

PHA Plans
Streamlined Annual
Version

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

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(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2006

PHA Name:

Housing Authority of Florence

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Florence **PHA Number:** SC027

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Cynthia W. Williams, Executive Director Phone: 843-669-4163
 TDD: 1-800-735-8583 Email (if available): cwwilliams@HAFSC.org

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan Fiscal Year 20

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **(NO)**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 4-8 (Please note that we currently do not operate with site-based waiting lists but with the transitioning to Asset Management, we will be implementing site-based waiting lists as soon as we are positioned to accommodate this change.)
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? 4-11 (See above explanation)
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? All of them
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) Yet to be determined with moving to Asset Management.

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B. (See Attachments SC027a01, SC027b01, SC027c01, SC027d01, SC027e01, SC027f01)
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

1. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? ___ The Homeownership program will not exceed 20 % of units allocated. To date we have not had a closing.

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:

(1) The head-of-household, spouse, or adult family member is required to earn a gross annual income of \$15,000 per year, except in case of an elderly or disabled family.

c. What actions will the PHA undertake to implement the program this year (list)?

- (1) Identify participants based on income eligibility and credit worthiness.
- (2) The Housing Authority will provide pre-purchase counseling to determine mortgage readiness and implement an action plan for individuals not currently mortgage ready.
- (3) Post-purchase counseling will be provided to on going active participants.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

Three (3) certified Housing Counselors on staff

Partners:

RBC Centura Bank- founded November 2, 1990
Wachovia Bank –founded 1879

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
 access to neighborhoods outside of high poverty areas
 other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) City of Florence

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 on its waiting lists 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)

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

The City of Florence Consolidated Plan goals are consistent with the Housing Authority goals as follows:

- ◆ To provide decent affordable housing for either ownership or rent for low and moderate income families
- ◆ Improvement to the physical infrastructure in neighborhoods
- ◆ Provision of community services in low income areas
- ◆ Provide shelter to the homeless
- ◆ The elimination of conditions that are detrimental to health, safety, and public welfare.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

8. Capital Fund Program Five-Year Action Plan

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,406		\$127,406	\$127,406
3	1408 Management Improvements	\$102,047		\$102,047	\$102,047
4	1410 Administration	\$88,857		\$88,857	\$88,857
5	1411 Audit	\$1,500		\$1,500	\$1,500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,556		\$29,556	\$29,556
8	1440 Site Acquisition	\$7,688		\$7,688	\$7,688
9	1450 Site Improvement	\$150,878		\$150,878	\$150,878
10	1460 Dwelling Structures	\$783,186		\$783,186	\$783,186
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$14,960		\$14,960	\$14,960
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,306,078		\$1,306,078	\$1,306,078
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	\$3,000		\$3,000	\$3,000
26	Amount of line 21 Related to Energy Conservation Measures	\$563,417		\$563,417	\$563,417

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406		\$127,406	\$127,406	Complete
HA Wide Mgmt	1) Security Patrols	1408	3 Officer	\$3,000		\$3,000	\$3,000	Complete
	2) Maintenance PM Program	1408	3 Staff	\$99,047		\$99,047	\$99,047	Complete
HA Wide Admin	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$82,991		\$82,991	\$82,991	Complete
	2) IFB/RFP Advertising Costs	1410	N/A	\$5,866		\$5,866	\$5,866	Complete
HA Wide Audit	CFP Audit Costs (27501-02)	1411	3 Year	\$1,500		\$1,500	\$1,500	Complete
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$29,556		\$29,556	\$29,556	Complete
Site Acquisition	Soil & Concrete Testing Services	1440	1 Firm	\$7,688		\$7,688	\$7,688	Complete
27-2 Church Hill/Oakland/Waverly	Site Work – Parking Lot	1450	1 Site	\$50,198		\$50,198	\$50,198	Complete
27-9 Scattered	Roofing	1460	3 Houses	\$12,474		\$12,474	\$12,474	Complete
27-10 Bridgeland	1) Resurface Parking Lots	1450	14,710 SF	\$100,680		\$100,680	\$100,680	Complete
	2) Exterior Doors	1460	50 Units	\$63,434		\$63,434	\$63,434	Complete
27-11 Parkview	1) Exterior Doors	1460	34 Units	\$55,650		\$55,650	\$55,650	Complete
	2) HVAC – Heat Pumps	1460	34 Units	\$295,800		\$295,800	\$295,800	Complete
27-20 Scattered	Roofing	1460	8 Houses	\$35,285		\$35,285	\$35,285	Complete
27-21 Pine Acres	1) Exterior Doors	1460	40 Units	\$57,455		\$57,455	\$57,455	Complete
	2) HVAC – Heat Pumps	1460	40 Units	\$78,518		\$78,518	\$78,518	Complete
27-24 Scattered	Roofing	1460	12 Houses	\$53,263		\$53,263	\$53,263	Complete
27-25 Scattered	Roofing	1460	15 Houses	70,204		\$70,204	\$70,204	Complete
27-27 Scattered	1) Roofing	1460	19 Houses	\$48,543		\$48,543	\$48,543	Complete
	2) HVAC – Heat Pumps	1460	40 Houses	\$12,560		\$12,560	\$12,560	Complete

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Non-Dwell Equipment	Fuel Pump	1475	1 Pump	\$14,960		\$14,960	\$14,960	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Operations	9/30/04		12/31/02	9/30/06		9/30/05		
HA Wide Management	9/30/04		12/31/02	9/30/06		12/31/03		
HA Wide Administration	9/30/04		3/31/04	9/30/06		3/31/04		
HA Wide Audit Costs	9/30/04		12/31/02	9/30/06		9/30/05		
HA Wide Fees/Costs	9/30/04		12/31/02	9/30/06		9/30/03		
Site Acquisition	9/30/04		6/30/04	9/30/06		6/30/04		
27-2 Church Hill/ Oakland/Waverly	9/30/04		12/31/02	9/30/06		6/30/03		
27-9 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03		
27-10 Bridgeland	9/30/04		3/31/04	9/30/06		6/30/04		
27-11 Parkview Plaza	9/30/04		3/31/04	9/30/06		9/30/05		
27-20 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03		
27-21 Pine Acres	9/30/04		3/31/04	9/30/06		9/30/05		
27-24 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03		
27-25 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03		
27-27 Scattered Site	9/30/04		3/31/03	9/30/06		9/30/03		
HA Wide Non-Dwelling Equipment	9/30/04		12/31/02	9/30/06		6/30/03		

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,406	\$176,390	\$176,390	\$127,299
3	1408 Management Improvements	\$102,047	\$102,047	\$102,047	\$102,047
4	1410 Administration	\$87,654	\$87,761	\$87,761	\$87,761
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,556	\$29,556	\$29,556	\$29,556
8	1440 Site Acquisition				
9	1450 Site Improvement	\$171,000	\$121,909	\$121,909	\$14,909
10	1460 Dwelling Structures	\$524,161	\$524,161	\$524,161	\$524,161
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				
		Original	Revised	Obligated	Expended

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750103 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: 02)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,043,324	\$1,043,324	\$1,043,324	\$886,733
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$7,955	\$7,955	\$7,955	\$7,955
24	Amount of line 21 Related to Security --Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$3,000
26	Amount of line 21 Related to Energy Conservation Measures	\$482,345	\$482,345	\$482,345	\$482,345

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406	\$176,390	\$176,390	\$127,299	Ongoing Expenditure
HA Wide Management	1) Security Patrols 2) Maintenance PM Program	1408 1408	3 Officer 3 Staff	\$3,000 \$99,047	\$3,000 \$99,047	\$3,000 \$99,047	\$3,000 \$99,047	Complete Complete
HA Wide Administration	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$82,991 \$4,663	\$82,991 \$4,770	\$82,991 \$4,770	\$82,991 \$4,770	Complete Complete
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	\$1,000	Ongoing Expenditure
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$29,556	\$29,556	\$29,556	\$29,556	Complete
HA Wide Site	Seal Asphalt Parking Lots	1450	5 Sites	\$25,000	\$14,909	\$14,909	\$14,909	Complete
27-1 R. Gardens	1) Exterior Siding Cleaning 2) Kitchen Range Hoods	1460 1460	9 Bldg's 50 Units	\$3,750 \$3,400	\$3,750 \$3,400	\$3,750 \$3,400	\$3,750 \$3,400	Complete Complete
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Sidewalk Replacement 2) Exterior Siding Cleaning 3) Replacement Windows	1450 1460 1460	5 Sites 5 Sites 20 Units	\$146,000 \$19,711 \$62,936	\$107,000 \$19,711 \$62,936	\$107,000 \$19,711 \$62,936	0 \$19,711 \$62,936	Construction Phase Complete Complete
27-9 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows 3) On-Demand 504 Accessibility	1460 1460 1460	10 Bldg's 10 Units 1 Unit	\$650 \$20,552 \$7,955	\$650 \$20,552 \$7,955	\$650 \$20,552 \$7,955	\$650 \$20,552 \$7,955	Complete Complete Complete
27-20 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows	1460 1460	32 Bldg's 32 Units	\$2,080 \$82,590	\$2,080 \$82,590	\$2,080 \$82,590	\$2,080 \$82,590	Complete Complete
27-24 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows	1460 1460	28 Bldg's 28 Units	\$1,820 \$77,082	\$1,820 \$77,082	\$1,820 \$77,082	\$1,820 \$77,082	Complete Complete

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-25 Scattered	1) Exterior Siding Cleaning	1460	50 Bldg's	\$3,250	\$3,250	\$3,250	\$3,250	Complete
	2) Replacement Windows	1460	50 Units	\$128,633	\$128,633	\$128,633	\$128,633	Complete
27-27 Scattered	1) Exterior Siding Cleaning	1460	40 Bldg's	\$2,600	\$2,600	\$2,600	\$2,600	Complete
	2) Replacement Windows	1460	40 Units	\$107,152	\$107,152	\$107,152	\$107,152	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC6P02750103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/16/05		9/30/05	9/16/07			
HA Wide Management	9/16/05		12/31/03	9/16/07		9/30/04	
HA Wide Administration	9/16/05		9/30/05	9/16/07		9/30/05	
HA Wide Audit Costs	9/16/05		12/31/03	9/16/07			
HA Wide Fees/Costs	9/16/05		12/31/03	9/16/07		9/30/04	
HA Wide Site	9/16/05		6/30/05	9/16/07		9/30/05	
27-1 Royal Gardens	9/16/05		6/30/04	9/16/07		6/30/05	
27-2 Church Hill/ Oakland/Waverly/Pine/ Clyde	9/16/05		9/30/05	9/16/07			
27-9 Scattered Houses	9/16/05		6/30/04	9/16/07		6/30/05	
27-20 Scattered Houses	9/16/05		6/30/04	9/16/07		6/30/05	
27-24 Scattered Houses	9/16/05		6/30/04	9/16/07		6/30/05	
27-25 Scattered Houses	9/16/05		6/30/04	9/16/07		6/30/05	
27-27 Scattered Houses	9/16/05		6/30/04	9/16/07		6/30/05	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$20,000		\$20,000	\$20,000
4	1410 Administration	\$1,485		\$1,485	\$1,485
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$115,800		\$115,800	\$80,361
10	1460 Dwelling Structures	\$62,938		\$62,938	\$62,938
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,708		\$7,708	\$7,708
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				
		Original	Revised	Obligated	Expended

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750203 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:)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$207,931		\$207,931	\$172,492
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	\$20,000		\$20,000	\$20,000
26	Amount of line 21 Related to Energy Conservation Measures	\$7,708		\$7,708	\$7,708

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Management	Security Patrols	1408	3 Officer	\$20,000		\$20,000	\$20,000	Complete
HA Wide Administration	IFB/RFP Advertising Costs	1410	N/A	\$1,485		\$1,485	\$1,485	Complete
HA Wide Site	Landscaping	1450	15 Sites	\$115,800		\$115,800	\$80,361	Contract Closeout
27-1 R. Gardens	Window Shutters	1460	9 Bldg	\$3,239		\$3,239	\$3,239	Complete
27-2 Church Hill/ Oakland/Waverly	Window Shutters	1460	68 Bldg	\$32,718		\$32,718	\$32,718	Complete
27-21 Pine Acres	Electrical Upgrade	1460	40 Units	\$26,981		\$26,981	\$26,981	Complete
HA Wide Dwelling Equip.	Appliances	1465	34 Units	\$7,708		\$7,708	\$7,708	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Management	2/13/06		3/31/04	2/13/08		9/30/05	
HA Wide Administration	2/13/06		12/31/05	2/13/08		12/31/05	
HA Wide Site	2/13/06		3/31/06	2/13/08			
27-1 R. Gardens	2/13/06		9/30/04	2/13/08		12/31/04	
27-2 Church Hill/ Oakland/Waverly	2/13/06		9/30/04	2/13/08		12/31/04	
27-21 Pine Acres	2/13/06		12/31/04	2/13/08		9/30/05	
HA Wide Dwelling Equipment	2/13/06		6/30/04	2/13/08		6/30/04	

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 03) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,400	\$127,400	\$127,400	\$127,400
3	1408 Management Improvements	\$102,000	\$102,000	\$102,000	\$102,000
4	1410 Administration	\$88,632	\$91,632	\$88,714	\$88,714
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000	\$35,000	\$35,000	\$35,000
8	1440 Site Acquisition	0	\$7,500	\$858	\$858
9	1450 Site Improvement	\$147,000	\$136,500	\$78,310	0
10	1460 Dwelling Structures	\$293,862	\$293,862	\$293,862	\$293,862
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$23,000	\$23,000	\$17,707	0
13	1475 Nondwelling Equipment	\$15,171	\$15,171	\$15,171	\$15,171
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
		Original	Revised	Obligated	Expended

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750104 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: 03)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	9000 Capital Fund Borrowing Debt Service	\$374,717	\$374,717	0	0
22	Amount of Annual Grant: (sum of lines 2-20)	\$1,208,282	\$1,208,282	\$760,522	\$664,005
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 Compliance	\$23,000	\$23,000	\$17,707	0
25	Amount of line 21 Related to Security --Soft Costs				
26	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$3,000
27	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: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,400	\$127,400	\$127,400	\$127,400	Complete
HA Wide Management	1) Security Patrols 2) Maintenance PM Program	1408 1408	1 Officer 3 Staff	\$3,000 \$99,000	\$3,000 \$99,000	\$3,000 \$99,000	\$3,000 \$99,000	Complete Complete
HA Wide Administration	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$83,000 \$5,632	\$83,000 \$8,632	\$83,000 \$5,714	\$83,000 \$5,714	Complete Obligate as Needed
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	\$1,000	Ongoing Expenditure
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$35,000	\$35,000	\$35,000	\$35,000	Complete
Site Acquisition	Soil & Concrete Testing Services	1440	1 Firm	0	\$7,500	\$858	\$858	Construction Phase
HA Wide Site	Site Work – Tree Removal	1450	5 Sites	0	\$101,500	\$78,310	0	Contract Signed
27-2 Church Hill/ Oakland/Waverly/ Pine Clyde	1) SiteWork - Fence 2) Bathroom Vanity Tops	1450 1460	570 LF 170 Units	\$35,000 \$124,175	\$35,000 \$124,175	0 \$124,175	0 \$124,175	Bid Phase Complete
27-10 Bridgeland	Bathroom Vanity Tops	1460	50 Units	\$38,100	\$38,100	\$38,100	\$38,100	Complete
27-11 Parkview	Bathroom Vanity Tops	1460	60 Units	\$45,150	\$45,150	\$45,150	\$45,150	Complete
27-12 Creekside	Elevator Renovation/Upgrade	1460	1 Elevator	\$10,662	\$10,662	\$10,662	\$10,662	Complete
27-21 Pine Acres	1) Site Work – Tree Removal 2) Bathroom Vanity Tops	1450 1460	1 Site 40 Units	\$112,000 \$75,775	0 \$75,775	0 \$75,775	0 \$75,775	Delete Work Item Complete
HA Wide Non- Dwell Structures	Automatic Door Operators	1470	3 Bldgs	\$23,000	\$23,000	\$17,707	0	Contract Signed
HA Wide Non- Dwell Equipment	Preventive Maintenance Vehicle	1475	1 Vehicle	\$15,171	\$15,171	\$15,171	\$15,171	Complete
Debt Service	Capital Fund Borrowing Debt Service	9000	1 Year	\$374,717	\$374,717	0	0	Pending Closing Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/07/06		9/30/04	9/07/08		3/31/05	
HA Wide Management	9/07/06		9/30/04	9/07/08		9/30/05	
HA Wide Administration	9/07/06			9/07/08			
HA Wide Audit Costs	9/07/06		9/30/04	9/07/08			
HA Wide Fees/Costs	9/07/06		9/30/04	9/07/08		9/30/05	
Site Acquisition	9/07/06						

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Site	9/07/06			9/07/08			
27-2 Church Hill/ Oakland/Waverly/Pine/ Clyde	9/07/06			9/07/08			
27-10 Bridgeland	9/07/06		3/31/05	9/07/08		9/30/05	
27-11 Parkview	9/07/06		3/31/05	9/07/08		12/31/05	
27-12 Creekside	9/07/06		9/30/04	9/07/08		3/31/05	
27-21 Pine Acres	9/07/06		3/31/05	9/07/08		3/31/06	
HA Wide Non- Dwelling Structures	9/07/06			9/07/08			
HA Wide Non- Dwelling Equipment	9/07/06		12/31/04	9/07/08		3/31/05	
Debt Service	9/07/06			9/07/08			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$120,800	\$120,800	\$120,800	0
3	1408 Management Improvements	\$113,000	\$113,000	\$113,000	\$44,754
4	1410 Administration	\$94,350	\$94,390	\$90,000	\$42,931
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000	\$44,210	\$44,210	\$32,299
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$497,500	\$488,250	0	0
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 Collateralization or Debt Service				
		Original	Revised	Obligated	Expended

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750105 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: 02)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	9000 Capital Fund Borrowing Debt Service	\$374,717	\$374,717	0	0
22	Amount of Annual Grant: (sum of lines 2-20)	\$1,236,867	\$1,236,867	\$369,510	\$120,484
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 Compliance				
25	Amount of line 21 Related to Security --Soft Costs				
26	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$3,000
27	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: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$120,800	\$120,800	\$120,800	0	Ongoing Expenditure
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,000	\$3,000	\$3,000	\$3,000	Complete Staff in Place
	2) Maintenance PM Program	1408	3 Staff	\$110,000	\$110,000	\$110,000	\$41,754	
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$90,000	\$90,000	\$90,000	\$42,931	Staff in Place Obligate as Needed
	2) IFB/RFP Advertising Costs	1410	N/A	\$4,350	\$4,390	0	0	
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	\$500	Contract Signed
HA Wide Fees/Costs	1) Inspection Services for CFP Work	1430	1 Staff	\$35,000	\$35,000	\$35,000	\$32,299	Staff in Place
	2) Inspection Services for PM Program	1430	1 Firm	0	\$7,960	\$7,960	0	Contract Signed
	3) Environmental Reviews	1430	1 Firm	0	\$1,250	\$1,250	0	Contract Signed
27-10 Bridgeland	Exterior Window Shutters	1460	23 Bldg	\$5,000	\$5,000	0	0	Preparing IFB
27-11 Parkview	Exterior Window Shutters	1460	17 Bldg	\$5,000	\$5,000	0	0	Preparing IFB
27-12 Creekside	1) Kitchen Cabinets	1460	100 Units	\$300,000	\$300,000	0	0	Preparing IFB
	2) Bathroom Vanity Tops	1460	100 Units	\$100,000	\$100,000	0	0	Preparing IFB
	3) Closet Folding Doors	1460	100 Units	\$87,500	\$78,250	0	0	Preparing IFB
Debt Service	Capital Fund Borrowing Debt Service	9000	1 Year	\$374,717	\$374,717	0	0	Pending Closing Date

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	8/18/07		3/31/06	8/18/09			
HA Wide Management	8/18/07		3/31/06	8/18/09			
HA Wide Administration	8/18/07			8/18/09			
HA Wide Audit Costs	8/18/07		3/31/06	8/18/09			
HA Wide Fees/Costs	8/18/07		3/31/06	8/18/09			
27-10 Bridgeland	8/18/07			8/18/09			
27-11 Parkview	8/18/07			8/18/09			
27-12 Creekside	8/18/07			8/18/09			
Debt Service	8/18/07			8/18/09			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$120,800			
3	1408 Management Improvements	\$113,000			
4	1410 Administration	\$94,739			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,400			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$314,700			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$110,000			
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				

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	9000 Capital Fund Borrowing Debt Service	\$374,717			
22	Amount of Annual Grant: (sum of lines 2-21)	\$1,179,856			
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 Compliance				
25	Amount of line 21 Related to Security –Soft Costs				
26	Amount of line 21 Related to Security-- Hard Costs	\$3,000			
27	Amount of line 21 Related to Energy Conservation Measures	\$117,000			

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$120,800				
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,000				
	2) Maintenance PM Program	1408	3 Staff	\$110,000				
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$90,000				
	2) IFB/RFP Advertising Costs	1410	N/A	\$4,739				
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500				
HA Wide Fees/Costs	1) Inspection Services for CFP Work	1430	1 Staff	\$42,400				
	2) Inspection Services for PM Program	1430	1 Firm	\$8,000				
27-1 Royal	AMC Renovation	1470	1 Bldg	\$25,000				
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Washer Connection Box Panels	1460	236 Units	\$132,700				
	2) AMC Renovation (Pine)	1470	1 Bldg	\$10,000				
	3) AMC Renovation (Clyde)	1470	1 Bldg	\$10,000				
27-9 Scattered	Attic Access Stairs	1460	10 Units	\$7,000				
27-10 Bridgeland	1) Washer Connection Box Panels	1460	50 Units	\$25,000				
	2) AMC Renovation	1470	1 Bldg	\$10,000				
	3) Maintenance Storage Building	1470	1 Bldg	\$15,000				
27-11 Parkview	1) Washer Connection Box Panels	1460	34 Units	\$20,000				
	2) AMC Renovation	1470	1 Bldg	\$10,000				
27-12 Creekside	AMC Renovation	1470	1 Bldg	\$10,000				
27-20 Scattered	Attic Access Stairs / Attic Fans	1460	32 Units	\$30,000				

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-21 Pine Acres	1) Washer Connection Box Panels	1460	40 Units	\$20,000				
	2) AMC Renovation	1470	1 Bldg	\$5,000				
	3) Maintenance Storage Building	1470	1 Bldg	\$15,000				
27-24 Scattered	Attic Access Stairs / Attic Fans	1460	28 Units	\$30,000				
27-25 Scattered	Attic Access Stairs	1460	50 Units	\$25,000				
27-27 Scattered	Attic Access Stairs	1460	40 Units	\$25,000				
Debt Service	CFP Bond Debt Service	1501	1 Year	\$374,717				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	7/18/2008			7/18/2010			
HA Wide Management	7/18/2008			7/18/2010			
HA Wide Administration	7/18/2008			7/18/2010			
HA Wide Audit Costs	7/18/2008			7/18/2010			
HA Wide Fees/Costs	7/18/2008			7/18/2010			
27-1 Royal	7/18/2008			7/18/2010			
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	7/18/2008			7/18/2010			
27-9 Scattered	7/18/2008			7/18/2010			
27-10 Bridgeland	7/18/2008			7/18/2010			
27-11 Parkview	7/18/2008			7/18/2010			
27-12 Creekside	7/18/2008			7/18/2010			
27-20 Scattered	7/18/2008			7/18/2010			
27-21 Pine Acres	7/18/2008			7/18/2010			
27-24 Scattered	7/18/2008			7/18/2010			
27-25 Scattered	7/18/2008			7/18/2010			
27-27 Scattered	7/18/2008			7/18/2010			
Debt Service	7/18/2008			7/18/2010			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Florence		<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: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
HA Wide Operations		\$120,800	\$120,800	\$120,800	\$120,800
HA Wide Management		\$113,000	\$113,000	\$113,000	\$118,000
HA Wide Administration		\$94,839	\$94,839	\$94,839	\$94,839
HA Wide Audit Costs		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees/Costs		\$35,000	\$45,000	\$50,000	\$70,000
HA Wide Site		0	0	0	\$5,000
27-1 Royal Gardens		\$25,000	0	0	\$40,000
27-2 Church/Oakland/Waverly/Pine/Clyde		\$165,000	\$430,000	\$273,000	\$110,000
27-9 Scattered Site		\$6,000	0	0	0
27-10 Bridgeland		\$70,000	0	0	\$30,000
27-11 Parkview Plaza		\$95,000	0	\$152,000	\$65,000
27-12 Creekside Village		0	0	0	\$40,000
27-20 Scattered Site		\$20,000	0	0	0
27-21 Pine Acres		0	0	0	\$5,000
27-24 Scattered Site		\$14,000	0	0	0
27-25 Scattered Site		\$25,000	0	0	0
27-27 Scattered Site		\$20,000	0	0	\$15,000
HA Wide Dwelling Equipment		0	0	0	\$10,000
HA Wide Non-Dwelling Structures		0	0	0	\$65,000

HA Wide Non-Dwelling Equipment		0	0	0	\$5,000
HA Wide 504		0	0	0	\$10,000
HA Wide Debt Service		\$374,717	\$374,717	\$374,717	\$374,717
CFP Funds listed for 5-year planning		\$1,179,856	\$1,179,856	\$1,179,856	\$1,179,856
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	HA Wide Operations	Operations	\$120,800	HA Wide Operations	Operations	\$120,800
	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000
	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$4,839	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$4,839
	HA Wide Audit Costs	CFP Audit Costs	\$1,500	HA Wide Audit Costs	CFP Audit Costs	\$1,500
	HA Wide Fees/Costs	MOD Inspector	\$35,000	HA Wide Fees/Costs	MOD Inspector A&E – Electrical 27-2	\$35,000 \$10,000
	27-1 Royal Gardens	Washer Box Panels	\$25,000	27-2 Church Hill	Electrical Upgrade Water Heaters Appliances	\$330,000 \$65,000 \$35,000
	27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	Site – Sidewalk/Parking	\$165,000	Debt Service	CFP Bond Debt Service	\$374,717
	27-9 Scattered Site	Washer Box Panels	\$6,000			
	27-10 Bridgeland	Tub Surrounds	\$70,000			
	27-11 Parkview Plaza	Tub Surrounds Attic Fans	\$82,000 \$13,000			
	27-20 Scattered Site	Washer Box Panels	\$20,000			
	27-24 Scattered Site	Washer Box Panels	\$14,000			
	27-25 Scattered Site	Washer Box Panels	\$25,000			
	27-27 Scattered Site	Washer Box Panels	\$20,000			
	Debt Service	CFP Bond Debt Service	\$374,717			
		Total Estimated Cost	\$1,179,856			\$1,179,856

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	HA Wide Operations	Operations	\$120,800	HA Wide Operations	Operations	\$120,800
Statement	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000	HA Wide Management	Security Patrols Maint. PM Program Computer Software	\$3,000 \$110,000 \$5,000
	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$4,839	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$4,839
	HA Wide Audit Costs	CFP Audit Costs	\$1,500	HA Wide Audit Costs	CFP Audit Costs	\$1,500
	HA Wide Fees/Costs	MOD Inspector A&E – Electrical 27-2 A&E – Parking 27-11	\$35,000 \$7,500 \$7,500	HA Wide Fees/Costs	MOD Inspector A&E – HVAC 27-1 A&E – A&O Addition A&E – HVAC 27-2 A&E – HVAC 27-11 A&E – Site Work 27-12	\$35,000 \$10,000 \$5,000 \$10,000 \$5,000 \$5,000
	27-2 Oakland/Waverly	Electrical Upgrade Water Heaters Appliances	\$210,000 \$42,000 \$21,000	HA Wide Site	Landscaping	\$5,000
	27-11 Parkview	Parking Lot	\$152,000	27-1 Royal Gardens	Site – Mailbox Shelter HVAC – Heat Pumps Interior Flooring	\$5,000 \$25,000 \$10,000
	Debt Service	CFP Bond Debt Service	\$374,717	27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	Site – Mailbox Shelter Site – Handicap Ramps HVAC – Heat Pumps Interior Flooring Refinish Interior Stairs	\$10,000 \$5,000 \$55,000 \$25,000 \$15,000
				27-10 Bridgeland	Site – Mailbox Shelter A/C Knockout Panels	\$5,000 \$25,000
				27-11 Parkview Plaza	Site – Mailbox Shelter HVAC – Heat Pumps	\$5,000 \$30,000

