUAL COSTS
			<u>ACTUAL</u>	<u>BUDGET</u>	<u>(UNDER)</u>	<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	-	-
945	4433	EBC - OM&O	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	11,348	6,231	5,117	182%	(5,069)
962	4590	OTHER GENERAL EXPENSES	30,770	13,380	17,390	230%	(10,846)
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>42,118</u>	<u>19,611</u>	<u>22,507</u>	<u>215%</u>	<u>(15,915)</u>
969	TOTAL OPERATING EXPENSES		<u>83,099</u>	<u>67,142</u>	<u>15,957</u>	<u>124%</u>	<u>(12,782)</u>
970	EXCESS OPERATING REVENUE OVER						
	OPERATING EXPENSES		<u>375,551</u>	<u>367,554</u>	<u>7,997</u>	<u>(0)</u>	<u>44,551</u>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	388,451	362,297	26,154	107%	29,166
974	4800	DEPRECIATION EXPENSE	122	410	(288)	30%	78
TOTAL OTHER EXPENSES			<u>388,573</u>	<u>362,707</u>	<u>25,866</u>	<u>107%</u>	<u>29,244</u>
900	TOTAL EXPENSES		<u>471,672</u>	<u>429,849</u>	<u>41,823</u>	<u>110%</u>	<u>16,462</u>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING						
	REVENUE OVER(UNDER) EXPENSES		<u>(13,022)</u>	<u>4,847</u>	<u>(17,869)</u>	<u>-269%</u>	<u>15,307</u>
	DEPRECIATION ADD-BACK		<u>122</u>	<u>410</u>	<u>(288)</u>	<u>30%</u>	<u>78</u>
	NET INCOME		<u>(12,900)</u>	<u>5,257</u>	<u>(18,157)</u>	<u>-245%</u>	<u>15,385</u>

SECTION 8 VOUCHER ACCOUNT DETAIL

LINE ACCT	2004	2004	DIFF	PERCENT	2005	2004 PROJECTED
ITEM # DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	ACTUAL COSTS
INCOME	<u>ACTUAL</u>	<u>BUDGET</u>	(UNFAVORABLE)	BUDGET	<u>BUDGET</u>	<u>VS 2005 BUDGET</u>
HUD PHA GRANTS						
3401 HUD PHA OPERATING SUBSIDY	-	-	-	-	-	-
3410 SECTION 8 HAP INCOME	388,451	362,297	26,154	107%	417,617	29,166
3410.1 ADMINISTRATIVE FEES EARNED	40,625	42,425	(1,800)	96%	44,553	3,928
3410.2 AUDIT FEES EARNED	2,000	2,000	-	100%	2,000	-
3410.3 HARD TO HOUSE EARNED	900	1,275	(375)	71%	1,275	375
3410.4 FSS COORDINATOR	20,924	20,924	-	100%	19,924	(1,000)
TOTAL HUD PHA GRANTS	<u>452,900</u>	<u>428,921</u>	<u>23,979</u>	<u>106%</u>	<u>485,369</u>	<u>32,469</u>
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130 LEGAL	-	-	-	-	-	-
4140 STAFF TRAINING	5,421	2,500	(2,921)	217%	2,500	(2,921)
4150 TRAVEL	486	1,700	1,214	29%	1,000	514
4170 ACCOUNTING	3,726	3,600	(126)	104%	3,800	74
4190 SUNDRY	2,000	6,210	4,210	32%	2,500	500
4190.1 OFFICE SUPPLIES	500	1,400	900	36%	1,400	900
4190.2 TELEPHONE/COMMUNICATIONS	1,000	2,300	1,300	43%	2,500	1,500
4190.3 ADMINISTRATIVE FEES	678	980	302	69%	650	(28)
4190.4 EVICTION COSTS	-	-	-	-	-	-
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	<u>13,811</u>	<u>18,690</u>	<u>4,879</u>	<u>74%</u>	<u>14,350</u>	<u>539</u>
CONTRACT COSTS						
4430 CONTRACT COSTS	-	-	-	-	-	-
4430.4 REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

SECTION 8 VOUCHER - CASH FLOWS

LINE	ACCT	DESCRIPTION	2005 PROPOSED BUDGET
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
REVENUE			
TENANT REVENUE			
705		TOTAL TENANT REVENUE	-----
700		TOTAL REVENUES	<u>490,419</u>
EXPENSES			
ADMINISTRATIVE			
		TOTAL ADMINISTRATIVE	<u>44,114</u>
TENANT SERVICES			
		TOTAL TENANT SERVICES	-----
UTILITIES			
		TOTAL UTILITIES	-----
ORDINARY MAINT & OPERATIONS			
		TOTAL ORDINARY MAINT & OPER	-----
GENERAL EXPENSES			
		TOTAL GENERAL EXPENSES	<u>26,203</u>
969		TOTAL OPERATING EXPENSES	<u>70,317</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>420,102</u>
OTHER EXPENSES			
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	
		OTHER CASH ITEMS - HAP	<u>417,617</u>
		TOTAL OTHER EXPENSES	<u>417,617</u>
900		TOTAL EXPENSES	<u>487,934</u>
OTHER FINANCING SOURCES (USES):			
1010		TTL OTHER FINANCING SOURCES(USES)	-----
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>2,485</u>

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

SECTION 8 EXTRAORDINARY MAINTENANCE

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

SECTION 8 REPLACEMENT OF EQUIPMENT

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

SECTION 8 BETTERMENTS AND ADDITIONS

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

CAPITAL FUND PROGRAM - 2003

LINE	ACCT		2004	2004		OVER	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2005 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	248,000	409,904	(161,904)	61%	90,425	(157,575)
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	<u>248,000</u>	<u>409,904</u>	<u>(161,904)</u>	<u>61%</u>	<u>90,425</u>	<u>(157,575)</u>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	8,000	8,000	-	100%	-	(8,000)
		TOTAL ADMINISTRATIVE	<u>8,000</u>	<u>8,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(8,000)</u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>=</u>	<u>-</u>	<u>-</u>

CAPITAL FUND PROGRAM - 2003

LINE	ACCT		2004	2004		OVER	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2005 BUDGET
ORDINARY MAINT & OPERATIONS								
941	4410	LABOR	-	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-	-
943	4430	CONTRACT COSTS	20,000	20,000	-	100%	-	(20,000)
945	4433	EBC - OM&O	-	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>20,000</u>	<u>20,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(20,000)</u>
GENERAL EXPENSES								
961	4510	INSURANCE PREMIUMS	-	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	-	-	-
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
969	TOTAL OPERATING EXPENSES		<u>28,000</u>	<u>28,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(28,000)</u>
970	EXCESS OPERATING REVENUE OVER							
	OPERATING EXPENSES		<u>220,000</u>	<u>381,904</u>	<u>(161,904)</u>	<u>58%</u>	<u>90,425</u>	<u>(129,575)</u>
OTHER EXPENSES								
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>28,000</u>	<u>28,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(28,000)</u>
OTHER FINANCING SOURCES (USES):								
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	(125,000)	(125,000)	-	100%	-	-
1010	TTL OTHER FINANCING SOURCES(USES)		<u>(125,000)</u>	<u>(125,000)</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OPERATING							
	REVENUE OVER(UNDER) EXPENSES		<u>95,000</u>	<u>256,904</u>	<u>(161,904)</u>	<u>37%</u>	<u>90,425</u>	<u>(129,575)</u>
	DEPRECIATION ADD-BACK		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	NET INCOME		<u>95,000</u>	<u>256,904</u>	<u>(161,904)</u>	<u>37%</u>	<u>90,425</u>	<u>(129,575)</u>

CAPITAL FUND PROGRAM ACCOUNT DETAIL - 2003

LINE ACCT	2004	2004	<u>DIFF</u>	PERCENT	2005	2004 PROJECTED
<u>ITEM # DESCRIPTION</u>	<u>PROJECTED</u>	<u>APPROVED</u>	<u>FAVORABLE</u>	TO	<u>PROPOSED</u>	<u>ACTUAL COSTS</u>
INCOME	ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2005 BUDGET
HUD PHA GRANTS						
3401 HUD PHA OPERATING SUBSIDY	248,000	409,904	(161,904)	61%	90,425	(157,575)
3410 SECTION 8 HAP INCOME	-	-	-	-	-	-
3410.1 ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
3410.2 AUDIT FEES EARNED	-	-	-	-	-	-
3410.3 HARD TO HOUSE EARNED	-	-	-	-	-	-
3410.4 FSS COORDINATOR	-	-	-	-	-	-
TOTAL HUD PHA GRANTS	<u>248,000</u>	<u>409,904</u>	<u>(161,904)</u>	<u>61%</u>	<u>90,425</u>	<u>(157,575)</u>
EXPENSES						
ADMINISTRATIVE EXPENSES - OTHER						
4130 LEGAL	-	-	-	-	-	-
4140 STAFF TRAINING	-	-	-	-	-	-
4150 TRAVEL	-	-	-	-	-	-
4170 ACCOUNTING	-	-	-	-	-	-
4190 SUNDRY	8,000	8,000	-	100%	-	(8,000)
4190.1 OFFICE SUPPLIES	-	-	-	-	-	-
4190.2 TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
4190.3 POSTAGE	-	-	-	-	-	-
4190.4 EVICTION COSTS	-	-	-	-	-	-
4190.5 OFFICE EQUIPMENT	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	<u>8,000</u>	<u>8,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(8,000)</u>
CONTRACT COSTS						
4430 CONTRACT COSTS	20,000	20,000	-	100%	-	(20,000)
4430.4 REFUSE COLLECTION	-	-	-	-	-	-
TOTAL CONTRACT COSTS	<u>20,000</u>	<u>20,000</u>	<u>-</u>	<u>100%</u>	<u>-</u>	<u>(20,000)</u>

CFP 2003 BETTERMENTS AND ADDITIONS

DESCRIPTION	LOCATION	QUANTITY	PRICE	TOTAL COST	TOTAL FROM OPERATIONS	CFP FUNDING	TRUSTEE FUNDING	OTHER GRANT FUNDING
CONSTRUCTION IN PROGRESS				90,425.00		90,425.00		
					\$ -	\$ 90,425.00	\$ -	\$ -

CFP - CASH FLOWS - 2003

LINE	ACCT	DESCRIPTION	2005 PROPOSED BUDGET
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
REVENUE			
700		TOTAL REVENUES	<u>90,425</u>
EXPENSES			
		TOTAL ADMINISTRATIVE	-
		TOTAL TENANT SERVICES	-
		TOTAL UTILITIES	-
		TOTAL ORDINARY MAINT & OPER	-
		TOTAL GENERAL EXPENSES	-
969		TOTAL OPERATING EXPENSES	-
970		EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>90,425</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	-
		TOTAL OTHER EXPENSES	-
900		TOTAL EXPENSES	-
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	-
1010		TTL OTHER FINANCING SOURCES(USES)	-
1000		EXCESS (DEFICIENCY) OPERATING CASH	<u>90,425</u>

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

CAPITAL FUND PROGRAM - 2004

LINE	ACCT		2004	2004		OVER	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	DIFF	(UNDER)	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET			BUDGET	VS 2005 BUDGET
REVENUE								
TENANT REVENUE								
703	3110	NET TENANT RENTAL REVENUE	-	-	-	-	-	-
704	3422	TENANT REVENUE - OTHER	-	-	-	-	-	-
705		TOTAL TENANT REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
706	3401	HUD PHA GRANTS	-	-	-	-	396,020	396,020
708	3404	OTHER GOVERNMENT GRANTS	-	-	-	-	-	-
711	3430	INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-
714	3450	FRAUD RECOVERY	-	-	-	-	-	-
715	3480	OTHER REVENUE	-	-	-	-	-	-
720	3431	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-
700		TOTAL REVENUES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>396,020</u>	<u>396,020</u>
EXPENSES								
ADMINISTRATIVE								
911	4110	ADMINISTRATIVE SALARIES	-	-	-	-	-	-
912	4171	AUDITING FEES	-	-	-	-	-	-
914	4181	COMPENSATED ABSENCES	-	-	-	-	-	-
915	4182	EBC - ADMIN	-	-	-	-	-	-
916	4190	OTHER	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TENANT SERVICES								
921	4210	SALARIES	-	-	-	-	-	-
923	4222	EBC - TNT SVCS	-	-	-	-	-	-
924	4230	OTHER	-	-	-	-	-	-
		TOTAL TENANT SERVICES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UTILITIES								
931	4310	WATER	-	-	-	-	-	-
932	4320	ELECTRICITY	-	-	-	-	-	-
933	4330	NATURAL GAS	-	-	-	-	-	-
938	4390	SEWER AND OTHER	-	-	-	-	-	-
		TOTAL UTILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND PROGRAM - 2004

LINE	ACCT		2004	2004		2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	OVER	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET	(UNDER)	BUDGET	VS 2005 BUDGET
ORDINARY MAINT & OPERATIONS							
941	4410	LABOR	-	-	-	-	-
942	4420	MATERIALS	-	-	-	-	-
943	4430	CONTRACT COSTS	-	-	-	258,020	258,020
945	4433	EBC - OM&O	-	-	-	-	-
952	4480	PROTECTIVE SERVICES	-	-	-	-	-
TOTAL ORDINARY MAINT & OPER			<u>-</u>	<u>-</u>	<u>-</u>	<u>258,020</u>	<u>258,020</u>
GENERAL EXPENSES							
961	4510	INSURANCE PREMIUMS	-	-	-	-	-
962	4590	OTHER GENERAL EXPENSES	-	-	-	8,000	8,000
963	4520	PAYMENTS IN LIEU OF TAXES	-	-	-	-	-
964	4571	BAD DEBTS	-	-	-	-	-
967	5610	INTEREST EXPENSE	-	-	-	-	-
TOTAL GENERAL EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>8,000</u>	<u>8,000</u>
969	TOTAL OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>266,020</u>	<u>266,020</u>
970	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>130,000</u>	<u>130,000</u>
OTHER EXPENSES							
971	4610	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
973	4715	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-
974	4800	DEPRECIATION EXPENSE	-	-	-	-	-
TOTAL OTHER EXPENSES			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
900	TOTAL EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>266,020</u>	<u>266,020</u>
OTHER FINANCING SOURCES (USES):							
1001	9110	OPERATING TRANSFER IN	-	-	-	-	-
1002	9111	OPERATING TRANSFERS OUT	-	-	-	(130,000)	(130,000)
1010	TTL OTHER FINANCING SOURCES(USES)		<u>-</u>	<u>-</u>	<u>-</u>	<u>(130,000)</u>	<u>130,000</u>
1000	EXCESS (DEFICIENCY) OPERATING REVENUE OVER(UNDER) EXPENSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
DEPRECIATION ADD-BACK			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET INCOME			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL FUND PROGRAM ACCOUNT DETAIL - 2004

LINE	ACCT		2004	2004	DIFF	PERCENT	2005	2004 PROJECTED
ITEM	#	DESCRIPTION	PROJECTED	APPROVED	FAVORABLE	TO	PROPOSED	ACTUAL COSTS
			ACTUAL	BUDGET	(UNFAVORABLE)	BUDGET	BUDGET	VS 2005 BUDGET
INCOME								
HUD PHA GRANTS								
	3401	HUD PHA OPERATING SUBSIDY	-	-	-	-	396,020	396,020
	3410	SECTION 8 HAP INCOME	-	-	-	-	-	-
	3410.1	ADMINISTRATIVE FEES EARNED	-	-	-	-	-	-
	3410.2	AUDIT FEES EARNED	-	-	-	-	-	-
	3410.3	HARD TO HOUSE EARNED	-	-	-	-	-	-
	3410.4	FSS COORDINATOR	-	-	-	-	-	-
		TOTAL HUD PHA GRANTS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>396,020</u>	<u>396,020</u>
EXPENSES								
ADMINISTRATIVE EXPENSES - OTHER								
	4130	LEGAL	-	-	-	-	-	-
	4140	STAFF TRAINING	-	-	-	-	-	-
	4150	TRAVEL	-	-	-	-	-	-
	4170	ACCOUNTING	-	-	-	-	-	-
	4190	SUNDRY	-	-	-	-	-	-
	4190.1	OFFICE SUPPLIES	-	-	-	-	-	-
	4190.2	TELEPHONE/COMMUNICATIONS	-	-	-	-	-	-
	4190.3	POSTAGE	-	-	-	-	-	-
	4190.4	EVICTON COSTS	-	-	-	-	-	-
	4190.5	OFFICE EQUIPMENT	-	-	-	-	-	-
		TOTAL ADMINISTRATIVE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CONTRACT COSTS								
	4430	CONTRACT COSTS	-	-	-	-	258,020	258,020
	4430.4	REFUSE COLLECTION	-	-	-	-	-	-
		TOTAL CONTRACT COSTS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>258,020</u>	<u>258,020</u>

CFP 2004 BETTERMENTS AND ADDITIONS

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

				\$	-	\$	-	\$	-	\$	-
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CFP - CASH FLOWS - 2004

LINE	ACCT		2005
<u>ITEM</u>	<u>#</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
REVENUE			BUDGET
700		TOTAL REVENUES	<u>396,020</u>
		EXPENSES	
		TOTAL ADMINISTRATIVE	<u>-</u>
		TOTAL TENANT SERVICES	<u>-</u>
		UTILITIES	
		TOTAL UTILITIES	<u>-</u>
		ORDINARY MAINT & OPERATIONS	
		TOTAL ORDINARY MAINT & OPER	<u>258,020</u>
		GENERAL EXPENSES	
		TOTAL GENERAL EXPENSES	<u>8,000</u>
969		TOTAL OPERATING EXPENSES	<u>266,020</u>
970		EXCESS OPERATING REVENUE OVER	
		OPERATING EXPENSES	<u>130,000</u>
		OTHER EXPENSES	
		EX-MAINT, B/A, REPLACEMENTS	-
		RESERVE CONTRIBUTIONS	-
		OTHER CASH ITEMS	<u>-</u>
		TOTAL OTHER EXPENSES	<u>-</u>
900		TOTAL EXPENSES	<u>266,020</u>
		OTHER FINANCING SOURCES (USES):	
1001	9110	OPERATING TRANSFER IN	-
1002	9111	OPERATING TRANSFERS OUT	<u>(130,000)</u>
1010		TTL OTHER FINANCING SOURCES(USES)	<u>(130,000)</u>
1000		EXCESS (DEFICIENCY) OPERATING	
		CASH	<u>-</u>

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

SALARIES

PROJECTED INCREASE 5.00%
 EMPLOYEE HIRE
 NO. NAME DATE

F
 T ANNIV.
 E DATE

			FYE 2004			FYE 2005			2005
HR RATE	B/W	TOTAL	HR RATE	B/W	TOTAL	SALARY			

ADMINISTRATION

Mack Horne	07/22/02	Executive Director	1.00	07/22/05	26.44	2,115	54,995	27.76	2,221	57,745	57,745
Candy Reynolds	01/20/04	Housing Manager	1.00	01/20/05	11.00	880	22,880	11.55	924	24,024	24,024
Naomi Rose	02/24/03	Property Manager-Palm Place	1.00	02/24/05	12.00	960	24,960	12.60	1,008	26,208	26,208
Lisa Landers	04/12/04	Housing Manager-Orrin Circle	1.00	04/12/05	9.50	760	19,760	11.00	880	22,880	22,880
Pauline Quimby	09/08/03	Admin Assistant / Payroll	1.00	09/08/05	11.50	920	23,920	12.08	966	25,126	25,126

SECTION 8

Veronica Richardson	03/03/03	Section 8 / PH Assistant	1.00	03/03/05	9.25	740	19,240	9.71	777	20,202	20,202
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MAINTENANCE

William Grant	09/09/02	Maintenance Supervisor/S8 Inspector	1.00	09/09/05	13.00	1,040	27,040	13.65	1,092	28,392	28,392
Anthony Sparaco	08/29/02	Maintenance Mechanic	1.00	08/29/05	11.10	888	23,088	11.66	932	24,242	24,242
Raymond Trammel	06/17/96	Maintenance Mechanic	1.00	06/17/05	11.10	888	23,088	11.66	932	24,242	24,242
Michael Trammel	11/18/02	Maintenance Mechanic	1.00	11/18/04	11.10	888	23,088	11.66	932	24,242	24,242
Jeff Barnes	12/05/03	Maintenance Mechanic	1.00	12/05/04	8.25	660	17,160	11.10	888	23,088	23,088
Walter Seay	08/25/95	Landscape Maint Part-time	1.00	08/25/05	8.00	480	13,568	8.40	504	14,246	14,246

TOTALS	<u>12.00</u>	<u>142.24</u>	<u>11,219</u>	<u>292,787</u>	<u>152.82</u>	<u>12,058</u>	<u>314,639</u>	<u>314,639</u>			
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ADMIN
 MAINT

176,185
138,454
314,639

PROJECTED INCREASE 5.00%

EMPLOYEE NO.	NAME	HIRE DATE	POSITION	PUBLIC	PALM PLACE	S8	TOTALS				
ADMINISTRATION											
Mack Horne		07/22/02	Executive Director	0.70	40,421	0.25	14,436	0.05	2,887	57,745	1.00
Candy Reynolds		01/20/04	Housing Manager	1.00	24,024					24,024	1.00
Naomi Rose		02/24/03	Property Manager-Palm Place	-	-	1.00	26,208	-	-	26,208	1.00
Lisa Landers		04/12/04	Housing Manager-Orrin Circle	1.00	22,880	-	-	-	-	22,880	1.00
Pauline Quimby		09/08/03	Admin Assistant / Payroll	0.70	17,588	0.25	6,282	0.05	1,256	25,126	1.00
SECTION 8											
Veronica Richardson		03/03/03	Section 8 / PH Assistant	0.35	7,071	-	-	0.65	13,131	20,202	1.00
MAINTENANCE											
William Grant		09/09/02	Maintenance Supervisor/S8 Inspector	0.70	19,874	0.25	7,098	0.05	1,420	28,392	1.00
Anthony Sparaco		08/29/02	Maintenance Mechanic	0.72	17,455	0.28	6,788	-	-	24,242	1.00
Raymond Trammel		06/17/96	Maintenance Mechanic	0.72	17,455	0.28	6,788	-	-	24,242	1.00
Michael Trammel		11/18/02	Maintenance Mechanic	0.72	17,455	0.28	6,788	-	-	24,242	1.00
Jeff Barnes		12/05/03	Maintenance Mechanic	0.72	16,623	0.28	6,465	-	-	23,088	1.00
Walter Seay		08/25/95	Landscape Maint Part-time		-	1.00	14,246	-	-	14,246	1.00
TOTALS				7.33	200,846	3.87	95,098	0.80	18,694	314,639	12.00
				ADMIN	111,985		46,926		18,694		
				MAINT	88,861		48,173				
					<u>200,846</u>		<u>95,098</u>		<u>18,694</u>		

BENEFITS

NAME	POSITION	TOTAL	0.0800 PENSION	0.0765 FICA	DISABILITY	HEALTH	TOTAL BENEFITS	PERCENT BENEFITS TO TOTAL
<u>ADMINISTRATION</u>								
Mack Horne	Executive Director	57,745	4,620	4,417	1,200	9,092	19,329	33.47%
Candy Reynolds	Housing Manager	24,024	1,922	1,838		5,459	9,218	38.37%
Naomi Rose	Property Manager-Palm Place	26,208	2,097	2,005	-	5,459	9,560	36.48%
Lisa Landers	Housing Manager-Orrin Circle	22,880	1,830	1,750	-	5,004	8,585	37.52%
Pauline Quimby	Admin Assistant / Payroll	25,126	2,010	1,922	-	5,677	9,609	38.24%
<u>SECTION 8</u>								
Veronica Richardson	Section 8 / PH Assistant	20,202	1,616	1,545	-	5,677	8,839	43.75%
<u>MAINTENANCE</u>								
William Grant	Maintenance Supervisor/S8 Inspector	28,392	2,271	2,172	-	6,114	10,557	37.18%
Anthony Sparaco	Maintenance Mechanic	24,242	1,939	1,855	-	2,620	6,414	26.46%
Raymond Trammel	Maintenance Mechanic	24,242	1,939	1,855	-	10,103	13,897	57.32%
Michael Trammel	Maintenance Mechanic	24,242	1,939	1,855	-	2,620	6,414	26.46%
Jeff Barnes	Maintenance Mechanic	23,088	1,847	1,766	-	2,184	5,797	25.11%
Walter Seay	Landscape Maint Part-time	14,246	-	1,090	-	-	1,090	7.65%
		314,639	24,031	24,070	1,200	60,007	109,309	34.74%

NAME	POSITION	TOTAL POSITION COST		PUBLIC		PALM PLACE		SEC 8
<u>ADMINISTRATION</u>								
Mack Horne	Executive Director	77,074	0.70	13,530	0.25	4,832	0.05	966
Candy Reynolds	Housing Manager	33,242	1.00	9,218	-	-	-	-
Naomi Rose	Property Manager-Palm Place	35,768	-	-	1.00	9,560	-	-
Lisa Landers	Housing Manager-Orrin Circle	31,465	1.00	8,585	-	-	-	-
Pauline Quimby	Admin Assistant / Payroll	34,736	0.70	6,727	0.25	2,402	0.05	480
<u>SECTION 8</u>								
Veronica Richardson	Section 8 / PH Assistant	29,041	0.35	3,094	-	-	0.65	5,745
<u>MAINTENANCE</u>								
William Grant	Maintenance Supervisor/S8 Inspector	38,949	0.70	7,390	0.25	2,639	0.05	528
Anthony Sparaco	Maintenance Mechanic	30,657	0.72	4,618	0.28	1,796	-	-
Raymond Trammel	Maintenance Mechanic	38,139	0.72	10,006	0.28	3,891	-	-
Michael Trammel	Maintenance Mechanic	30,657	0.72	4,618	0.28	1,796	-	-
Jeff Barnes	Maintenance Mechanic	28,885	0.72	4,174	0.28	1,623	-	-
Walter Seay	Landscape Maint Part-time	15,336	-	-	1.00	1,090	-	-
		423,947	7.33	71,959	3.87	29,630	0.80	7,720
				<u>41,153</u>		<u>16,795</u>		<u>7,720</u>
				<u>30,805</u>		<u>12,835</u>		

INSURANCE COSTS

AMOUNT	TYPE		PUBLIC		PALM PLACE		SECTION 8	TOTAL
11,675	LIABILITIY	69%	8,088	27%	3,179	4%	409	11,675
-	FLOOD	0.99	-	0.01	-			
1,523	DIRECTORS AND OFFICERS ERRORS/OMMISSIONS	70%	1,058	27%	415	3%	49	1,523
70,865	PROPERTY	72%	51,023	28%	19,842			70,865
5,404	AUTO	56%	3,027	22%	1,189	22%	1,188	5,404
298	EMPLOYEE BOND (salary allocated)	64%	190	30%	90	6%	18	298
77,668	WORKERS COMP (salary allocated)		45,475		27,578		4,615	77,668
167,433			108,862		52,294		6,279	167,433

WORKERS COMPENSATION INSURANCE

POSITION	TOTAL SALARY	\$ 77,668 W/C INS		PUBLIC		PALM PLACE		SEC 8
Executive Director	57,745	14,254	0.70	9,978	0.25	3,564	0.05	713
Housing Manager	24,024	5,930	1.00	5,930	-	-	-	-
Property Manager-Palm Place	26,208	6,469	-	-	1.00	6,469	-	-
Housing Manager-Orrin Circle	22,880	5,648	1.00	5,648	-	-	-	-
Admin Assistant / Payroll	25,126	6,202	0.70	4,342	0.25	1,551	0.05	310
Section 8 / PH Assistant	20,202	4,987	0.35	1,745	-	-	0.65	3,241
Maintenance Supervisor/S8 Inspector	28,392	7,009	0.70	4,906	0.25	1,752	0.05	350
Maintenance Mechanic	24,242	5,984	0.72	4,309	0.28	1,676	-	-
Maintenance Mechanic	24,242	5,984	0.72	4,309	0.28	1,676	-	-
Maintenance Mechanic	24,242	5,984	0.72	4,309	0.28	1,676	-	-
Maintenance Mechanic	23,088	5,699	-	-	1.00	5,699	-	-
Landscape Maint Part-time	14,246	3,517	-	-	1.00	3,517	-	-
	314,639	77,668	6.61	45,475	4.59	27,578	0.80	4,615