



# TAMPA HOUSING AUTHORITY

Entity-Wide Annual Budget  
Fiscal Year 2020-2021

May 20, 2020



## 2020-2021 ANNUAL BUDGET

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# Tampa Housing Authority

## 2020 - 2021 Annual Budget

### Budget Highlights and Assumptions

1. This document provides an entity-wide budget for the Tampa Housing Authority (“THA”). It includes all aspects of THA’s financial operations.
2. Through the redevelopment of the West River, THA has demolished a total of 670 units of the North Boulevard Homes. These units will be converted to RAD in different phases within the West River Development. The LIPH program had a portfolio of 3,073 units, from which 878 units are remaining and continue to get operating subsidies. THA is no longer receiving an operating subsidy for North Boulevard homes.
3. During 2016 the Tampa Housing Authority converted 1,073 units to the RAD Program. The following year 527 units were added to the program with the RAD Conversion of JL Young Gardens, with 32 RAD units at Ella, 32 units at the Trio, and 14 units at Reed. Currently, THA has converted 2,172 total RAD units. The THA manages 1,522 units under five LLC’s and a non-profit corporation. The RAD Program budget included on the Entity-Wide Budget has a total of \$14.5M in revenue. \$3.2 M is Tenant Rental, and \$11.3M is Housing Assistance Payments (HAP). HAP increases every year based on the Operations Cost Adjustment Factor (OCAF). The 2020 OCAF is 2.3%.
4. The Assisted Housing Voucher program funding received is based on landlord payments that were made up to December 2019, reduced by an allocation factor. The Assisted Housing Department was a top performer qualifying the agency for full funding at 98%. For this period, the program is budgeted to receive \$92.2M in subsidy based on a 10,746 voucher baseline. Administrative fees are budgeted at 78% of the earned fee rate and projected to total \$7.2M.
5. Statewide Contract Administration for the Project-Based Contract (PBC), housed within the North Tampa Housing Development Corporation (NTHDC), is a blended component unit, has operated successfully over the last fourteen years. During this period, the program will earn \$11.5M in Administrative fees, will manage \$360M in assisted housing payments, and help 40,903 units in the state of Florida and the Virgin Islands.
6. The Salary Allocations and staffing levels based on actual employment allocations and information as of the end of February 2020. Known open positions were factored into each department/property budget. As such, the total salary and benefit expense projected for FY 2021 is approximately \$16,630,648.
7. A cost of living, or merit raise, calculated at 3% was included within the 2020-2021 Budget. Additionally an average five percent (5%) increase in health insurance was also factored into the budget.

**Tampa Housing Authority**  
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	<b>Public Group</b>						<b>Business Activities</b>			
	<b>Public Housing</b>	<b>Program and Property Services Bs</b>	<b>CO</b>	<b>Assisted Housing Voucher Program</b>	<b>Oaks at Riverview Community Center</b>	<b>Boys and Girls Club Building</b>	<b>Public Group Total</b>	<b>Cedar Pointe Apartments</b>	<b>Palm Terrace</b>	<b>Business Activities Total</b>
<b>Revenues</b>										
Net Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,490	\$ 946,418	\$ 1,536,908
RAD Rent Payments	-	-	-	-	-	-	-	-	-	-
HUD Housing Assistance Subsidy	-	-	-	92,225,966	-	-	92,225,966	-	-	-
HUD Subsidy (at 85% Funding Level)	-	-	-	-	-	-	-	66,311	-	66,311
Funds from RAD Properties	-	-	-	-	-	-	-	-	-	-
Funds from NTHDC	-	-	-	-	-	-	-	-	-	-
Funds from HCV	-	-	-	-	-	-	-	-	432,000	432,000
HUD Administrative Fee Income	-	-	-	7,236,963	-	-	7,236,963	-	-	-
Management Fees	-	-	4,148,909	-	-	-	4,148,909	-	-	-
Other Income	-	-	-	41,976	40,000	25,000	106,976	-	574,000	574,000
Capital Fund	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,148,909</b>	<b>\$ 99,504,905</b>	<b>\$ 40,000</b>	<b>\$ 25,000</b>	<b>\$ 103,718,814</b>	<b>\$ 656,801</b>	<b>\$ 1,952,418</b>	<b>\$ 2,609,219</b>
<b>Expenses</b>										
Administrative Salaries and Benefits	243,080	-	3,363,927	4,900,659	-	-	8,507,666	164,028	215,611	379,639
Administrative Expenses	15,000	138,700	730,604	780,840	22,900	-	1,688,044	59,360	195,573	254,933
Management Fees- THA	-	-	-	2,327,103	-	-	2,327,103	52,011	22,360	94,371
Tenant Services Salaries and Benefits	285,980	404,428	-	-	245,213	-	935,621	-	758,572	758,572
Tenant Service Other	-	270,750	-	13,000	60,300	-	344,050	7,000	206,500	213,500
Utilities	-	456	102,000	-	23,400	29,600	155,456	73,437	152,871	226,308
Maintenance Salaries and Benefits	-	-	229,480	-	-	-	229,480	72,220	106,596	178,816
Maintenance Expenses	-	19,000	95,850	17,760	11,600	6,700	150,910	48,475	77,880	126,355
Contractual Maintenance Services	-	-	189,132	-	89,334	26,950	305,416	85,395	-	85,395
Protective Services Salary and Benefits	-	-	166,222	-	-	-	166,222	-	-	-
Protective Services Contract Costs	-	-	7,000	-	-	-	7,000	4,986	-	4,986
General Expenses and Other Expenses	15,000	26,644	90,057	139,296	41,449	37,578	350,024	67,843	63,180	131,023
Housing Assistance Payments	-	-	-	92,225,966	-	-	92,225,966	-	-	-
<b>Total Expenses</b>	<b>\$ 559,060</b>	<b>\$ 859,978</b>	<b>\$ 4,974,272</b>	<b>\$ 100,383,639</b>	<b>\$ 494,196</b>	<b>\$ 100,828</b>	<b>\$ 107,371,973</b>	<b>\$ 634,755</b>	<b>\$ 1,799,143</b>	<b>\$ 2,453,898</b>
<b>Net Income</b>	<b>\$ (559,060)</b>	<b>\$ (859,978)</b>	<b>\$ (825,363)</b>	<b>\$ (878,734)</b>	<b>\$ (454,196)</b>	<b>\$ (75,828)</b>	<b>\$ (3,653,159)</b>	<b>\$ 22,046</b>	<b>\$ 153,275</b>	<b>\$ 175,321</b>
Additions to Restricted and Fixed	-	-	-	-	-	-	-	-	-	-
Estimated Reserves - Projected at	4,688,284	-	-	5,004,335	-	-	9,692,619	\$ 616,675	85,452	702,127
Operating Income (Deficit)	(559,060)	(859,978)	(825,363)	(878,734)	(454,196)	(75,828)	(3,653,159)	22,046	153,275	175,321
Affiliated Entities Operating Funding	-	-	-	-	-	-	-	-	-	-
Transfer from RAD Properties	-	544,778	663,500	-	427,578	-	1,635,856	-	-	-
Transfer to HUD Reserves	-	-	-	-	-	-	-	-	-	-
Contributions from NTHDC	1,270,000	315,200	661,863	-	26,618	75,828	2,349,509	-	-	-
Employees Other Activities	-	-	-	-	-	-	-	-	-	-
Contribution from EPC Savings	-	-	-	-	-	-	-	-	-	-
Move Funds to Operating Reserves	-	-	-	-	-	-	-	-	-	-
Move Funds to Replacement Reserves	-	-	-	-	-	-	-	(42,000)	(26,250)	(68,250)
Capital Expenditures / Improvements	(1,270,000)	-	-	-	-	-	(1,270,000)	(113,840)	-	(113,840)
Interest Accrual Deferred Development	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-
<b>Reserves - Projected at 3/31/21</b>	<b>\$ 4,129,224</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 4,125,601</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,754,825</b>	<b>\$ 482,881</b>	<b>\$ 212,477</b>	<b>\$ 695,358</b>
<b>Restricted Reserves - Proj. at 3/31/21</b>	<b>\$ 4,129,224</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,125,601</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,254,825</b>	<b>\$ 482,881</b>	<b>\$ 212,477</b>	<b>\$ 695,358</b>
<b>Unrestricted Reserves - Proj. at 3/31/21</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Tampa Housing Authority**  
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<b>Blended Components</b>								
	<b>Osborne Landing</b>	<b>Meridian River</b>	<b>NTHDC</b>	<b>RAD</b>	<b>AHDC</b>	<b>Blended Components Total</b>	<b>Eliminations Total</b>	<b>Total FDS Presentation</b>
<b>Revenues</b>								
Net Rental Income	\$ 273,296	\$ 5,406,197	\$ -	\$ 3,233,672	\$ 54,047	\$ 8,967,212		\$ 10,504,120
RAD Rent Payments		-	-	10,995,880	-	10,995,880		10,995,880
HUD Housing Assistance Subsidy		-	360,104,003	-	-	360,104,003	(10,995,880)	441,334,089
HUD Subsidy (at 85% Funding Level)	99,995	-	-	-	-	99,995		166,306
Funds from RAD Properties		-	-	-	-	-		-
Funds from NTHDC		-	-	-	-	-		-
Funds from HCV		-	-	-	-	-		432,000
HUD Administrative Fee Income		-	12,605,333	-	-	12,605,333		19,842,296
Management Fees		-	-	-	-	-	(4,148,909)	-
Other Income		154,202	-	172,586	-	326,788		1,007,764
Capital Fund		-	-	-	-	-		-
<b>Total Revenues</b>	<b>\$ 373,291</b>	<b>\$ 5,560,399</b>	<b>\$ 372,709,336</b>	<b>\$ 14,402,138</b>	<b>\$ 54,047</b>	<b>\$ 393,099,211</b>	<b>\$ (15,144,789)</b>	<b>\$ 484,282,455</b>
<b>Expenses</b>								
Administrative Salaries and Benefits	51,552	847,419	351,876	1,623,150	-	2,873,997		\$ 11,761,302
Administrative Expenses	35,065	544,656	189,550	611,013	1,350	1,381,634		3,324,611
Management Fees- THA	29,863	310,000	100,000	1,112,162	10,000	1,562,025	(4,148,909)	(165,410)
Tenant Services Salaries and Benefits		-	-	199,643	-	199,643		1,893,836
Tenant Service Other		-	-	43,250	-	43,250		600,800
Utilities	19,384	344,500	-	1,052,930	13,800	1,430,614		1,812,378
Maintenance Salaries and Benefits	53,775	-	-	2,215,702	-	2,269,477		2,677,773
Maintenance Expenses	28,250	581,495	-	746,993	5,070	1,361,808		1,639,073
Contractual Maintenance Services	61,450	-	-	1,698,038	26,200	1,785,688		2,176,499
Protective Services Salary and Benefits	3,501	-	-	120,786	-	124,287		290,509
Protective Services Contract Costs	-	-	-	220,680	-	220,680		232,666
General Expenses and Other Expenses	22,640	601,332	7,627,504	870,957	16,500	9,138,933		9,619,980
Housing Assistance Payments	-	-	360,104,003	-	-	360,104,003	(10,995,880)	441,334,089
<b>Total Expenses</b>	<b>\$ 305,480</b>	<b>\$ 3,229,402</b>	<b>\$ 368,372,933</b>	<b>\$ 10,515,304</b>	<b>\$ 72,920</b>	<b>\$ 382,496,039</b>	<b>\$ (15,144,789)</b>	<b>\$ 477,177,121</b>
<b>Net Income</b>	<b>\$ 67,811</b>	<b>\$ 2,330,997</b>	<b>\$ 4,336,403</b>	<b>\$ 3,886,834</b>	<b>\$ (18,873)</b>	<b>\$ 10,535,361</b>	<b>\$ -</b>	<b>\$ 7,105,334</b>
Additions to Restricted and Fixed		967,468	-	-	-	967,468		967,468
Estimated Reserves - Projected at	139,864	4,655,615	10,705,440	10,032,544	775,000	26,308,463		36,703,209
Operating Income (Deficit)	67,811	2,440,558	4,336,403	3,386,647	(18,873)	10,212,546		6,734,708
Affiliated Entities Operating Funding		-	(2,446,438)	(1,635,876)	-	(4,082,314)		(4,082,314)
Transfer from RAD Properties		-	-	-	-	-		1,635,856
Transfer to HUD Reserves		-	-	-	-	-		-
Contributions from NTHDC		-	-	-	18,873	18,873		2,368,382
Employees Other Activities		-	-	-	-	-		-
Contribution from EPC Savings		-	-	-	-	-		-
Move Funds to Operating Reserves		-	-	(357,360)	-	(357,360)		(357,360)
Move Funds to Replacement Reserves	(15,050)	-	-	(1,186,754)	-	(1,201,804)		(1,270,054)
Capital Expenditures / Improvements		(967,468)	-	-	-	(967,468)		(2,351,308)
Interest Accrual Deferred Development		-	-	-	-	-		-
Debt Service		(824,904)	-	-	-	(824,904)		(824,904)
<b>Reserves - Projected at 3/31/21</b>	<b>\$ 192,625</b>	<b>\$ 5,303,801</b>	<b>\$ 12,595,405</b>	<b>\$ 10,239,201</b>	<b>\$ 775,000</b>	<b>\$ 29,106,032</b>	<b>\$ -</b>	<b>\$ 38,556,215</b>
<b>Restricted Reserves - Proj. at 3/31/21</b>	<b>\$ 192,625</b>	<b>\$ 2,758,367</b>	<b>\$ 3,000,000</b>	<b>\$ 10,239,201</b>	<b>\$ 775,000</b>	<b>\$ 16,772,568</b>	<b>\$ -</b>	<b>\$ 25,722,751</b>
<b>Unrestricted Reserves - Proj. at 3/31/21</b>		<b>\$ 2,545,434</b>	<b>\$ 9,595,405</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,333,464</b>	<b>\$ -</b>	<b>\$ 12,833,464</b>

**Tampa Housing Authority**  
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<b>Related Entities</b>									
	<b>Gardens at Southbay</b>	<b>Ella at Encore LP</b>	<b>Trio at Encore LP</b>	<b>Reed at Encore LP</b>	<b>Tempo at Encore LP</b>	<b>Belmont Heights (LIPH Units)</b>	<b>Oaks at Riverview (LIPH Units)</b>	<b>Related Entities Total</b>	<b>FY2020-21</b>
<b>Revenues</b>									
Net Rental Income	\$ 2,118,000	\$ 1,586,167	\$ 1,718,259	\$ 1,863,310	\$ 2,609,854	\$ 1,109,084	\$ 628,702	\$ 11,633,376	\$ 22,137,496
RAD Rent Payments	-	-	-	-	-	-	-	-	10,995,880
HUD Housing Assistance Subsidy	-	-	-	-	-	-	-	-	441,334,089
HUD Subsidy (at 85% Funding Level)	59,350	-	-	-	-	1,438,000	488,316	1,985,666	2,151,972
Funds from RAD Properties	-	-	-	-	-	-	-	-	-
Funds from NTHDC	-	-	-	-	-	-	-	-	-
Funds from HCV	-	-	-	-	-	-	-	-	432,000
HUD Administrative Fee Income	-	-	-	-	-	-	-	-	19,842,296
Management Fees	-	-	-	-	-	-	-	-	-
Other Income	82,825	11,730	138,716	17,862	190,698	31,372	15,492	488,695	1,496,459
Capital Fund	36,000	-	-	-	-	-	-	36,000	36,000
<b>Total Revenues</b>	<b>\$ 2,296,175</b>	<b>\$ 1,597,897</b>	<b>\$ 1,856,975</b>	<b>\$ 1,881,172</b>	<b>\$ 2,800,552</b>	<b>\$ 2,578,456</b>	<b>\$ 1,132,510</b>	<b>\$ 14,143,737</b>	<b>\$ 498,426,192</b>
<b>Expenses</b>									
Administrative Salaries and Benefits	184,596	359,912	377,490	362,233	444,783	573,359	408,933	2,711,306	14,472,608
Administrative Expenses	237,528	170,562	176,880	154,372	245,017	297,695	31,955	1,314,009	4,638,620
Management Fees- THA	23,400	-	-	-	-	82,945	59,065	165,410	-
Tenant Services Salaries and Benefits	-	-	-	-	-	-	-	-	1,893,836
Tenant Service Other	-	-	-	-	-	-	-	-	600,800
Utilities	112,200	316,565	270,450	284,399	211,200	359,349	171,450	1,725,613	3,537,991
Maintenance Salaries and Benefits	167,160	-	-	-	-	-	-	167,160	2,844,933
Maintenance Expenses	289,995	156,389	169,728	154,891	163,889	599,516	235,863	1,770,271	3,409,344
Contractual Maintenance Services	6,000	-	-	-	-	-	-	6,000	2,182,499
Protective Services Salary and Benefits	-	-	-	-	-	-	-	-	290,509
Protective Services Contract Costs	-	-	-	-	-	-	-	-	232,666
General Expenses and Other Expenses	316,832	120,206	161,393	127,689	248,586	109,327	173,326	1,257,359	10,877,339
Housing Assistance Payments	-	-	-	-	-	-	-	-	441,334,089
<b>Total Expenses</b>	<b>\$ 1,337,711</b>	<b>\$ 1,123,634</b>	<b>\$ 1,155,941</b>	<b>\$ 1,083,584</b>	<b>\$ 1,313,475</b>	<b>\$ 2,022,191</b>	<b>\$ 1,080,592</b>	<b>\$ 9,117,128</b>	<b>\$ 486,294,249</b>
<b>Net Income</b>	<b>\$ 958,464</b>	<b>\$ 474,263</b>	<b>\$ 701,034</b>	<b>\$ 797,588</b>	<b>\$ 1,487,077</b>	<b>\$ 556,265</b>	<b>\$ 51,918</b>	<b>\$ 5,026,609</b>	<b>\$ 12,131,943</b>
Additions to Restricted and Fixed	45,480	-	-	-	-	320,284	-	365,764	\$ 1,333,232
Estimated Reserves - Projected at	1,155,179	420,965	288,511	259,716	381,000	485,000	-	2,990,371	39,693,580
Operating Income (Deficit)	958,464	474,263	701,034	797,588	1,487,077	556,265	51,918	5,026,609	11,761,317
Affiliated Entities Operating Funding	-	-	-	-	-	-	-	-	(4,082,314)
Transfer from RAD Properties	-	-	-	-	-	-	-	-	1,635,856
Transfer to HUD Reserves	-	-	-	-	-	-	-	-	-
Contributions from NTHDC	-	-	-	-	-	-	-	-	2,368,382
Employees Other Activities	-	-	-	-	-	-	-	-	-
Contribution from EPC Savings	-	-	-	-	-	-	-	-	-
Move Funds to Operating Reserves	-	-	-	-	-	-	-	-	(357,360)
Move Funds to Replacement Reserves	-	(57,792)	(99,996)	(55,296)	(71,052)	-	-	(284,136)	(1,554,190)
Capital Expenditures / Improvements	(45,480)	-	-	-	-	(320,284)	-	(365,764)	(2,717,072)
Interest Accrual Deferred Development	(401,976)	-	-	-	-	-	-	(401,976)	(401,976)
Debt Service	(853,856)	(234,528)	(443,250)	(345,726)	(898,195)	-	-	(2,775,555)	(3,600,459)
<b>Reserves - Projected at 3/31/21</b>	<b>\$ 812,331</b>	<b>\$ 602,908</b>	<b>\$ 446,299</b>	<b>\$ 656,282</b>	<b>\$ 898,830</b>	<b>\$ 720,981</b>	<b>\$ 51,918</b>	<b>\$ 4,189,549</b>	<b>\$ 42,745,764</b>
<b>Restricted Reserves - Proj. at 3/31/21</b>	<b>\$ 812,331</b>	<b>\$ 602,908</b>	<b>\$ 446,299</b>	<b>\$ 656,282</b>	<b>\$ 898,830</b>	<b>\$ 720,981</b>	<b>\$ 51,918</b>	<b>\$ 4,189,549</b>	<b>\$ 29,912,300</b>
<b>Unrestricted Reserves - Proj. at 3/31/21</b>		<b>\$ -</b>		<b>\$ -</b>				<b>\$ -</b>	<b>\$ 12,833,464</b>

**Tampa Housing Authority**  
2020-2021 Entity-Wide Annual Budget

	Public Group Total	Business Activities Total	Blended Components Total	Eliminations Total	Total FDS Presentation
<b>Revenues</b>					
Net Rental Income	\$ -	\$ 1,536,908	\$ 8,967,212		\$ 10,504,120
RAD Rent Payments	-	-	10,995,880		10,995,880
HUD Housing Assistance Subsidy	92,225,966	-	360,104,003	(10,995,880)	441,334,089
HUD Subsidy (at 85% Funding Level)	-	66,311	99,995		166,306
Funds from RAD Properties	-	-	-		-
Funds from NTHDC	-	-	-		-
Funds from HCV	-	432,000	-		432,000
HUD Administrative Fee Income	7,236,963	-	12,605,333		19,842,296
Management Fees	4,148,909	-	-	(4,148,909)	-
Other Income	106,976	574,000	326,788		1,007,764
Capital Fund	-	-	-		-
<b>Total Revenues</b>	<b>\$ 103,718,814</b>	<b>\$ 2,609,219</b>	<b>\$ 393,099,211</b>	<b>\$ (15,144,789)</b>	<b>\$ 484,282,455</b>
<b>Expenses</b>					
Administrative Salaries and Benefits	8,507,666	379,639	2,873,997		\$ 11,761,302
Administrative Expenses	1,688,044	254,933	1,381,634		3,324,611
Management Fees- THA	2,327,103	94,371	1,562,025	(4,148,909)	(165,410)
Tenant Services Salaries and Benefits	935,621	758,572	199,643		1,893,836
Tenant Service Other	344,050	213,500	43,250		600,800
Utilities	155,456	226,308	1,430,614		1,812,378
Maintenance Salaries and Benefits	229,480	178,816	2,269,477		2,677,773
Maintenance Expenses	150,910	126,355	1,361,808		1,639,073
Contractual Maintenance Services	305,416	85,395	1,785,688		2,176,499
Protective Services Salary and Benefits	166,222	-	124,287		290,509
Protective Services Contract Costs	7,000	4,986	220,680		232,666
General Expenses and Other Expenses	350,024	131,023	9,138,933		9,619,980
Housing Assistance Payments	92,225,966	-	360,104,003	(10,995,880)	441,334,089
<b>Total Expenses</b>	<b>\$ 107,371,973</b>	<b>\$ 2,453,898</b>	<b>\$ 382,496,039</b>	<b>\$ (15,144,789)</b>	<b>\$ 477,177,121</b>
<b>Net Income</b>	<b>\$ (3,653,159)</b>	<b>\$ 175,321</b>	<b>\$ 10,535,361</b>	<b>\$ -</b>	<b>\$ 7,105,334</b>
Additions to Restricted and Fixed	-	-	967,468		967,468
Estimated Reserves - Projected at	9,692,619	702,127	26,308,463		36,703,209
Operating Income (Deficit)	(3,653,159)	175,321	10,212,546		6,734,708
Affiliated Entities Operating Funding	-	-	(4,082,314)		(4,082,314)
Transfer from RAD Properties	1,635,856	-	-		1,635,856
Transfer to HUD Reserves	-	-	-		-
Contributions from NTHDC	2,349,509	-	18,873		2,368,382
Employees Other Activities	-	-	-		-
Contribution from EPC Savings	-	-	-		-
Move Funds to Operating Reserves	-	-	(357,360)		(357,360)
Move Funds to Replacement Reserves	-	(68,250)	(1,201,804)		(1,270,054)
Capital Expenditures / Improvements	(1,270,000)	(113,840)	(967,468)		(2,351,308)
Interest Accrual Deferred Development	-	-	-		-
Debt Service	-	-	(824,904)		(824,904)
<b>Reserves - Projected at 3/31/21</b>	<b>\$ 8,754,825</b>	<b>\$ 695,358</b>	<b>\$ 29,106,032</b>	<b>\$ -</b>	<b>\$ 38,556,215</b>
<b>Restricted Reserves - Proj. at 3/31/21</b>	<b>\$ 8,254,825</b>	<b>\$ 695,358</b>	<b>\$ 16,772,568</b>	<b>\$ -</b>	<b>\$ 25,722,751</b>
<b>Unrestricted Reserves - Proj. at 3/31/21</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 12,333,464</b>	<b>\$ -</b>	<b>\$ 12,833,464</b>

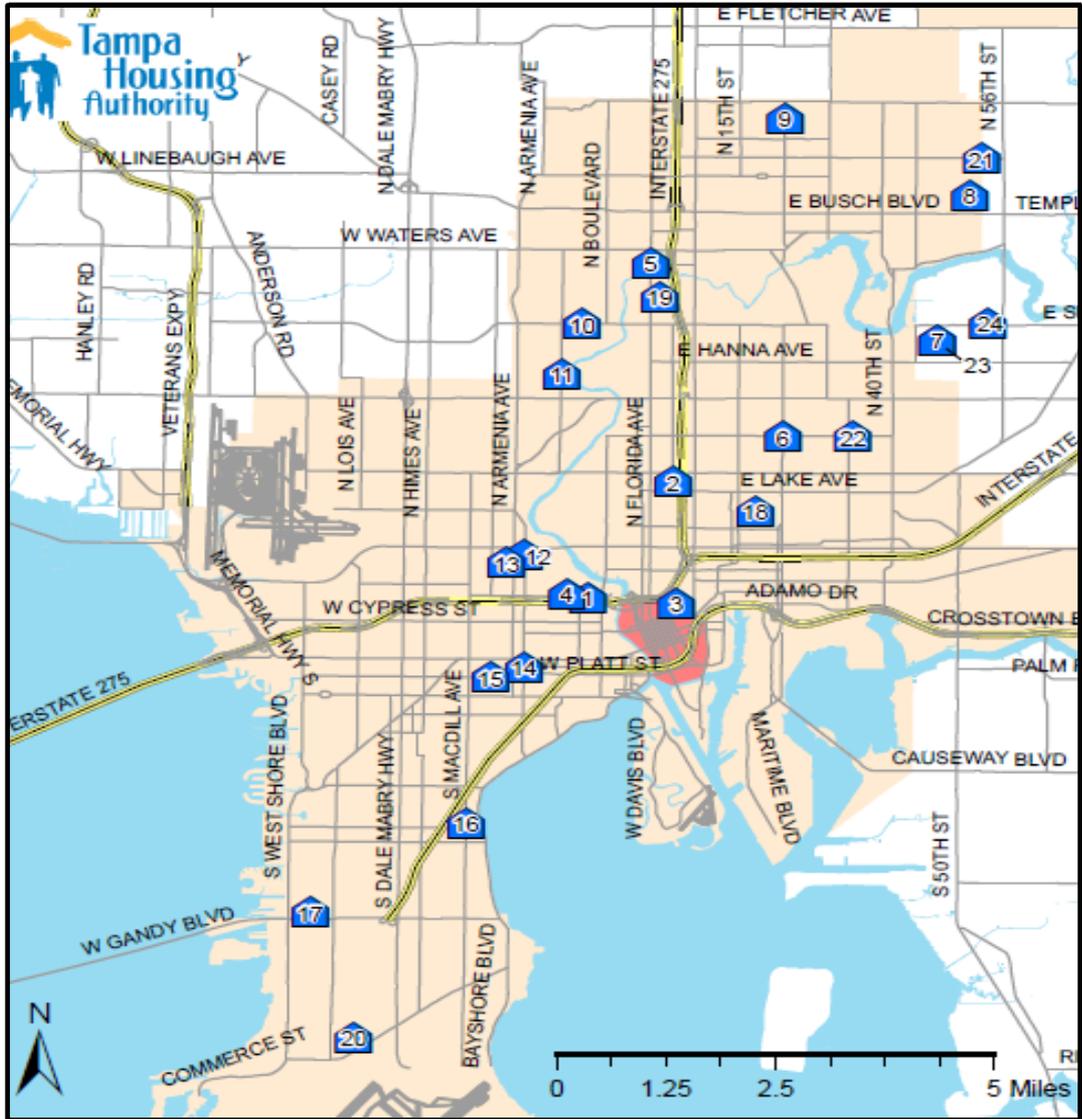
**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Entity-Wide Unit Count**

Property	RAD Units	Project-Based S8 Units	LIHTC Only Units	Market Rate	Total Units
<b><u>Self-Managed RAD Units Converted</u></b>					
<b>Robles Park, LLC</b>					
Robles Park	399				432
33 Units Offline (1 TPD Office and 32 Zion Cemetary)	33				
<b>JL Young Apartments, Inc</b>					
JL Young Apartments	449				450
1 Unit Offline (Renovation)	1				
<b>Arbors Estates, LLC</b>					
Arbors at Padgett Estates	119				191
Azeele Apartments	10				
Soho Place	14				
St. Louis / St. Conrad	8				
Bay Ceia Apartments	40				
<b>Seminole Park Apartments, LLC</b>					
Seminole Park	100				169
Mose White	69				
<b>Shimberg Estates, LLC</b>					
James Shimberg Estates	78				165
Squire Villa	30				
C. Blythe Andrews	57				
<b>Scruggs Manor, LLC</b>					
Scruggs Manor	86				116
Azzarelli Apartments	30				
<b><u>Third-Party Managed RAD Units Converted</u></b>					
<b>Encore Developments</b>					
Ella at Encore, LP	32	64	64		160
Trio at Encore, LP	32	67	42		141
Reed at Encore, LP	14	144			158
<b>RAD Unit Self-Managed Total</b>	<b>1,601</b>				
<b>West River Developments</b>					
Renaissance at West River	160				160
Mary Bethune Highrise	150				150
Boulevard - Tower 1	96			23	119
Boulevard - Tower 3	88		19		107
Boulevard - Tower 2	110		9		119
<b>Sub Total</b>	<b>2,205</b>	<b>275</b>	<b>134</b>	<b>23</b>	<b>2,637</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Entity-Wide Unit Count**

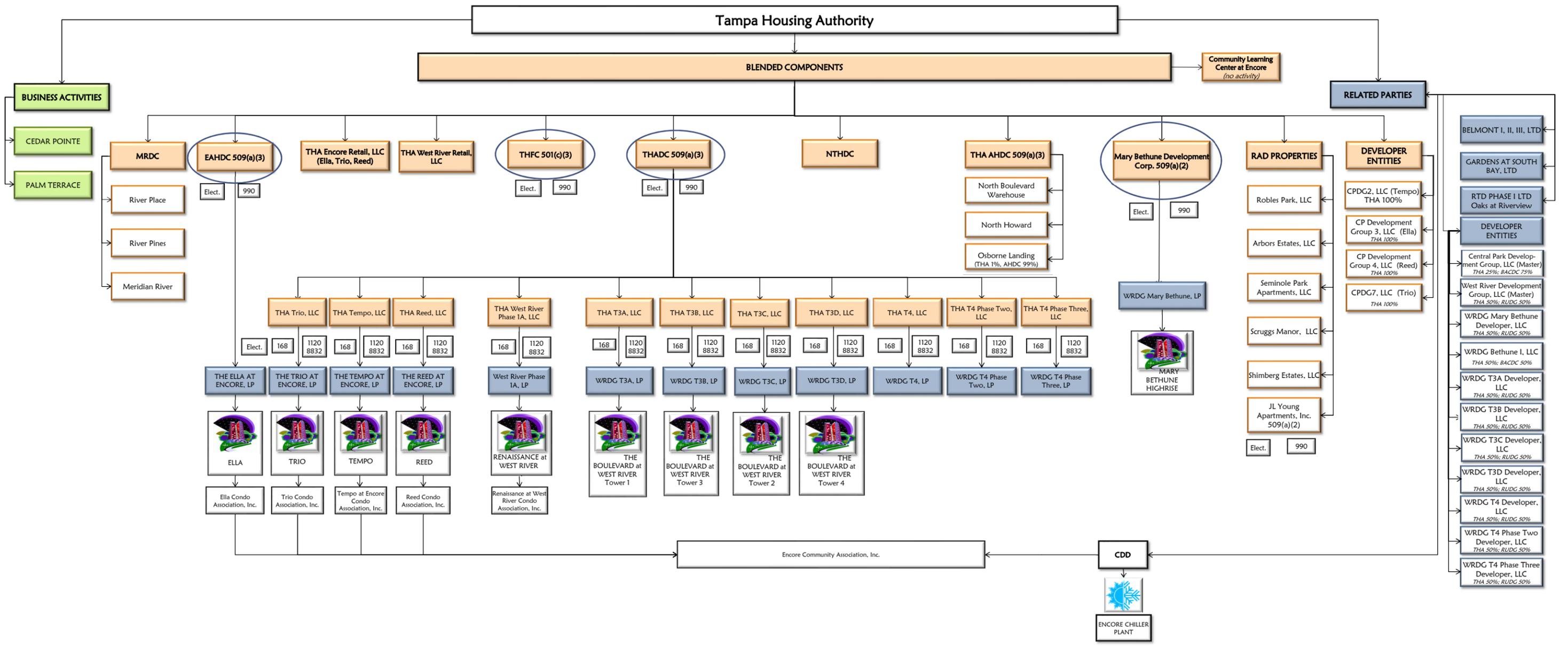
Property		LIPH Units	Project-Based S8 Units	LIHTC Only Units	Market Rate	Total Units
<b>Projected RAD Conversion Units</b>						
Boulevard - Tower 4 + TH	WRDG T3D, LP & T2A	82		52		134
FL003-01	WRDG T4, LP	100		12		112
FL003-01	WRDG T4 Phase Two, LP	17				17
FL003-01	WRDG T4 Phase Three, LP	17				17
	<b>Sub Total</b>	<b>216</b>		<b>64</b>		<b>280</b>
<b>Public Housing Units (LIPH) Converting to RAD</b>						
FL003-34	Belmont Heights I	193		155	10	358
FL003-37	Belmont Heights II	102		67	32	201
FL003-40	Belmont Heights III	96	66	104		266
FL003-39a	Oaks of Riverview	156	45			201
FL003-39b	Oaks of Riverview	49				49
FL003-38	Gardens of South Bay	25	54	117	20	216
FL003-44	Cedar Pointe I	8		32	20	60
FL003-48	Cedar Pointe II	13		11		24
FL003-47	Tempo at Encore	20	122		61	203
	<b>LIPH Total</b>	<b>662</b>	<b>287</b>	<b>486</b>	<b>143</b>	<b>1,578</b>
	<b>Projected RAD and LIPH</b>	<b>878</b>				
	<b>LIPH and RAD Total</b>	<b>3,083</b>	<b>562</b>	<b>684</b>	<b>166</b>	<b>4,495</b>
<b>Assisted Housing Units</b>						
Housing Choice Vouchers and RAD (1,601 units)		10,622				
Special Programs		124				
	<b>Assisted Housing Total</b>	<b>10,746</b>				
<b>Related Entity Units</b>						
Meridian River	Meridian Apartments	280				
Meridian River	River Pines	300				
Meridian River	River Place	120				
	<b>MRDC Sub Total</b>	<b>700</b>				
Osborne Landing		43				
Palm Terrace Assisted Living		75				
	<b>Related Entity Total</b>	<b>818</b>				
<b>Elimination of RAD Self-Managed Units</b>		<b>(1,601)</b>				
<b>Total Units Entity-Wide</b>		<b>13,046</b>				

# TAMPA HOUSING AUTHORITY PROPERTIES MAP



- City of Tampa
- Central Business District
- 1. West River, 1129 W. Main St. (Redevelopment)
- 2. Robles Park Village, 3814 N. Central Ave.
- 3. Encore District, 1000 India St. (Formerly Central Park Village)
- 4. Mary Bethune **High Rise**, 1515 W. Union St.
- 5. J.L. Young Gardens, 8220 N. Florida Ave.
- 6. C. Blythe Andrews, 2201 E. Osborne Ave.
- 7. Seminole Park, 4706 Muskogee Ct.
- 8. Azzarelli, 5038 E. Temple Heights Rd.
- 9. Scruggs Manor, 11201 N. 22<sup>nd</sup> St.
- 10. The Sanctuary at James Shimberg Estates, 1314 W. Sligh Ave.
- 11. Squire Villa, 5918 N. Rome Ave.
- 12. St. Louis, 2310 W. Saint Louis St.
- 13. St. Conrad, 2606 W. Saint Conrad St.
- 14. SoHo Apartments, 212 S. Howard Ave.
- 15. Azeele Apartments, 2801 W. Azeele St.
- 16. Bay Ceia Apartments, 3422 S. Macdill Ave.
- 17. The Arbors at Rubin Padgett Estates, 4722 S. Trask St.
- 18. Belmont Heights Estates, 1709 E. 26<sup>th</sup> Ave.
- 19. The Oaks at Riverview, 202 E. Broad St.
- 20. The Gardens at SouthBay, 6720 S. Lois Ave.
- 21. Palm Terrace, 5121 E. Serena Dr.
- 22. Osborne Landing, 3502 E. Osborne Ave.
- 23. Moses White Estates, 4706 Muskogee Ct.
- 24. Cedar Pointe, 5409 Temple Palms Ave.

# Tampa Housing Authority 2020-2021 Annual Budget THA Entities Organizational Chart



Tampa Housing Authority  
2020-2021 Annual Budget  
The Rental Assistance Demonstration Program (RAD)



# Tampa Housing Authority

## 2020-2021 Annual Budget

### The Rental Assistance Demonstration Program (RAD)

RAD is a central part of HUD's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities. RAD allows public housing properties to convert to 20-year long-term HCV rental assistance contracts.

#### RAD HISTORY

In September 2014, the Board adopted a resolution allowing Tampa Housing Authority to submit a RAD application. A strategy of grouping the properties into phases developed to submit multiple portfolios to convert public housing units to a single platform within the Housing Choice Voucher Program.

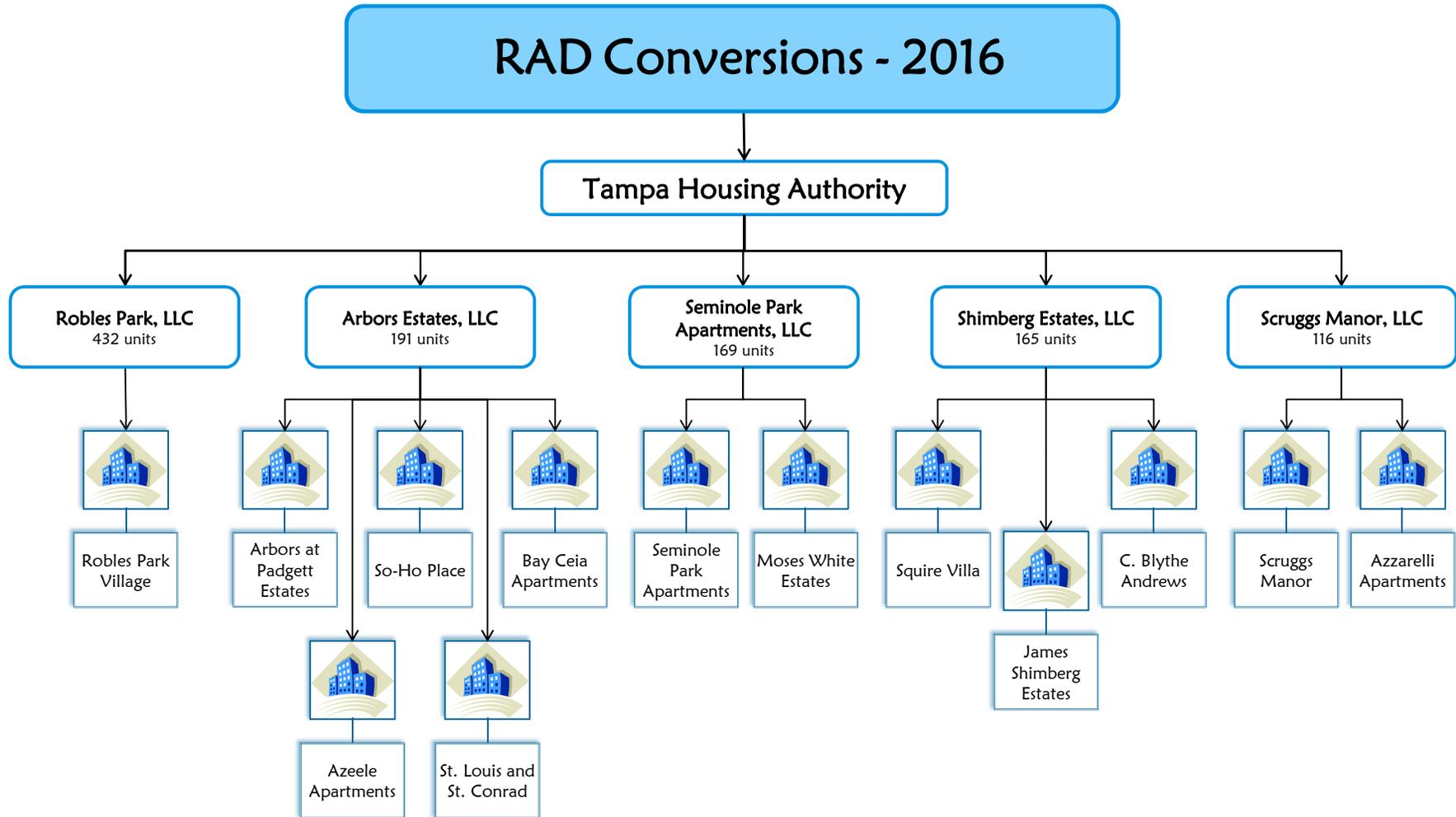
A Board workshop retreat was held in June 2016 to outline the conversion plan and process, and Board approval was later given to the CEO to execute the necessary items and agreements to allow the Tampa Housing Authority to implement the RAD program. On September 30<sup>th</sup>, 2016, the Housing Authority submitted financing plans for converting projects.

Closing for all of the first group of converting properties began September 30<sup>th</sup>, 2017, and continued with the closing of JL Young in December 2017. The RAD approach is directly tied to the goals of the Tampa Housing Authority's Strategic Plan and promotes organizational sustainability due in part to more stable financing.

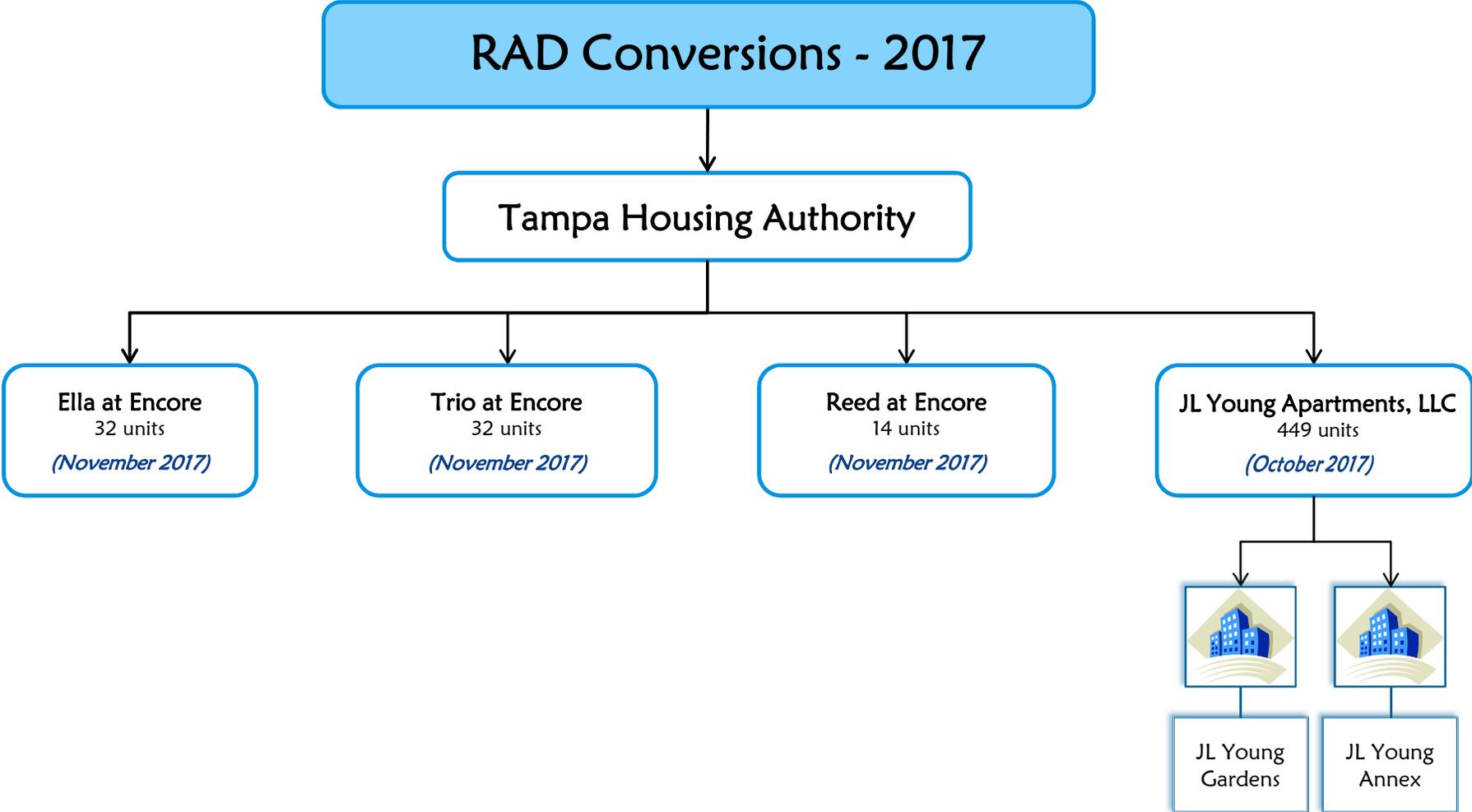
- The hosted resident meetings educated and answered questions, and provided the Authority with feedback and comments concerning RAD and the Tampa Housing Authority's potential conversion. There are no significant effects related to the conversion for our current residents.
- At the time of RAD conversion for group I, the Tampa Housing Authority choose to pay-off the Energy Performance Contract debt allocated to the 1,073 units converting to RAD. The pay-off amount was \$4,464,648.
- Anticipated future RAD conversions are presented in a later graphic.

During the 2019-20 fiscal year, the Authority discovered that several buildings within the Robles Park Village property were built over the old Zion Cemetery. Established in 1901, Zion is believed to be Tampa's first all-black burial ground and disappeared from view as portions were built upon in the late 1920s. The cemetery was forgotten until a Tampa Bay Times special report in June questioned what became of it. To date, 314 Zion caskets have been discovered. This discovery led to the relocation of all residents living within these buildings and the movement of 32 total units offline. The Authority has no plans to utilize those units further as they will remain unoccupied until the eventual redevelopment of Robles Park Village.

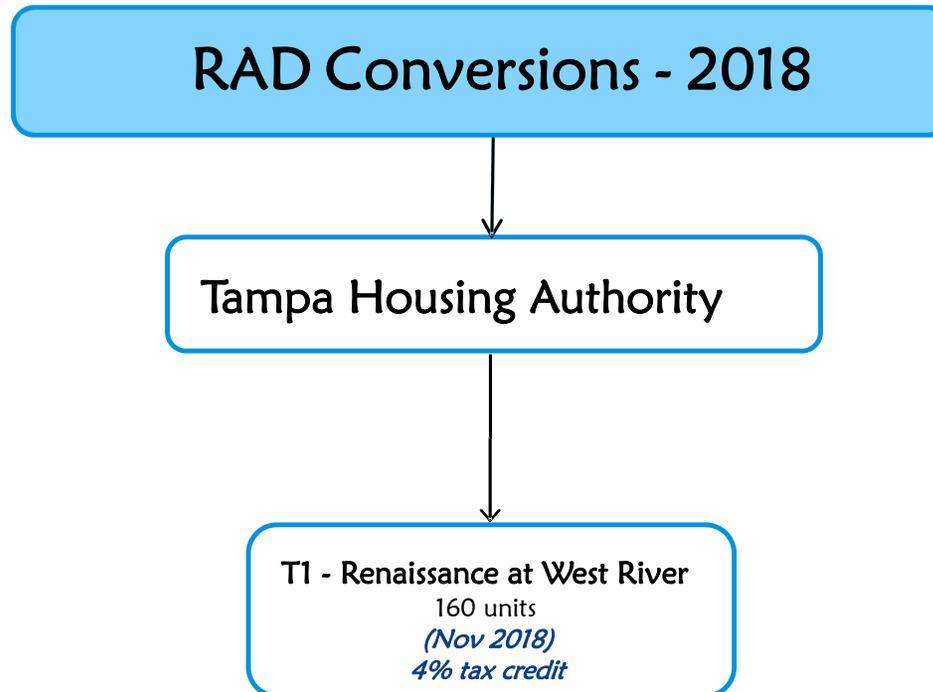
Tampa Housing Authority  
RAD Conversion Organizational Chart



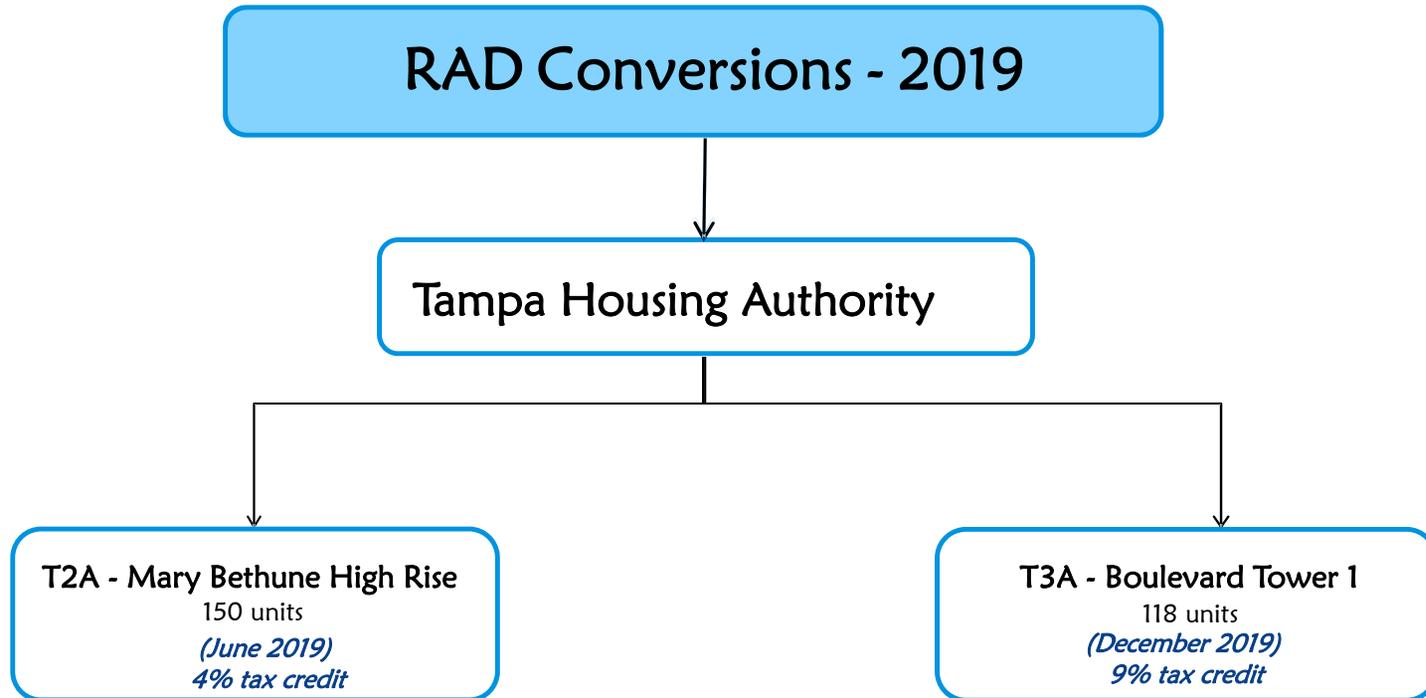
Tampa Housing Authority  
RAD Conversion Organizational Chart



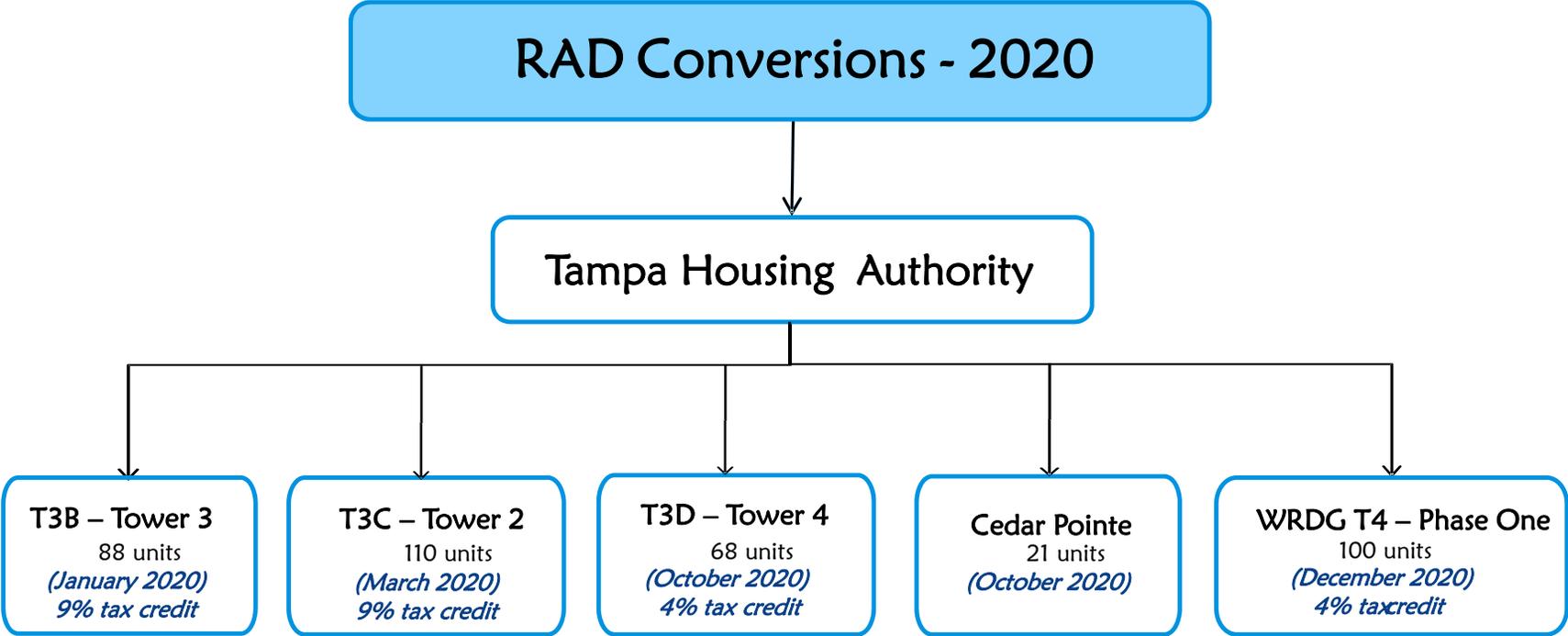
Tampa Housing Authority  
RAD Conversion Organizational Chart



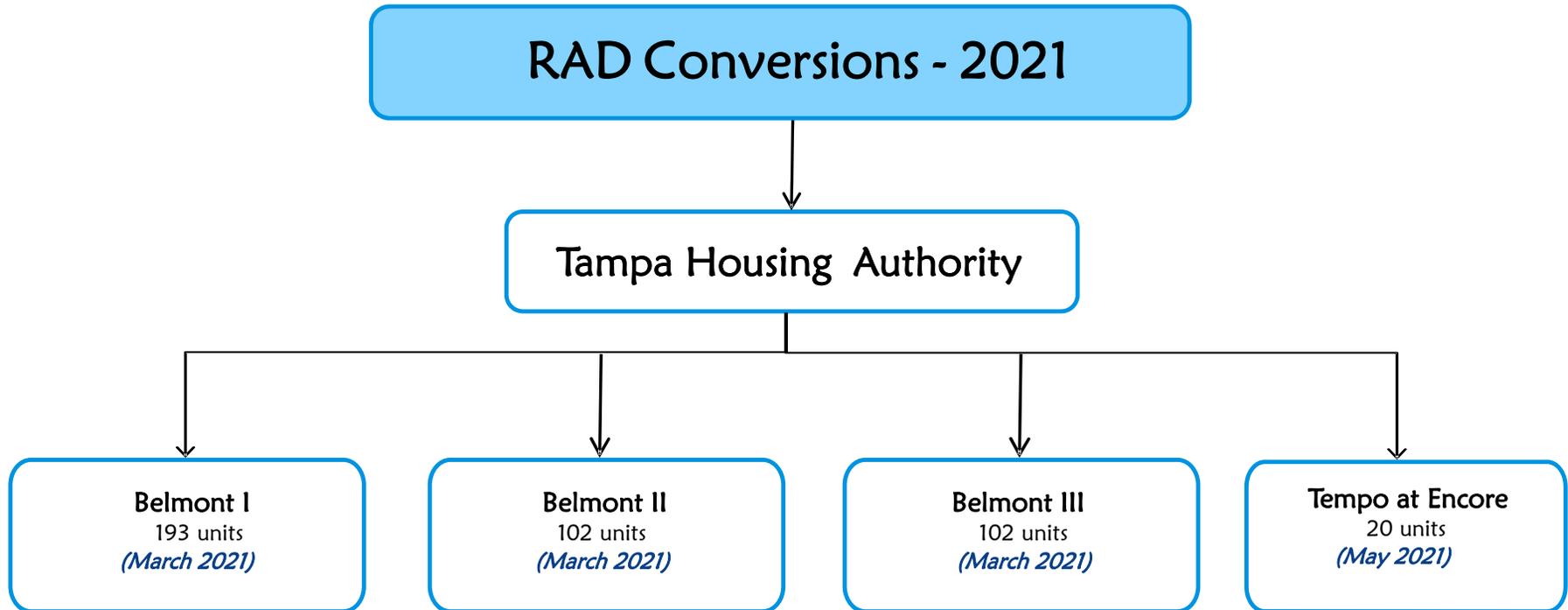
Tampa Housing Authority  
RAD Conversion Organizational Chart



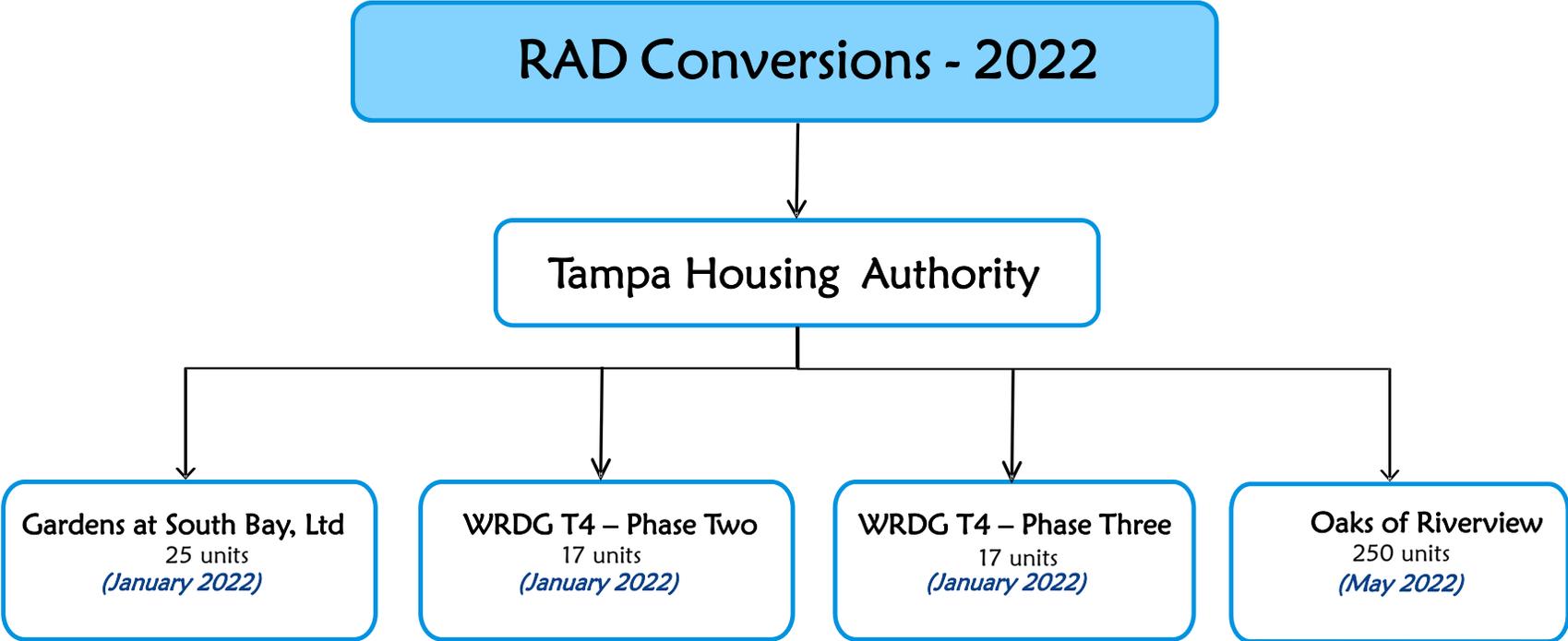
Tampa Housing Authority  
RAD Conversion Organizational Chart



Tampa Housing Authority  
RAD Conversion Organizational Chart



Tampa Housing Authority  
RAD Conversion Organizational Chart



**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**RAD Conversion Chart**

<b>Property Name</b>		<b>Project No.</b>	<b>Total ACC Units Applied for Conversion</b>	<b>Units Converted to RAD</b>	<b>Units Awaiting Conversion</b>
	Arbors	FL003000025D	119	119	0
	Azeele Apts.	FL003000025C	10	10	0
	Azzarelli Apts.	FL003000017	30	30	0
	Bay Ceia	FL003000125	40	40	0
	C. Blythe Andrews	FL003000026A	57	57	0
	Ella at Encore	FL003000042	32	32	0
	JL Young Annex	FL003000023A	50	50	0
	JL Young Gardens	FL003000012	400	400	0
	Moses White	FL003000041	69	69	0
	Reed at Encore	FL003000045	14	14	0
	Robles Park Village	FL003000008	432	432	0
	Scruggs Manor	FL003000023B	86	86	0
	Seminole	FL003000015	100	100	0
	Shimberg Estates	FL003000026B	78	78	0
	So-Ho Apts.	FL003000025A	14	14	0
	Squire Villa	FL003000015	30	30	0
	St. Louis/St. Conrad	FL003000025B	8	8	0
	Trio at Encore	FL003000041	32	32	0
<b>West River Development</b>	Renaissance at West River T1	FL003000001	160	160	0
	Bethune Hi-Rise T2	FL003000010	150	150	0
	Boulevard at West River at T3A	FL003000001	96	96	0
	Boulevard at West River at T3B	FL003000001	88	88	0
	Boulevard at West River at T3C	FL003000001	110	110	0
	Boulevard at West River at T3D & T2A	FL003000001	82	0	82
	WRDG T4	FL003000001	100	0	100
	WRDG T4 Phase Two	FL003000001	17	0	17
WRDG T4 Phase Three	FL003000001	17	0	17	
<b>Hope VI</b>	Belmont Phase I	FL003000034	193	0	193
	Belmont Phase II	FL003000037	102	0	102
	Belmont Phase III	FL003000040	96	0	96
	Oaks at Riverview	FL003000038	205	0	205
	Cedar Pointe	FL003000044	21	0	21
	Gardens at South Bay	FL003000039	25	0	25
	The Tempo at Encore	FL003000043	20	0	20
<b>TOTAL UNITS</b>			<b>3,083</b>	<b>2,205</b>	<b>878</b>

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 RAD - Properties

Units	399	449	119	10	14	8	40	191	100	69	169	30	78	57	165	30	86	116	1489
	<b>Robles Park, LLC</b>	<b>JL Young, Inc</b>	<b>Arbors Estates, LLC</b>						<b>Seminole Park Apartments, LLC</b>			<b>Shimberg Estates, LLC</b>				<b>Scruggs Manor, LLC</b>			<b>Total</b>
	<b>Robles Park</b>	<b>JL Young</b>	<b>Arbors</b>	<b>Azeele</b>	<b>Soho</b>	<b>St. Louis / St. Conrad</b>	<b>Bay Ceia</b>	<b>Sub Total</b>	<b>Seminole Park</b>	<b>Mose White</b>	<b>Sub Total</b>	<b>Squire Villa</b>	<b>Shimberg Estates</b>	<b>C. Blythe Andrews</b>	<b>Sub Total</b>	<b>Azzarelli</b>	<b>Scruggs Manor</b>	<b>Sub Total</b>	<b>Total</b>
RAD Rents	\$ 3,779,695	\$ 3,874,618	\$ 1,223,000	\$ 97,119	\$ 134,386	\$ 112,910	\$ 354,511	\$ 1,921,926	\$ 1,103,138	\$ 500,379	\$ 1,603,517	\$ 263,374	\$ 654,169	\$ 754,213	\$ 1,671,756	\$ 329,525	\$ 1,048,515	\$ 1,378,040	\$ 14,229,552
Vacancy Loss	(187,670)	(115,399)	(36,240)	(2,913)	(4,010)	(3,387)	(10,635)	(57,185)	(33,107)	(14,225)	(47,332)	(7,928)	(20,684)	(22,738)	(51,350)	(9,796)	(31,455)	(41,251)	(500,187)
Other Rental Income	60,400	19,000	9,025	675	500	350	2,500	13,050	18,650	14,850	33,500	4,000	17,056	8,150	29,206	4,500	12,930	17,430	172,586
<b>Total Revenue</b>	<b>\$ 3,652,425</b>	<b>\$ 3,778,219</b>	<b>\$ 1,195,785</b>	<b>\$ 94,881</b>	<b>\$ 130,876</b>	<b>\$ 109,873</b>	<b>\$ 346,376</b>	<b>\$ 1,877,791</b>	<b>\$ 1,088,681</b>	<b>\$ 501,004</b>	<b>\$ 1,589,685</b>	<b>\$ 259,446</b>	<b>\$ 650,541</b>	<b>\$ 739,625</b>	<b>\$ 1,649,612</b>	<b>\$ 324,229</b>	<b>\$ 1,029,990</b>	<b>\$ 1,354,219</b>	<b>\$ 13,901,951</b>
<b>Expenses</b>																			
Salaries and Benefits - Administrative	475,873	366,353	126,929	13,544	14,263	5,180	39,621	199,537	79,647	72,151	151,798	34,301	90,251	136,245	260,797	45,480	123,312	168,792	1,623,150
Administrative Expenses	184,501	121,200	61,898	8,332	8,850	12,740	16,420	108,240	42,800	25,100	67,900	13,330	36,122	29,830	79,282	15,490	34,400	49,890	611,013
Management Fees	292,194	302,258	95,663	7,590	10,470	8,790	27,710	150,223	87,095	40,080	127,175	20,760	52,044	59,170	131,974	25,938	82,400	108,338	1,112,162
Salaries and Benefits - Tenant Services	27,726	84,900	7,541	-	-	-	-	7,541	18,442	8,683	27,125	-	18,752	18,442	37,194	5,957	9,200	15,157	199,643
Tenant Services - Other	10,800	11,225	3,375	250	350	200	1,000	5,175	2,500	1,725	4,225	750	1,950	1,425	4,125	5,550	2,150	7,700	43,250
Utilities	264,244	303,641	70,950	3,725	5,074	4,050	13,603	97,402	71,637	125,949	197,586	8,671	36,320	55,232	100,223	16,210	73,624	89,834	1,052,930
Salaries and Benefits - Maintenance	746,452	599,392	208,650	13,661	16,992	7,996	50,457	297,756	119,317	82,068	201,385	37,944	117,749	72,800	228,493	38,444	103,780	142,224	2,215,702
Maintenance Expenses	230,800	143,389	67,600	450	2,650	2,110	17,950	90,760	63,150	52,914	116,064	14,100	40,155	31,500	85,755	22,625	57,600	80,225	746,993
Maintenance Contract Services	365,500	466,915	146,835	21,656	16,442	16,470	62,700	264,103	149,473	96,680	246,153	30,758	72,483	91,415	194,656	56,944	103,767	160,711	1,698,038
Protective Services Salaries and Benefits	33,866	35,132	10,653	1,245	1,245	-	2,491	15,634	7,484	4,986	12,470	2,491	7,483	4,986	14,960	2,491	6,233	8,724	120,786
Protective Service Contract Cost	110,000	103,000	-	1,920	1,920	1,920	1,920	7,680	-	-	-	-	-	-	-	-	-	-	220,680
General Expenses and Other Expenses	288,466	137,292	111,042	7,896	6,914	4,292	24,368	154,512	69,146	44,761	113,907	17,866	42,501	33,864	94,231	18,948	63,601	82,549	870,957
<b>Total Expenses</b>	<b>\$ 3,030,422</b>	<b>\$ 2,674,697</b>	<b>\$ 911,136</b>	<b>\$ 80,269</b>	<b>\$ 85,170</b>	<b>\$ 63,748</b>	<b>\$ 258,240</b>	<b>\$ 1,398,563</b>	<b>\$ 710,691</b>	<b>\$ 555,097</b>	<b>\$ 1,265,788</b>	<b>\$ 180,971</b>	<b>\$ 515,810</b>	<b>\$ 534,909</b>	<b>\$ 1,231,690</b>	<b>\$ 254,077</b>	<b>\$ 660,067</b>	<b>\$ 914,144</b>	<b>\$ 10,515,304</b>
<b>Net Operating Income</b>	<b>\$ 622,003</b>	<b>\$ 1,103,522</b>	<b>\$ 284,649</b>	<b>\$ 14,612</b>	<b>\$ 45,706</b>	<b>\$ 46,125</b>	<b>\$ 88,136</b>	<b>\$ 479,228</b>	<b>\$ 377,990</b>	<b>\$ (54,093)</b>	<b>\$ 323,897</b>	<b>\$ 78,475</b>	<b>\$ 134,731</b>	<b>\$ 204,716</b>	<b>\$ 417,922</b>	<b>\$ 70,152</b>	<b>\$ 369,923</b>	<b>\$ 440,075</b>	<b>\$ 3,386,647</b>
<b>Other Out Flow</b>																			
Operating Reserves (4 Month)	95,760	107,760	28,560	2,400	3,360	1,920	9,600	45,840	24,000	16,560	40,560	7,200	18,720	13,680	39,600	7,200	20,640	27,840	357,360
Transfer to Corporate Overhead	-	273,313	72,437	-	8,522	12,609	24,349	117,917	53,133	36,792	89,925	18,261	42,399	34,697	95,357	18,261	68,727	86,988	663,500
Transfer within RAD LLC	-	-	-	-	-	-	-	-	148,286	(148,286)	-	-	-	-	-	-	-	-	-
Resident Enrichment Programs	-	61,789	8,637	1,376	1,927	1,101	-	13,041	-	-	-	4,128	-	7,844	11,972	4,128	49,420	53,548	140,350
Oaks at Riverview Youth Programs	-	154,772	43,670	-	5,138	2,936	14,679	66,423	36,697	-	36,697	11,009	-	70,917	81,926	11,009	76,771	87,780	427,598
Funding of PPS	-	173,955	46,103	-	5,424	3,099	-	54,626	38,742	-	38,742	11,623	30,219	22,083	63,925	11,623	61,557	73,180	404,428
Replacement Reserves	525,672	300,964	66,202	6,623	7,789	4,451	22,253	107,318	55,632	40,841	96,473	16,690	43,393	31,710	91,793	16,690	47,844	64,534	1,186,754
<b>Total Other Out Flow</b>	<b>\$ 621,432</b>	<b>\$ 1,072,553</b>	<b>\$ 265,609</b>	<b>\$ 10,399</b>	<b>\$ 32,160</b>	<b>\$ 26,116</b>	<b>\$ 70,881</b>	<b>\$ 405,165</b>	<b>\$ 356,490</b>	<b>\$ (54,093)</b>	<b>\$ 302,397</b>	<b>\$ 68,911</b>	<b>\$ 134,731</b>	<b>\$ 180,931</b>	<b>\$ 384,573</b>	<b>\$ 68,911</b>	<b>\$ 324,959</b>	<b>\$ 393,870</b>	<b>\$ 3,179,990</b>
<b>Net Cash</b>	<b>\$ 571</b>	<b>\$ 30,969</b>	<b>\$ 19,040</b>	<b>\$ 4,213</b>	<b>\$ 13,546</b>	<b>\$ 20,009</b>	<b>\$ 17,255</b>	<b>\$ 74,063</b>	<b>\$ 21,500</b>	<b>\$ -</b>	<b>\$ 21,500</b>	<b>\$ 9,564</b>	<b>\$ -</b>	<b>\$ 23,785</b>	<b>\$ 33,349</b>	<b>\$ 1,241</b>	<b>\$ 44,964</b>	<b>\$ 46,205</b>	<b>\$ 206,657</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**RAD - Properties Consolidated**

Units	399	449	191	169	165	116	1489
	<b>Robles Park, LLC</b>	<b>JL Young, INC</b>	<b>Arbors Estates, LLC</b>	<b>Seminole Park, LLC</b>	<b>Shimberg Estates, LLC</b>	<b>Scruggs Manor, LLC</b>	<b>Total</b>
RAD Rents	\$ 3,779,695	\$ 3,874,618	\$ 1,921,926	\$ 1,603,517	\$ 1,671,756	\$ 1,378,040	\$ 14,229,552
Vacancy Loss	(187,670)	(115,399)	(57,185)	(47,332)	(51,350)	(41,251)	(500,187)
Other Rental Income	60,400	19,000	13,050	33,500	29,206	17,430	172,586
<b>Total Revenue</b>	<b>\$ 3,652,425</b>	<b>\$ 3,778,219</b>	<b>\$ 1,877,791</b>	<b>\$ 1,589,685</b>	<b>\$ 1,649,612</b>	<b>\$ 1,354,219</b>	<b>\$ 13,901,951</b>
<b>Expenses</b>							
Salaries and Benefits - Administrative	475,873	366,353	199,537	151,798	260,797	168,792	1,623,150
Administrative Expenses	184,501	121,200	108,240	67,900	79,282	49,890	611,013
Management Fees	292,194	302,258	150,223	127,175	131,974	108,338	1,112,162
Salaries and Benefits - Tenant Services	27,726	84,900	7,541	27,125	37,194	15,157	199,643
Tenant Services - Other	10,800	11,225	5,175	4,225	4,125	7,700	43,250
Utilities	264,244	303,641	97,402	197,586	100,223	89,834	1,052,930
Salaries and Benefits - Maintenance	746,452	599,392	297,756	201,385	228,493	142,224	2,215,702
Maintenance Expenses	230,800	143,389	90,760	116,064	85,755	80,225	746,993
Maintenance Contract Services	365,500	466,915	264,103	246,153	194,656	160,711	1,698,038
Protective Services Salaries and Benefits	33,866	35,132	15,634	12,470	14,960	8,724	120,786
Protective Service Contract Cost	110,000	103,000	7,680	-	-	-	220,680
General Expenses and Other Expenses	288,466	137,292	154,512	113,907	94,231	82,549	870,957
<b>Total Expenses</b>	<b>\$ 3,030,422</b>	<b>\$ 2,674,697</b>	<b>\$ 1,398,563</b>	<b>\$ 1,265,788</b>	<b>\$ 1,231,690</b>	<b>\$ 914,144</b>	<b>\$ 10,515,304</b>
<b>Net Operating Income</b>	<b>\$ 622,003</b>	<b>\$ 1,103,522</b>	<b>\$ 479,228</b>	<b>\$ 323,897</b>	<b>\$ 417,922</b>	<b>\$ 440,075</b>	<b>\$ 3,386,647</b>
<b>Other Out Flow</b>							
Operating Reserves (4 Month)	95,760	107,760	45,840	40,560	39,600	27,840	357,360
Transfer to Corporate Overhead	-	273,313	117,917	89,925	95,357	86,988	663,500
Transfer within RAD LLC	-	-	-	-	-	-	-
Resident Enrichment Programs	-	61,789	13,041	-	11,972	53,548	140,350
Oaks at Riverview Youth Programs	-	154,772	66,423	36,697	81,926	87,780	427,598
Funding of PPS	-	173,955	54,626	38,742	63,925	73,180	404,428
Replacement Reserves	525,672	300,964	107,318	96,473	91,793	64,534	1,186,754
<b>Total Other Out Flow</b>	<b>\$ 621,432</b>	<b>\$ 1,072,553</b>	<b>\$ 405,165</b>	<b>\$ 302,397</b>	<b>\$ 384,573</b>	<b>\$ 393,870</b>	<b>\$ 3,179,990</b>
<b>Net Cash</b>	<b>\$ 571</b>	<b>\$ 30,969</b>	<b>\$ 74,063</b>	<b>\$ 21,500</b>	<b>\$ 33,349</b>	<b>\$ 46,205</b>	<b>\$ 206,657</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Robles Park**

	Units			
	399			
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 4,724,603	\$ 3,779,695	\$ (944,908)	\$ 789
Vacancy Loss	(141,738)	(187,670)	(45,932)	(39)
Other Rental Income	53,660	60,400	6,740	13
<b>Total Revenue</b>	<b>\$ 4,636,525</b>	<b>\$ 3,652,425</b>	<b>\$ (984,100)</b>	<b>\$ 763</b>
<b>Expenses</b>				
Admin Salaries / Benefits	458,876	475,873	(16,997)	99
Administrative Expenses	201,221	184,501	16,720	39
Management Fees	374,589	292,194	82,395	61
Tenant Services Salaries / Benefits	8,983	27,726	(18,743)	6
Tenant Service Expenses	25,264	10,800	14,464	2
Utilities	226,621	264,244	(37,623)	55
Maintenance Salary / Benefits	732,319	746,452	(14,133)	156
Maintenance Expenses	194,663	230,800	(36,137)	48
Contracted Maintenance Services	404,949	365,500	39,449	76
Protective Services Salaries / Benefits	35,920	33,866	2,054	7
Protective Service Contract Cost	120,000	110,000	10,000	23
General Expenses	246,571	288,466	(41,895)	60
<b>Total Expenses</b>	<b>\$ 3,029,976</b>	<b>\$ 3,030,422</b>	<b>\$ (446)</b>	<b>\$ 633</b>
<b>Net Operating Income</b>	<b>\$ 1,606,549</b>	<b>\$ 622,003</b>	<b>\$ (984,546)</b>	<b>\$ 130</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	297,806	95,760	202,046	20
Transfer to Corporate Overhead	188,326	-	188,326	-
Resident Enrichment Programs	48,072	-	48,072	-
Oaks at Riverview Youth Programs	176,132	-	176,132	-
Funding of PPS Salaries / Benefits	116,217	-	116,217	-
Replacement Reserves	543,698	525,672	18,026	110
<b>Total Other Out Flow</b>	<b>\$ 1,370,251</b>	<b>\$ 621,432</b>	<b>\$ 748,820</b>	<b>\$ 130</b>
<b>Net Cash</b>	<b>\$ 236,298</b>	<b>\$ 571</b>	<b>\$ (235,726)</b>	<b>\$ -</b>

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>2,594,712</b>
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**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Robles Park - Capital Improvements**

Units	399
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 2,594,712
Additions to Replacement Reserve	525,672
<b>Total Replacement Reserve Balance</b>	<b>\$ 3,120,384</b>
<b>PCA Improvement 2020-2021</b>	
Redevelopment Activities	400,000
Plumbing, Water, Sanitary Lines	56,000
Appliances	33,000
HVAC Replacement - Head Start	16,000
Water Heaters	15,000
Security System (TPD Cameras)	8,000
Landscaping	8,000
Install Vinyl Flooring	6,000
Smoke Detectors	4,200
<b>Total PCA Improvement</b>	<b>\$ 546,200</b>
<b>Replacement Reserves 3/31/2021</b>	<b>\$ 2,574,184</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**JL Young Apartments**

	Units			
	449			
	FY 2019-2020	FY 2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 3,737,690	\$ 3,874,618	\$ 136,928	\$ 719
Vacancy Loss	(112,131)	(115,399)	(3,268)	(21)
Other Rental Income	9,450	19,000	9,550	4
<b>Total Revenue</b>	<b>\$ 3,635,009</b>	<b>\$ 3,778,219</b>	<b>\$ 143,210</b>	<b>\$ 701</b>
<b>Expenses</b>				
Admin Salaries and Benefits	417,691	366,353	51,338	68
Administrative Expenses	166,700	121,200	45,500	22
Management Fees	290,801	302,258	(11,457)	56
Tenant Services Salaries / Benefits	82,396	84,900	(2,504)	16
Tenant Services Expenses	26,285	11,225	15,060	2
Utilities	280,184	303,641	(23,457)	56
Maintenance Salaries / Benefits	705,744	599,392	106,352	111
Maintenance Expenses	127,226	143,389	(16,163)	27
Contracted Maintenance Services	527,937	466,915	61,022	87
Protective Services Salaries / Benefits	34,589	35,132	(543)	7
Protective Services Contract Cost	103,000	103,000	-	19
General Expenses	111,183	137,292	(26,109)	25
<b>Total Expenses</b>	<b>\$ 2,873,736</b>	<b>\$ 2,674,697</b>	<b>\$ 199,039</b>	<b>\$ 496</b>
<b>Net Operating Income</b>	<b>\$ 761,273</b>	<b>\$ 1,103,522</b>	<b>\$ 342,249</b>	<b>\$ 205</b>
<b>Other Out Flow</b>				
Operating Reserves (1 month)	263,947	107,760	156,187	20
Transfer to Corporate Overhead	195,737	273,313	(77,576)	51
Resident Enrichment Programs	47,334	61,789	(14,455)	11
Oaks at Riverview Youth Programs	-	154,772	(154,772)	29
Funding of PPS Salaries / Benefits	114,433	173,955	(59,522)	32
Replacement Reserves	293,624	300,964	(7,340)	56
<b>Total Other Out Flow</b>	<b>\$ 915,075</b>	<b>\$ 1,072,553</b>	<b>\$ (157,478)</b>	<b>\$ 199</b>
<b>Net Cash</b>	<b>\$ (153,802)</b>	<b>\$ 30,969</b>	<b>\$ 184,771</b>	<b>\$ 6</b>

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>448,336</b>
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**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 JL Young - Capital Improvements

Units	449
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 448,336
Additions to Replacement Reserve	300,964
<b>Total Replacement Reserve Balance</b>	<b>\$ 749,300</b>
<b>PCA Improvement 2020-2021</b>	
Elevator Repair Phase I	247,696
Beam Seat Phase I	120,000
Flooding Repairs (Buildings C2, C3, and B3)	69,000
Security System (TPD Cameras)	39,000
<b>Total PCA Improvement</b>	<b>\$ 475,696</b>
<b>Replacement Reserves 3/31/2020</b>	<b>\$ 273,604</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Arbors Estates**

	Units		119	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 1,222,644	\$ 1,223,000	\$ 356	\$ 856
Vacancy Loss	(36,679)	(36,240)	439	(25)
Other Rental Income	6,400	9,025	2,625	6
<b>Total Revenue</b>	<b>\$ 1,192,365</b>	<b>\$ 1,195,785</b>	<b>\$ 3,420</b>	<b>\$ 837</b>
<b>Expenses</b>				
Admin Salaries / Benefits	108,556	126,929	(18,373)	89
Administrative Expenses	67,196	61,898	5,298	43
Management Fees	95,389	95,663	(274)	67
Tenant Services Salaries / Benefits	5,898	7,541	(1,643)	5
Tenant Service Expenses	7,459	3,375	4,084	2
Utilities	75,232	70,950	4,282	50
Maintenance Salary / Benefits	194,417	208,650	(14,233)	146
Maintenance Expenses	92,250	67,600	24,650	47
Contracted Maintenance Services	120,750	146,835	(26,085)	103
Protective Services Salaries / Benefits	8,651	10,653	(2,002)	7
General Expenses	113,256	111,042	2,214	78
<b>Total Expenses</b>	<b>\$ 889,054</b>	<b>\$ 911,136</b>	<b>\$ (22,082)</b>	<b>\$ 638</b>
<b>Net Operating Income</b>	<b>\$ 303,311</b>	<b>\$ 284,649</b>	<b>\$ (18,662)</b>	<b>\$ 199</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	79,470	28,560	50,910	20
Transfer to Corporate Overhead	51,877	72,437	(20,560)	51
Resident Enrichment Programs	12,545	8,637	3,908	6
Oaks at Riverview Youth Programs	48,020	43,670	4,350	31
Funding of PPS Salaries / Benefits	30,329	46,103	(15,774)	32
Replacement Reserves	64,588	66,202	(1,614)	46
<b>Total Other Out Flow</b>	<b>\$ 286,829</b>	<b>\$ 265,609</b>	<b>\$ 21,220</b>	<b>\$ 186</b>
<b>Net Cash</b>	<b>\$ 16,482</b>	<b>\$ 19,040</b>	<b>\$ 2,558</b>	<b>\$ 13</b>

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>528,504</b>
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**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Arbors Estates - Capital Improvements**

Units	119
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 528,504
Additions to Replacement Reserve	66,202
<b>Total Replacement Reserve Balance</b>	<b>\$ 594,706</b>
<b>PCA Improvement 2020-2021</b>	
Replace 100 AMP Mains	100,000
Parking Lot Repavement	23,250
Valve Replacement	20,750
Security System (TPD Cameras)	16,000
Vinyl Plank Flooring	12,000
<b>Total PCA Improvements</b>	<b>172,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>422,706</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Azeele Apartments**

	Units		10			
	FY2019-2020	FY2020-2021	Variance	PUM		
<b>Revenue</b>						
RAD Rents	\$ 94,272	\$ 97,119	\$ 2,847	\$ 809		
Vacancy Loss	(2,828)	(2,913)	(85)	(24)		
Other Rental Income	250	675	425	6		
<b>Total Revenue</b>	<b>\$ 91,694</b>	<b>\$ 94,881</b>	<b>\$ 3,187</b>	<b>\$ 791</b>		
<b>Expenses</b>						
Admin Salaries / Benefits	10,690	13,544	(2,854)	113		
Administrative Expenses	6,513	8,332	(1,819)	69		
Management Fees	7,336	7,590	(254)	63		
Tenant Service Expenses	585	250	335	2		
Utilities	3,203	3,725	(522)	31		
Maintenance Salary / Benefits	16,653	13,661	2,992	114		
Maintenance Expenses	6,370	450	5,920	4		
Contracted Maintenance Services	16,456	21,656	(5,200)	180		
Protective Services Salaries / Benefits	1,235	1,245	(10)	10		
Protective Services Contract Cost		1,920	(1,920)	16		
General Expenses	7,380	7,896	(516)	66		
<b>Total Expenses</b>	<b>\$ 76,421</b>	<b>\$ 80,269</b>	<b>\$ (1,412)</b>	<b>\$ 669</b>		
<b>Net Operating Income</b>	<b>\$ 15,273</b>	<b>\$ 14,612</b>	<b>\$ (661)</b>	<b>\$ 122</b>		
<b>Other Out Flow</b>						
Operating Reserves (4 Month)	5,486	2,400	3,086	20		
Transfer to Corporate Overhead	4,359	-	4,359	-		
Resident Enrichment Programs	-	1,376	(1,376)	11		
Funding of PPS Salaries / Benefits	-	-	-	-		
Replacement Reserves	5,428	6,623	(1,195)	55		
<b>Total Other Out Flow</b>	<b>\$ 15,273</b>	<b>\$ 10,399</b>	<b>\$ 4,874</b>	<b>\$ 87</b>		
<b>Net Cash</b>	<b>\$ -</b>	<b>\$ 4,213</b>	<b>\$ 4,213</b>	<b>\$ 35</b>		

**Replacement Reserves Balance - 3/31/2020** **183,319**

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Azele Apartments - Capital Improvements

Units	10
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 183,319
Additions to Replacement Reserve	6,623
<b>Total Replacement Reserve Balance</b>	<b>\$ 189,942</b>
<b>PCA Improvement 2020-2021</b>	
Kitchen Countertops	16,000
<b>Total PCA Improvements</b>	<b>\$ 16,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 173,942</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Bay Ceia Apartments**

	Units			
	40			
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 364,176	\$ 354,511	\$ (9,665)	\$ 739
Vacancy Loss	(10,925)	(10,635)	290	(22)
Other Rental Income	3,030	2,500	(530)	5
Subsidies / Other Income	-	-	-	-
<b>Total Revenue</b>	<b>\$ 356,281</b>	<b>\$ 346,376</b>	<b>\$ (9,905)</b>	<b>\$ 722</b>
<b>Expenses</b>				
Admin Salaries / Benefits	36,469	39,621	(3,152)	83
Administrative Expenses	17,600	16,420	1,180	34
Management Fees	28,502	27,710	792	58
Tenant Service Expenses	2,339	1,000	1,339	2
Utilities	12,873	13,603	(730)	28
Maintenance Salary / Benefits	63,881	50,457	13,424	105
Maintenance Expenses	20,500	17,950	2,550	37
Contracted Maintenance Services	47,965	62,700	(14,735)	131
Protective Services Salaries / Benefits	2,471	2,491	(20)	5
Protective Services Contract Cost	-	1,920	(1,920)	4
General Expenses	20,656	24,368	(3,712)	51
<b>Total Expenses</b>	<b>\$ 253,256</b>	<b>\$ 258,240</b>	<b>\$ (4,984)</b>	<b>\$ 538</b>
<b>Net Operating Income</b>	<b>\$ 103,025</b>	<b>\$ 88,136</b>	<b>\$ (14,889)</b>	<b>\$ 184</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	22,914	9,600	(13,314)	20
Transfer to Corporate Overhead	17,438	24,349	(6,911)	51
Resident Enrichment Programs	4,217	-	4,217	-
Oaks at Riverview Youth Programs	15,940	14,679	1,261	31
Funding of PPS Salaries / Benefits	10,194	-	10,194	-
Replacement Reserves	21,710	22,253	(543)	46
<b>Total Other Out Flow</b>	<b>\$ 92,413</b>	<b>\$ 70,881</b>	<b>\$ (5,096)</b>	<b>\$ 148</b>
<b>Net Cash</b>	<b>\$ 10,612</b>	<b>\$ 17,255</b>	<b>\$ 6,643</b>	<b>\$ 36</b>
<b>Replacement Reserves Balance - 3/31/2020</b>	<b>193,811</b>			

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Bay Ceia Apartments - Capital Improvements

Units	40
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 193,811
Additions to Replacement Reserve	22,253
<b>Total Replacement Reserve Balance</b>	<b>\$ 216,064</b>
<b>PCA Improvement 2020-2021</b>	
Refinish Bathtubs	27,500
Security System (TPD Cameras)	7,500
<b>Total PCA Improvement</b>	<b>\$ 35,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 181,064</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**St. Louis / St. Conrad**

	Units		8	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 110,592	\$ 112,910	\$ 2,318	\$ 1,176
Vacancy Loss	(3,318)	(3,387)	(69)	(35)
Other Rental Income	300	350	50	4
<b>Total Revenue</b>	<b>\$ 107,574</b>	<b>\$ 109,873</b>	<b>\$ 2,299</b>	<b>\$ 1,145</b>
<b>Expenses</b>				
Admin Salaries / Benefits	4,996	5,180	(184)	54
Administrative Expenses	6,170	12,740	(6,570)	133
Management Fees	8,606	8,790	184	92
Tenant Service Expenses	468	200	(268)	2
Utilities	4,000	4,050	(50)	42
Maintenance Salary / Benefits	10,379	7,996	2,383	83
Maintenance Expenses	3,985	2,110	1,875	22
Contracted Maintenance Services	21,860	16,470	5,390	172
Protective Services Contract Cost	-	1,920	(1,920)	20
General Expenses	3,540	4,292	(752)	45
<b>Total Expenses</b>	<b>\$ 64,004</b>	<b>\$ 63,748</b>	<b>\$ 88</b>	<b>\$ 664</b>
<b>Net Operating Income</b>	<b>\$ 43,570</b>	<b>\$ 46,125</b>	<b>\$ 2,555</b>	<b>\$ 480</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	5,696	1,920	3,776	20
Transfer to Corporate Overhead	3,488	12,609	(9,121)	131
Resident Enrichment Programs	843	1,101	(258)	11
Oaks at Riverview Youth Programs	3,188	2,936	252	31
Funding of PPS Salaries / Benefits	2,039	3,099	(1,060)	32
Replacement Reserves	4,342	4,451	(109)	46
<b>Total Other Out Flow</b>	<b>\$ 19,596</b>	<b>\$ 26,116</b>	<b>\$ (6,521)</b>	<b>\$ 272</b>
<b>Net Cash</b>	<b>\$ 23,975</b>	<b>\$ 20,009</b>	<b>\$ (3,966)</b>	<b>\$ 208</b>

**Replacement Reserves Balance - 3/31/2020**

**58,730**

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 St. Louis/St. Conrad - Capital Improvements

Units	8
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 58,730
Additions to Replacement Reserve	4,451
<b>Total Replacement Reserve Balance</b>	<b>\$ 63,181</b>
<b>PCA Improvement 2020-2021</b>	
Landscaping	3,300
<b>Total PCA Improvement</b>	<b>\$ 3,300</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 59,881</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**SOHO Apartments**

	Units		14			
	FY2019-2020	FY2020-2021	Variance	PUM		
<b>Revenue</b>						
RAD Rents	\$ 129,372	\$ 134,386	\$ 5,014	\$ 800		
Vacancy Loss	(3,881)	(4,010)	(129)	(24)		
Other Rental Income	425	500	75	3		
<b>Total Revenue</b>	<b>\$ 125,916</b>	<b>\$ 130,876</b>	<b>\$ 4,960</b>	<b>\$ 779</b>		
<b>Expenses</b>						
Admin Salaries / Benefits	13,214	14,263	(1,049)	85		
Administrative Expenses	6,998	8,850	(1,852)	53		
Management Fees	10,073	10,470	(397)	62		
Tenant Service Expenses	819	350	469	2		
Utilities	6,141	5,074	1,067	30		
Maintenance Salary / Benefits	22,263	16,992	5,271	101		
Maintenance Expenses	6,370	2,650	3,720	16		
Contracted Maintenance Services	23,044	16,442	6,602	98		
Protective Services Salaries / Benefits	1,235	1,245	(10)	7		
Protective Services Contract Cost	-	1,920	(1,920)	11		
General Expenses	5,927	6,914	(987)	41		
<b>Total Expenses</b>	<b>\$ 96,084</b>	<b>\$ 85,170</b>	<b>\$ 10,914</b>	<b>\$ 507</b>		
<b>Net Operating Income</b>	<b>\$ 29,832</b>	<b>\$ 45,706</b>	<b>\$ 15,874</b>	<b>\$ 272</b>		
<b>Other Out Flow</b>						
Operating Reserves (4 Month)	8,829	3,360	5,469	20		
Transfer to Corporate Overhead	6,103	8,522	(2,419)	51		
Resident Enrichment Programs	-	1,927	(1,927)	11		
Oaks at Riverview Youth Programs	4,979	5,138	(159)	31		
Funding of PPS Salaries / Benefits	-	5,424	(5,424)	32		
Replacement Reserves	9,860	7,789	2,071	46		
<b>Total Other Out Flow</b>	<b>\$ 29,771</b>	<b>\$ 32,160</b>	<b>\$ (2,389)</b>	<b>\$ 191</b>		
<b>Net Cash</b>	<b>\$ 61</b>	<b>\$ 13,546</b>	<b>\$ 13,485</b>	<b>\$ 81</b>		

Replacement Reserves Balance - 3/31/2020

221,830

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 SOHO Apartments - Capital Improvements

Units	14
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 221,830
Additions to Replacement Reserve	7,789
<b>Total Replacement Reserve Balance</b>	<b>\$ 229,619</b>
<b>PCA Improvement 2020-2021</b>	
Painting	32,500
<b>Total PCA Improvement</b>	<b>\$ 32,500</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 197,119</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Seminole Park**

	Units		100	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 1,096,368	\$ 1,103,138	\$ 6,770	\$ 919
Vacancy Loss	(32,891)	(33,107)	(216)	(28)
Other Rental Income	16,875	18,650	1,775	16
<b>Total Revenue</b>	<b>\$ 1,080,352</b>	<b>\$ 1,088,681</b>	<b>\$ 8,329</b>	<b>\$ 907</b>
<b>Expenses</b>				
Admin Salaries / Benefits	82,709	79,647	3,062	66
Administrative Expenses	41,313	42,800	(1,487)	36
Management Fees	86,428	87,095	(667)	73
Tenant Services Salaries / Benefits	17,633	18,442	(809)	15
Tenant Service Expenses	5,848	2,500	3,348	2
Utilities	92,000	71,637	20,363	60
Maintenance Salary / Benefits	130,956	119,317	11,639	99
Maintenance Expenses	66,407	63,150	3,257	53
Contracted Maintenance Services	137,949	149,473	(11,524)	125
General Expenses	50,350	69,146	(18,796)	58
Protective Services Salaries / Benefits	7,413	7,484	(71)	6
<b>Total Expenses</b>	<b>\$ 719,006</b>	<b>\$ 710,691</b>	<b>\$ 8,315</b>	<b>\$ 592</b>
<b>Net Operating Income</b>	<b>\$ 361,346</b>	<b>\$ 377,990</b>	<b>\$ 16,644</b>	<b>\$ 315</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	64,440	24,000	40,440	20
Transfer to Corporate Overhead	43,594	53,133	(9,539)	44
Transfer within RAD LLC	123,160	148,286	(25,126)	124
Resident Enrichment Programs	10,542	-	10,542	-
Oaks at Riverview Youth Programs	39,849	36,697	3,152	31
Funding of PPS Salaries / Benefits	25,486	38,742	(13,256)	32
Replacement Reserves	54,275	55,632	(1,357)	46
<b>Total Other Out Flow</b>	<b>\$ 361,346</b>	<b>\$ 356,490</b>	<b>\$ 4,856</b>	<b>\$ 297</b>
<b>Net Cash</b>	<b>\$ -</b>	<b>\$ 21,500</b>	<b>\$ 21,500</b>	<b>\$ 18</b>
<b>Replacement Reserves Balance - 3/31/2020</b>		<b>241,115</b>		

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Seminole Park - Capital Improvements

Units	100
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 241,115
Additions to Replacement Reserve	55,632
<b>Total Replacement Reserve Balance</b>	<b>\$ 296,747</b>
<b>PCA Improvement 2020-2021</b>	
Replacement of Underground Sewer Lines	186,000
<b>Total PCA Improvements</b>	<b>\$ 186,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 110,747</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Moses White Estates**

	Units		69	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 482,196	\$ 500,379	\$ 18,183	\$ 604
Vacancy Loss	(14,466)	(14,225)	241	(17)
Other Rental Income	14,450	14,850	400	18
<b>Total Revenue</b>	<b>\$ 482,180</b>	<b>\$ 501,004</b>	<b>\$ 18,824</b>	<b>\$ 605</b>
<b>Expenses</b>				
Admin Salaries / Benefits	75,755	72,151	3,604	87
Administrative Expenses	32,080	25,100	6,980	30
Management Fees	38,574	40,080	1,506	48
Tenant Services Salaries / Benefits	8,023	8,683	(660)	10
Tenant Service Expenses	4,035	1,725	2,310	2
Utilities	143,708	125,949	17,759	152
Maintenance Salary / Benefits	92,508	82,068	10,440	99
Maintenance Expenses	54,000	52,914	1,086	64
Contracted Maintenance Services	117,818	96,680	21,138	117
General Expenses	35,834	44,761	(8,927)	54
Protective Services Salaries / Benefits	4,942	4,986	(44)	6
<b>Total Expenses</b>	<b>\$ 607,277</b>	<b>\$ 555,097</b>	<b>\$ 55,192</b>	<b>\$ 670</b>
<b>Net Operating Income</b>	<b>\$ (125,097)</b>	<b>\$ (54,093)</b>	<b>\$ 71,004</b>	<b>\$ (65)</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	53,727	16,560	37,167	20
Transfer to Corporate Overhead	30,080	36,792	(6,712)	44
Transfer within RAD LLC	(123,160)	(148,286)	25,126	(179)
Resident Enrichment Programs	7,274	-	7,274	-
Oaks at Riverview Youth Programs	27,496	-	27,496	-
Funding of PPS Salaries / Benefits	17,585	-	17,585	-
Replacement Reserves	37,450	40,841	(3,391)	49
<b>Total Other Out Flow</b>	<b>\$ 50,452</b>	<b>\$ (54,093)</b>	<b>\$ 104,545</b>	<b>\$ (65)</b>
<b>Net Cash</b>	<b>\$ (175,549)</b>	<b>\$ -</b>	<b>\$ 175,549</b>	<b>\$ -</b>
<b>Replacement Reserves Balance - 3/31/2020</b>	<b>467,430</b>			

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Moses White Estates - Capital Improvements

Units	69
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 467,430
Additions to Replacement Reserve	40,841
<b>Total Replacement Reserve Balance</b>	<b>\$ 508,271</b>
<b>PCA Improvement 2020-2021</b>	
Water Meters (18 buildings)	50,000
<b>Total PCA Improvements</b>	<b>\$ 50,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 458,271</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Squire Villa**

	Units		30	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 259,200	\$ 263,374	\$ 4,174	\$ 732
Vacancy Loss	(7,776)	(7,928)	(152)	(22)
Other Rental Income	3,750	4,000	250	11
<b>Total Revenue</b>	<b>\$ 255,174</b>	<b>\$ 259,446</b>	<b>\$ 4,272</b>	<b>\$ 721</b>
<b>Expenses</b>				
Admin Salaries / Benefits	32,731	34,301	(1,570)	95
Administrative Expenses	15,550	13,330	2,220	37
Management Fees	20,414	20,760	(346)	58
Tenant Service Expenses	1,754	750	1,004	2
Utilities	7,921	8,671	(750)	24
Maintenance Salary / Benefits	41,013	37,944	3,069	105
Maintenance Expenses	12,260	14,100	(1,840)	39
Contracted Maintenance Services	29,928	30,758	(830)	85
General Expenses	13,239	17,866	(4,627)	50
Protective Services Salaries / Benefits	2,471	2,491	(20)	7
<b>Total Expenses</b>	<b>\$ 177,281</b>	<b>\$ 180,971</b>	<b>\$ (3,690)</b>	<b>\$ 503</b>
<b>Net Operating Income</b>	<b>\$ 77,893</b>	<b>\$ 78,475</b>	<b>\$ 582</b>	<b>\$ 218</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	16,130	7,200	8,930	20
Transfer to Corporate Overhead	13,078	18,261	(5,183)	51
Resident Enrichment Programs	3,163	4,128	(965)	11
Oaks at Riverview Youth Programs	11,955	11,009	946	31
Funding of PPS Salaries / Benefits	7,646	11,623	(3,977)	32
Replacement Reserves	16,283	16,690	(407)	46
<b>Total Other Out Flow</b>	<b>\$ 68,255</b>	<b>\$ 68,911</b>	<b>\$ (656)</b>	<b>\$ 191</b>
<b>Net Cash</b>	<b>\$ 9,638</b>	<b>\$ 9,564</b>	<b>\$ (74)</b>	<b>\$ 27</b>

Replacement Reserves Balance - 3/31/2020

178,983

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Squire Villa - Capital Improvements

Units	30
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 178,983
Additions to Replacement Reserve	16,690
<b>Total Replacement Reserve Balance</b>	<b>\$ 195,673</b>
<b>PCA Improvement 2020-2021</b>	
Kitchen Cabinets	15,000
Perimeter Fencing	10,000
Security System (TPD Cameras)	5,000
<b>Total PCA Improvement</b>	<b>\$ 30,000</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 165,673</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Shimberg Estates**

	Units		78			
	FY2019-2020	FY2020-2021	Variance	PUM		
<b>Revenue</b>						
RAD Rents	\$ 656,328	\$ 654,169	\$ (2,159)	\$ 699		
Vacancy Loss	(19,690)	(20,684)	(994)	(22)		
Other Rental Income	9,400	17,056	7,656	18		
<b>Total Revenue</b>	<b>\$ 646,038</b>	<b>\$ 650,541</b>	<b>\$ 4,503</b>	<b>\$ 695</b>		
<b>Expenses</b>						
Admin Salaries / Benefits	93,887	90,251	3,636	96		
Administrative Expenses	42,664	36,122	6,542	39		
Management Fees	51,683	52,044	(361)	56		
Tenant Services Salaries / Benefits	5,613	18,752	(13,139)	20		
Tenant Service Expenses	4,562	1,950	2,612	2		
Utilities	32,007	36,320	(4,313)	39		
Maintenance Salary / Benefits	98,737	117,749	(19,012)	126		
Maintenance Expenses	40,850	40,155	695	43		
Contracted Maintenance Services	73,829	72,483	1,346	77		
General Expenses	40,249	42,501	(2,252)	45		
Protective Services Salaries / Benefits	4,942	7,483	(2,541)	8		
<b>Total Expenses</b>	<b>\$ 489,023</b>	<b>\$ 515,810</b>	<b>\$ (26,787)</b>	<b>\$ 551</b>		
<b>Net Operating Income</b>	<b>\$ 157,015</b>	<b>\$ 134,731</b>	<b>\$ (22,284)</b>	<b>\$ 144</b>		
<b>Other Out Flow</b>						
Operating Reserves (4 Month)	44,280	18,720	25,560	20		
Transfer to Corporate Overhead	34,003	42,399	(8,396)	45		
Resident Enrichment Programs	8,223	-	8,223	-		
Oaks at Riverview Youth Programs	28,174	-	28,174	-		
Funding of PPS Salaries / Benefits	19,879	30,219	(10,340)	32		
Replacement Reserves	42,335	43,393	(1,058)	46		
<b>Total Other Out Flow</b>	<b>\$ 176,894</b>	<b>\$ 134,731</b>	<b>\$ 42,163</b>	<b>\$ 144</b>		
<b>Net Cash</b>	<b>\$ (19,879)</b>	<b>\$ -</b>	<b>\$ 19,879</b>	<b>\$ -</b>		

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>417,612</b>
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**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Shimberg Estates - Capital Improvements

Units	78
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 417,612
Additions to Replacement Reserve	43,393
<b>Total Replacement Reserve Balance</b>	<b>\$ 461,005</b>
<b>PCA Improvement 2020-2021</b>	
Parking Lot and Driveway Repairs	144,990
Security System (TPD Cameras)	8,500
Water Heaters	6,800
<b>Total PCA Improvement</b>	<b>\$ 160,290</b>
<b>Replacement Reserves 3/31/2021</b>	<b>\$ 300,715</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
C. Blythe Andrews

	Units			
	57			
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 743,052	\$ 754,213	\$ 11,161	\$ 1,103
Vacancy Loss	(22,292)	(22,738)	(446)	(33)
Other Rental Income	7,150	8,150	1,000	12
<b>Total Revenue</b>	<b>\$ 727,910</b>	<b>\$ 739,625</b>	<b>\$ 11,715</b>	<b>\$ 1,081</b>
<b>Expenses</b>				
Admin Salaries / Benefits	67,330	136,245	(68,915)	199
Administrative Expenses	26,710	29,830	(3,120)	44
Management Fees	58,233	59,170	(937)	87
Tenant Service Expenses	3,333	1,425	1,908	2
Utilities	94,318	55,232	39,086	81
Maintenance Salary / Benefits	85,739	72,800	12,939	106
Maintenance Expenses	29,700	31,500	(1,800)	46
Contracted Maintenance Services	112,937	91,415	21,522	134
General Expenses	28,376	33,864	(5,488)	50
Protective Services Salaries / Benefits	4,942	4,986	(44)	7
<b>Total Expenses</b>	<b>\$ 529,251</b>	<b>\$ 534,909</b>	<b>\$ (5,658)</b>	<b>\$ 782</b>
<b>Net Operating Income</b>	<b>\$ 198,659</b>	<b>\$ 204,716</b>	<b>\$ 6,057</b>	<b>\$ 299</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	46,682	13,680	33,002	20
Transfer to Corporate Overhead	24,849	34,697	(9,848)	51
Resident Enrichment Programs	6,009	7,844	(1,835)	11
Oaks at Riverview Youth Programs	25,622	70,917	(45,295)	104
Funding of PPS Salaries / Benefits	14,527	22,083	(7,556)	32
Replacement Reserves	30,937	31,710	(773)	46
<b>Total Other Out Flow</b>	<b>\$ 148,626</b>	<b>\$ 180,931</b>	<b>\$ (32,305)</b>	<b>\$ 265</b>
<b>Net Cash</b>	<b>\$ 50,033</b>	<b>\$ 23,785</b>	<b>\$ (26,248)</b>	<b>\$ 35</b>

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>428,791</b>
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**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 C. Blythe Andrews - Capital Improvements

Units	57
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 428,791
Additions to Replacement Reserve	31,710
<b>Total Replacement Reserve Balance</b>	<b>\$ 460,501</b>
<b>PCA Improvement 2020-2021</b>	
Flooring	26,214
Kitchen Countertops	15,000
Tree Removal	10,000
Appliances	10,000
Security System (TPD Cameras)	8,500
<b>Total PCA Improvement</b>	<b>\$ 69,714</b>
<b>Replacement Reserves 3/31/2021</b>	
	<b>\$ 390,787</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Azzarelli Apartments**

	Units		30			
	FY2019-2020	FY2020-2021	Variance	PUM		
<b>Revenue</b>						
RAD Rents	\$ 331,200	\$ 329,525	\$ (1,675)	\$ 915		
Vacancy Loss	(9,936)	(9,796)	140	(27)		
Other Rental Income	4,100	4,500	400	13		
<b>Total Revenue</b>	<b>\$ 325,364</b>	<b>\$ 324,229</b>	<b>\$ (1,135)</b>	<b>\$ 901</b>		
<b>Expenses</b>						
Admin Salaries / Benefits	35,826	45,480	(9,654)	126		
Administrative Expenses	11,474	15,490	(4,016)	43		
Management Fees	26,029	25,938	91	72		
Tenant Services Salaries / Benefits	5,613	5,957	(344)	17		
Tenant Service Expenses	1,754	5,550	(3,796)	15		
Utilities	14,840	16,210	(1,370)	45		
Maintenance Salary / Benefits	41,757	38,444	3,313	107		
Maintenance Expenses	17,325	22,625	(5,300)	63		
Contracted Maintenance Services	56,249	56,944	(695)	158		
General Expenses	15,874	18,948	(3,074)	53		
Protective Services Salaries / Benefits	2,471	2,491	(20)	7		
<b>Total Expenses</b>	<b>\$ 229,212</b>	<b>\$ 254,077</b>	<b>\$ 24,865</b>	<b>\$ 706</b>		
<b>Net Operating Income</b>	<b>\$ 96,152</b>	<b>\$ 70,152</b>	<b>\$ (26,000)</b>	<b>\$ 195</b>		
<b>Other Out Flow</b>						
Operating Reserves (4 Month)	20,458	7,200	13,258	20		
Transfer to Corporate Overhead	13,078	18,261	(5,183)	51		
Resident Enrichment Programs	3,163	4,128	(965)	11		
Oaks at Riverview Youth Programs	11,955	11,009	946	31		
Funding of PPS Salaries / Benefits	7,646	11,623	(3,977)	32		
Replacement Reserves	16,283	16,690	(407)	46		
<b>Total Other Out Flow</b>	<b>\$ 72,583</b>	<b>\$ 68,911</b>	<b>\$ 3,672</b>	<b>\$ 191</b>		
<b>Net Cash</b>	<b>\$ 23,569</b>	<b>\$ 1,241</b>	<b>\$ (22,328)</b>	<b>\$ 3</b>		

<b>Replacement Reserves Balance - 3/31/2020</b>	<b>234,083</b>
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**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Azzarelli Apartments - Capital Improvements

Units	30
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 234,083
Additions to Replacement Reserve	16,690
<b>Total Replacement Reserve Balance</b>	<b>\$ 250,773</b>
<b>PCA Improvement 2020-2021</b>	
Replace Bathtubs	25,000
Security System (TPD Cameras)	8,500
<b>Total PCA Improvement</b>	<b>\$ 33,500</b>
<b>Replacement Reserves 3/31/2021</b>	<b>\$ 217,273</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Scruggs Manor**

	Units			
	86			
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
RAD Rents	\$ 1,000,752	\$ 1,048,515	\$ 47,763	\$ 1,016
Vacancy Loss	(30,023)	(31,455)	(1,432)	(30)
Other Rental Income	13,430	12,930	(500)	13
<b>Total Revenue</b>	<b>\$ 984,159</b>	<b>\$ 1,029,990</b>	<b>\$ 45,831</b>	<b>\$ 998</b>
<b>Expenses</b>				
Admin Salaries / Benefits	102,897	123,312	(20,415)	119
Administrative Expenses	65,490	34,400	31,090	33
Management Fees	78,733	82,400	(3,667)	80
Tenant Services Salaries / Benefits	8,816	9,200	(384)	9
Tenant Service Expenses	5,029	2,150	2,879	2
Utilities	73,132	73,624	(492)	71
Maintenance Salary / Benefits	112,689	103,780	8,909	101
Maintenance Expenses	48,950	57,600	(8,650)	56
Contracted Maintenance Services	96,124	103,767	(7,643)	101
General Expenses	52,364	63,601	(11,237)	62
Protective Services Salaries / Benefits	6,178	6,233	(55)	6
<b>Total Expenses</b>	<b>\$ 650,402</b>	<b>\$ 660,067</b>	<b>\$ (9,665)</b>	<b>\$ 640</b>
<b>Net Operating Income</b>	<b>\$ 333,757</b>	<b>\$ 369,923</b>	<b>\$ 36,166</b>	<b>\$ 358</b>
<b>Other Out Flow</b>				
Operating Reserves (4 Month)	58,045	20,640	37,405	20
Transfer to Corporate Overhead	37,491	68,727	(31,236)	67
Resident Enrichment Programs	9,066	49,420	(40,354)	48
Oaks at Riverview Youth Programs	34,270	76,771	(42,501)	74
Funding of PPS Salaries / Benefits	21,918	61,557	(39,639)	60
Replacement Reserves	46,134	47,844	(1,710)	46
<b>Total Other Out Flow</b>	<b>\$ 206,924</b>	<b>\$ 324,959</b>	<b>\$ (118,035)</b>	<b>\$ 315</b>
<b>Net Cash</b>	<b>\$ 126,833</b>	<b>\$ 44,964</b>	<b>\$ (81,869)</b>	<b>\$ 44</b>

**Replacement Reserves Balance - 3/31/2020**

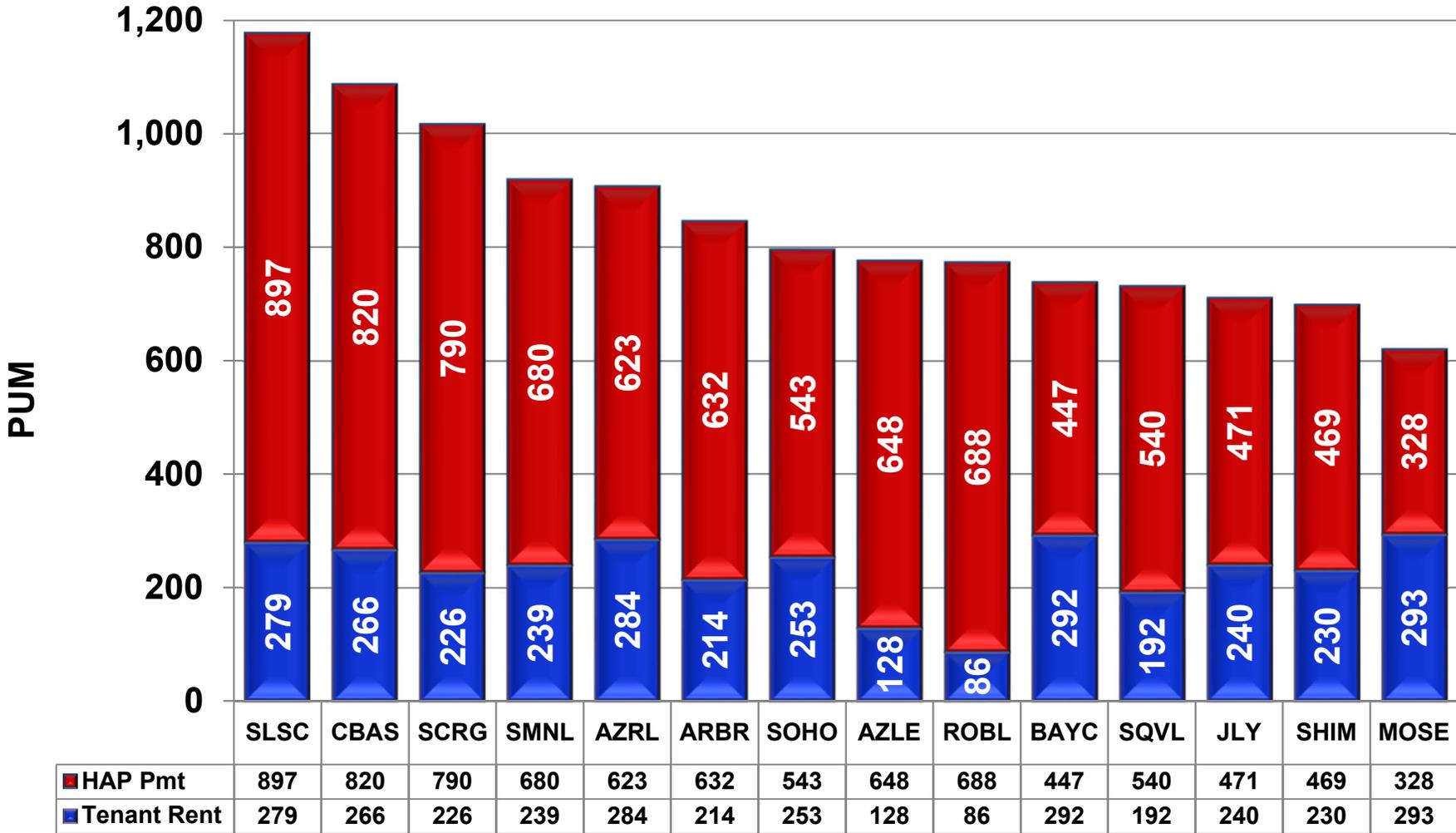
**922,487**

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Scruggs Manor - Capital Improvements**

Units	86
<b>FY2020-2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 922,487
Additions to Replacement Reserve	47,844
<b>Total Replacement Reserve Balance</b>	<b>\$ 970,331</b>
<b>PCA Improvement 2020-2021</b>	
Paint and Wood	45,000
Cabinets	31,870
Electric Boxes	30,000
Tubs and Surrounds	30,000
Windows	11,000
Security System (TPD Cameras)	8,500
<b>Total Capital Improvement</b>	<b>\$ 156,370</b>
<b>Replacement Reserves 3/31/2021</b>	<b>\$ 813,961</b>

Tampa Housing Authority  
 2020 - 2021 Annual Budget

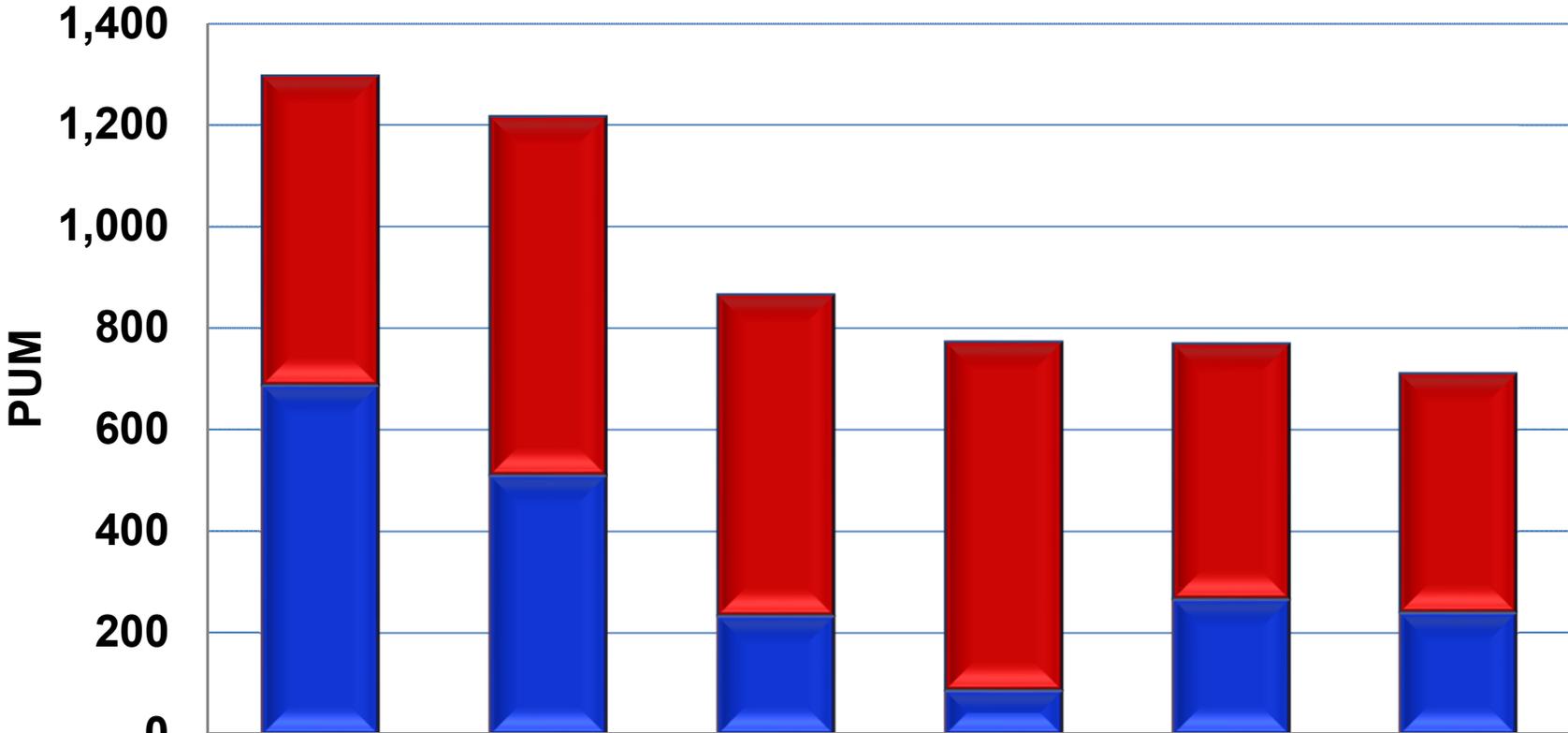
**FY2021 Rental Income and HAP Comparison  
 RAD Properties**



Tampa Housing Authority

2020 - 2021 Annual Budget

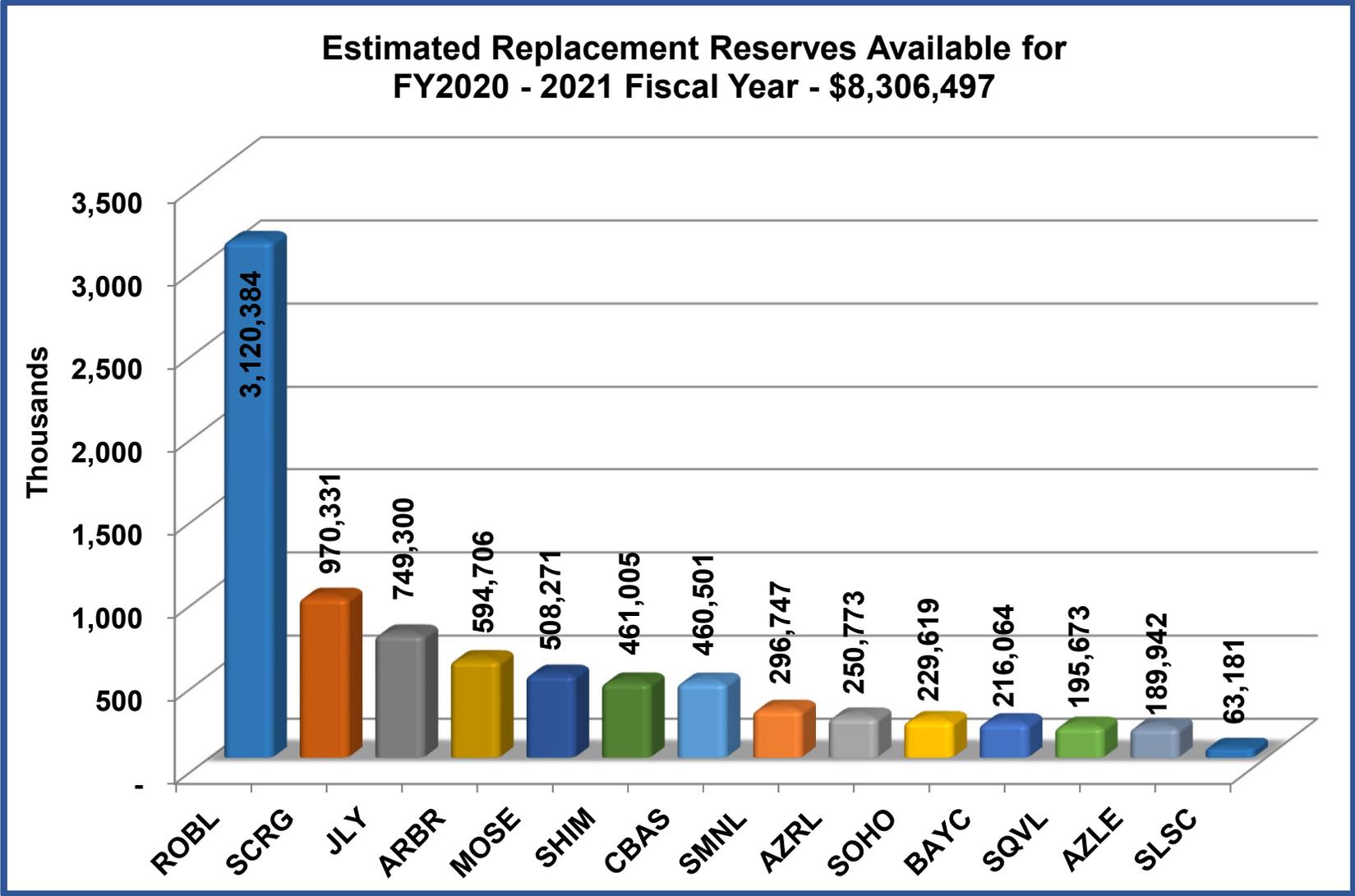
**FY2021 Rental Income and HAP Comparison  
RAD Property Groups**



	<b>Shimberg Estates, LLC</b>	<b>Scruggs Manor, LLC</b>	<b>Arbors Estates, LLC</b>	<b>Robles Park, LLC</b>	<b>Seminole Park Apt, LLC</b>	<b>JL Young, INC</b>
<b>HAP Pmt</b>	<b>610</b>	<b>706</b>	<b>633</b>	<b>688</b>	<b>504</b>	<b>471</b>
<b>Tenant Rent</b>	<b>688</b>	<b>510</b>	<b>233</b>	<b>86</b>	<b>266</b>	<b>240</b>

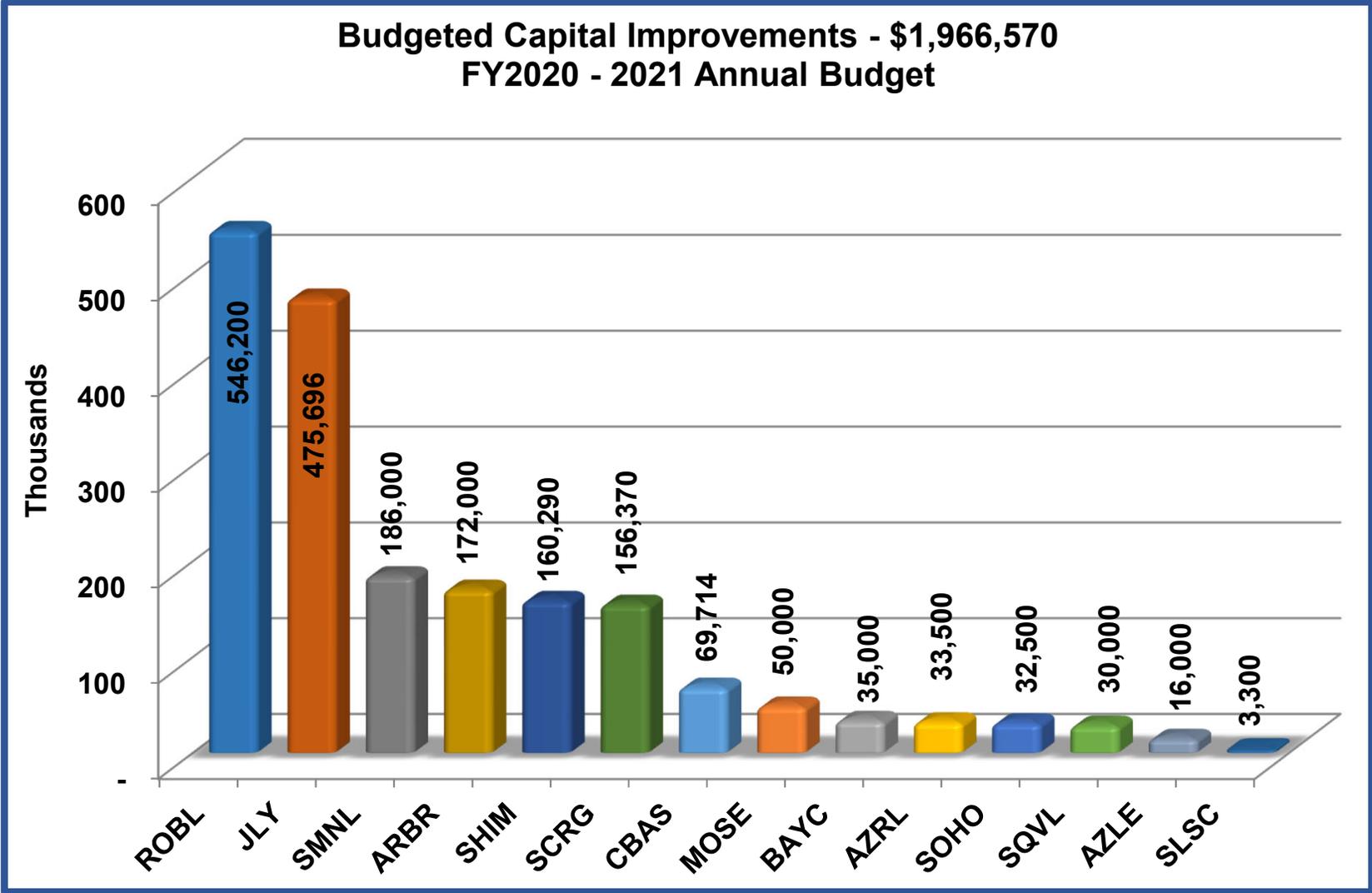
Tampa Housing Authority

2020 - 2021 Annual Budget



Tampa Housing Authority

2020 - 2021 Annual Budget



Tampa Housing Authority  
2020-2021 Annual Budget  
Low Income Public Housing (LIPH)



**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Low Income Public Housing (LIPH)**

1. Revenues – Based on the demolition of North Blvd Homes, preparation for the renovation of Mary Bethune Homes, and the conversion to RAD for related units, there is no FY2021 operating subsidy request to HUD.
2. Expenses – While there are no projected revenues for THA’s LIPH program, there are still expenses supported for 60% of the salaries/benefits for four project managers working on the West River project and the salaries/benefits for 4 Case Managers. Additionally, \$30,000 is budgeted for RAD consulting fees and other miscellaneous expenses related to West River redevelopment. Such expenses will be funded by LIPH reserves from prior year revenues as well as receipts that THA receives as part of this redevelopment.
3. As of March 31, 2020, such reserves totaled approximately \$4.7 million (including \$2.3 million received in FY 2020 from West River project closings). While these amounts represent funds available to support salary and benefit costs for staff working on relocation and redevelopment, THA intends to use the majority of these funds to support further redevelopment in West River (on future deals).

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**LIPH Budget Operating Statement**

	FY2019-2020	FY2020-2021	Variances
<b>Expenses</b>			
Administrative Salaries and Benefits	55,073	243,080	(188,007)
Administrative Expenses	-	15,000	(15,000)
Tenant Services Salaries and Benefits	408,535	285,980	122,555
General Expenses and Other Expenses	35,000	15,000	20,000
<b>Total Expenses</b>	<b>\$ 498,608</b>	<b>\$ 559,060</b>	<b>\$ (60,452)</b>
<b>Net Operating Income</b>	<b>\$ (498,608)</b>	<b>\$ (559,060)</b>	<b>\$ (60,452)</b>
<b>LIPH Estimated Reserves - Projected at 4/1/20</b>		<b>\$ 4,688,284</b>	
Operating Income (Deficit)	-	(559,060)	
<b>Reserves - Projected at 3/31/21</b>		<b>\$ 4,129,224</b>	

## Tampa Housing Authority 2020-2021 Annual Budget Assisted Housing Voucher Program

1. Voucher Program Budget includes 10,746 authorized vouchers (including 1,601 RAD vouchers). The voucher program will continue to be managed as a top performer program. Planned revenues are based on the 2019 calendar year actual utilization with a 98% voucher allocation factor. Administrative fees are based upon actual units leased, and earned administrative fees are budgeted at 78% of the earned rate (Pro-Ration).
2. THA is scheduled to receive added administrative fees from the grants HOPWA and the Permanent Supportive Housing Programs. Port In vouchers from other agencies is expected to grow.
3. Assisted Housing Voucher Program will continue to use CGI Federal, Inc. to perform inspections of the program's leased units. The planned cost is \$525,000. Biennial inspections, which started in October 2017, have lowered the contract billing. The CGI contract was renewed in 2019.
4. Management fees have increased from \$1,796,768 to \$2,327,103. The increase is due to the added RAD vouchers and the establishment of a \$500,000 Assisted Housing reserve within the COCC. The average budgeted HAP cost of \$702 has increased due to the implementation of the Small Area Fair Market Rents, which could impact future administrative fees. These higher administrative fees require utilizing our locally held prior year administrative fee reserves, which stood at approximately \$5 million at the end of FY20.
5. Planned staffing is based on current vouchers requirements. A staffing increase will be required due to additional RAD units.
6. The Voucher program has an expected loss due to a higher management fee allocation and higher salary costs.
7. Additional expenses may be incurred due to the implementation of Rent Café and purging the multiple waitlists as well as the restructuring of the physical layout of the department.

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Assisted Housing Voucher Program**

Account Description	FY2019-2020	FY2020-2021	Variance
<b>Revenues</b>			
Subsidy / Grant Income	\$ 88,275,281	\$ 92,225,966	\$ 3,950,685
Administrative Fee Income (78%)	6,996,901	7,236,963	240,062
Other Income	-	41,976	41,976
<b>Total Revenues</b>	<b>\$ 95,272,182</b>	<b>\$ 99,504,905</b>	<b>\$ 4,232,723</b>
<b>Expenses</b>			
Administrative Salaries and Benefits	4,512,756	4,889,674	(376,918)
Administrative Expenses	748,500	780,840	(32,340)
Management Fees	1,796,768	2,327,103	(530,335)
Tenant Services Expenses	10,000	3,000	7,000
Maintenance Expenses	18,100	17,760	340
Other Expenses	85,006	139,296	(54,290)
<b>Total Administrative Expenses</b>	<b>\$ 7,171,130</b>	<b>\$ 8,157,673</b>	<b>\$ (986,543)</b>
<b>Housing Assistance Payments</b>	<b>\$ 88,275,281</b>	<b>\$ 92,225,966</b>	<b>\$ (3,950,685)</b>
<b>Total Expenses</b>	<b>\$ 95,446,411</b>	<b>\$ 100,383,639</b>	<b>\$ (4,937,228)</b>
<b>Net Operating Income (Loss)</b>	<b>\$ (174,229)</b>	<b>\$ (878,734)</b>	<b>\$ (704,505)</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Assisted Housing Voucher Program - Administrative Fees**

Overview	FY 2020	FY 2021
<b>Housing Choice Voucher (HCV) program</b> 8,711 vouchers at 98% utilization factor/78% prorata	5,665,557	5,924,416
<b>RAD</b> 1,601 vouchers at 98% utilization factor/78% prorata	956,561	1,064,563
<b>Port Out</b> 123 units at \$42 paid out per voucher per month	(66,499)	-
<b>Port In</b> 150 units (rates vary)	229,790	89,800
<b>Voucher Administrative Fees</b>	<b>6,785,409</b>	<b>7,078,779</b>
<b>Hopwa</b> Contractual Arrangement (pays Salary / Benefits and overhead)	102,644	101,227
<b>Special Needs</b> HUD Notification-admin fees and overhead factor totaling 8%	32,590	8,813
<b>Fraud Recovery</b>	76,258	48,144
<b>Total Administrative Fee Income</b>	<b>6,996,901</b>	<b>7,236,963</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Assisted Housing Voucher Program - Subsidy and Landlord Payments**

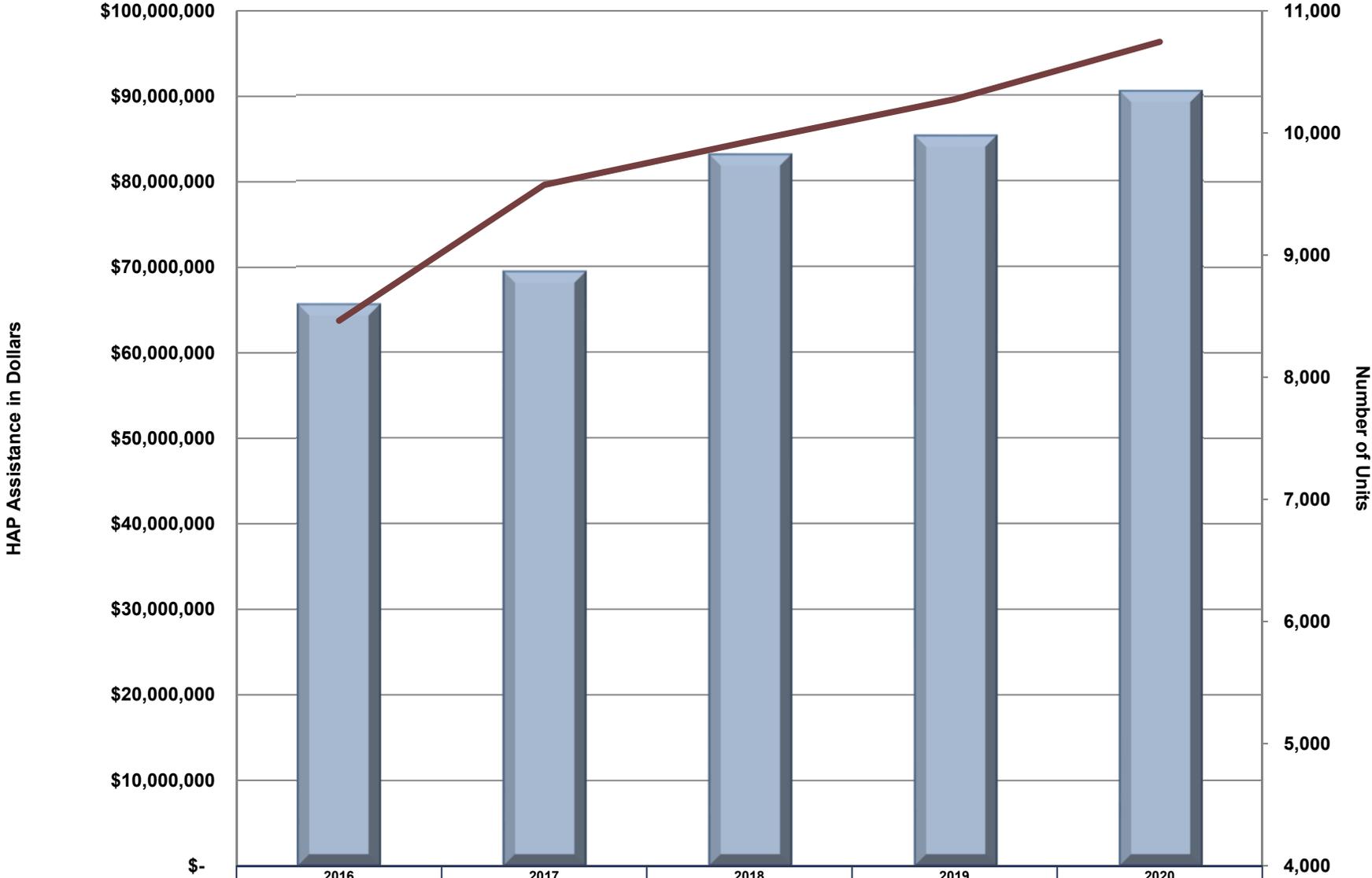
	Housing Assistance Units	Housing Assistance Subsidy
<b>Housing Choice Voucher (HCV) Program</b> 8,711 vouchers at 98% utilization factor/78% prorata	8,711	\$ 71,118,387
<b>RAD program</b> 1,601 vouchers at 98% utilization factor/78% prorata	1,601	13,737,722
<b>Port Out (Subsidy Payments To Other Agencies)</b> 123 units at \$42 paid out per voucher per month	123	1,134,211
<b>Port In (Subsidy Payments From Other Agencies)</b> 150 units (rates vary)	150	1,714,217
<b>HOPWA</b> (Tampa Approved Budget)	70	546,586
<b>RAPS program</b> 152 vouchers at 98% utilization factor/78% prorata used for budgeting - West River projects are not projected to come online until later in year	310	3,462,324
<b>Shelter Plus</b>	54	488,519
<b>Forfeitures (FSS Program)</b>	-	24,000
<b>Total Subsidy</b>		<b>\$ 92,225,966</b>

Equity Analysis		
	Admin	Voucher
Prior 2004	\$ 1,292,259	\$ -
After 2004	3,712,076	2,241,973
<b>January 31, 2019 VMS</b>	<b>\$ 5,004,335</b>	<b>\$ 2,241,973</b>
FY 2020 Earnings	(878,734)	
<b>March 31st 2019 Equity</b>	<b>\$ 4,125,601</b>	<b>\$ 2,241,973</b>
<b>HUD Held Reserves</b>	-	2,241,973
<b>Total Reserves</b>	<b>\$ 4,125,601</b>	<b>\$ 2,241,973</b>

**Assisted Housing Voucher Program**  
2020-2021 Annual Budget  
Fees and Transferred Items  
Management Fees

<b>Management Fees</b>	
Bookkeeping (Finance IT Sundry)	\$ 850,000
Management Fee (Supervision)	1,477,103
<b>Total Fees</b>	<b>\$ 2,327,103</b>

# Voucher Program Unit Growth



HAP Assistance in Dollars

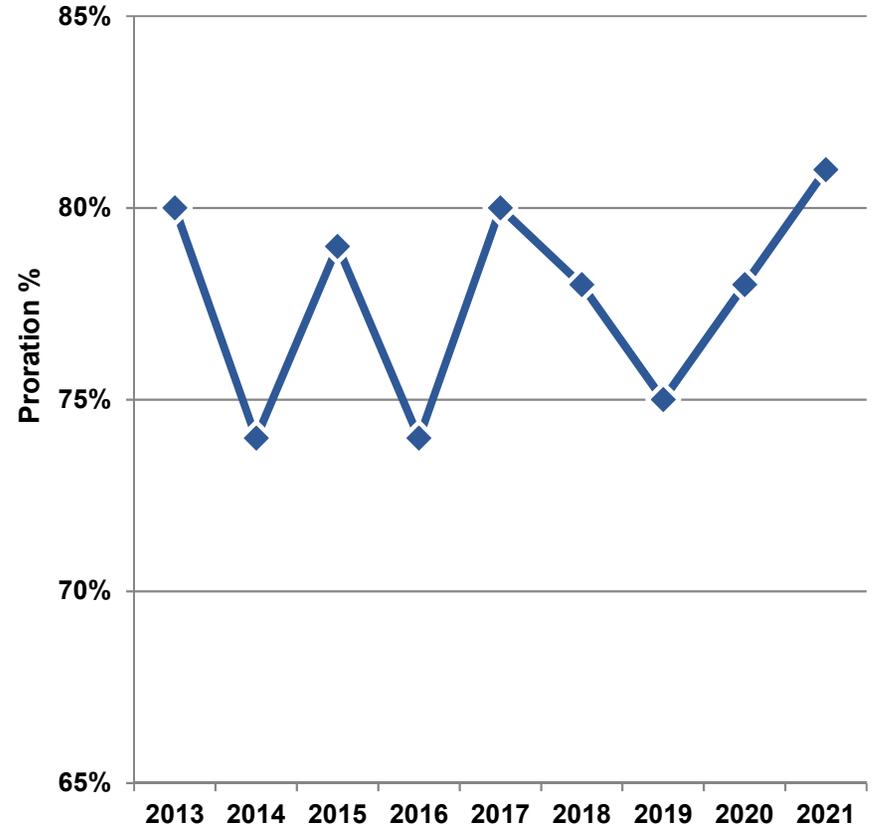
Number of Units

Section 8 HAP Assistance  
 DHA Section 8 Unit Count  
 Per Unit Monthly HAP

	2016	2017	2018	2019	2020
Section 8 HAP Assistance	\$65,569,889	\$69,395,000	\$83,071,493	\$85,281,564	\$90,511,749
DHA Section 8 Unit Count	8,463	9,575	9,931	10,276	10,746
Per Unit Monthly HAP	\$646	\$648	\$686	\$692	\$702

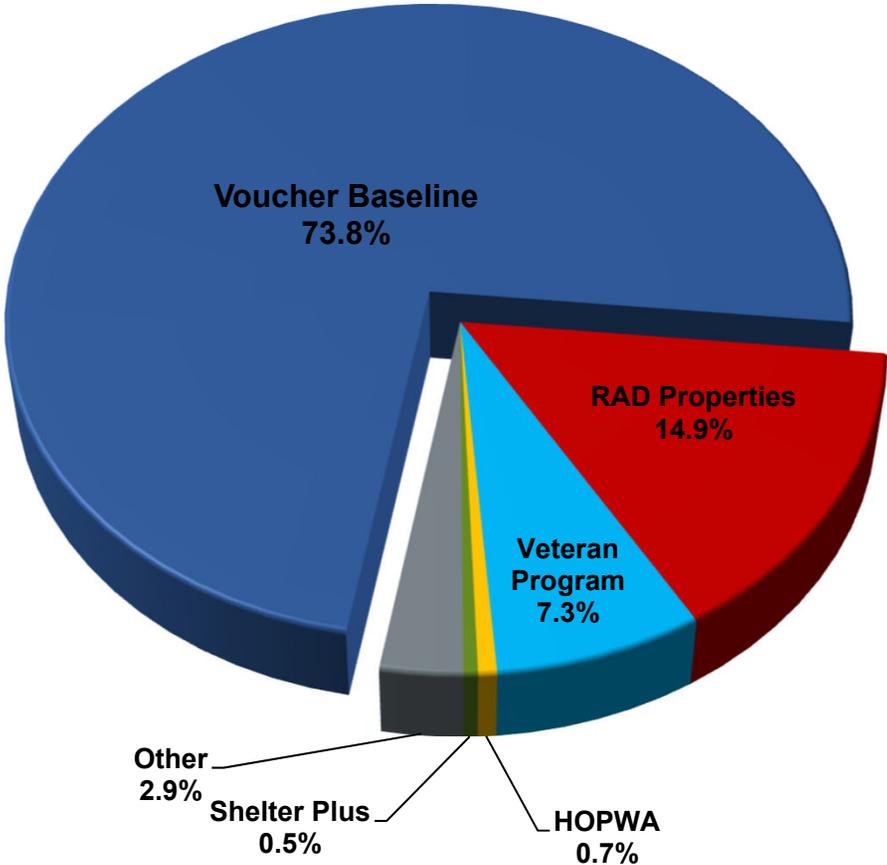
Tampa Housing Authority  
 2020 - 2021 Annual Budget  
 Assisted Housing Program

**Administrative Fees  
 History of Proration Levels  
 FY2013 - FY2021**



Year	Proration Level
2013	80%
2014	74%
2015	79%
2016	74%
2017	80%
2018	78%
2019	75%
2020	78%
2021	81%

# Assisted Housing Program Authorized Units - 10,746



Voucher Baseline	RAD Properties	Veteran Program	HOPWA	Shelter Plus	Other
7,928	1,601	783	70	54	310
73.78%	14.90%	7.29%	0.65%	0.50%	2.88%

# Tampa Housing Authority 2020-2021 Annual Budget Programs and Property Services



## Tampa Housing Authority 2020-2021 Annual Budget Programs and Property Services

Program and Property Services (Resident Services) staff provide a variety of social services not only to Public Housing (RAD) residents but also to Assisted Housing clients. A schedule of available multi-year grant funding, which highlights the income sources from federal and state grants are outlined in Tab 2. Core program functions encompass:

1. **Elderly Programs** – Tampa Housing Authority (THA) collaborates with community partners to provide supportive social services to the elderly and persons with disabilities. The program assists seniors and persons with disabilities with their average daily living (ADL's) skills, education, social, recreational, cultural, health and wellness-related program services and activities to live independently and age in place.
2. **Resident Opportunities for Self-Sufficiency (ROSS - Service Coordinators)** – THA currently receives funding from the Department of HUD for three staff employees. The purpose of the Resident Opportunities for Self-Sufficiency Service Coordinators program is to assess the needs of residents and link them to educational, employment, child care, transportation, and other supportive services that enable participants to increase earned income, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency. The Department of HUD funds ROSS.
3. **YouthBuild** – THA received FY2018 funding for 2019 – 2022. The 2018 funding resource from DOL will fund four staff members (2F/T and 2 P/T). THA and its partners will provide 60 low-income public housing (RAD) and, high school drop-outs, with a structured education and employment skills program that includes: diploma/GED certification, post-secondary education assistance, broad-based construction / vocational trade training (which includes and is not limited to – CNA and Welding), job readiness and preparedness training, life skills development, leadership building, case management, and family support counseling. These services are over the 3-year life of the grant. The YouthBuild program also has one Vista volunteer on a year-to-year basis. The new YouthBuild “Moving Forward” Mentorship program will recruit and train business trade professionals from the community to serve as mentors for the YouthBuild students. The Department of Labor funds YouthBuild.
4. **PPS Fundraising** - Golf and Fishing charity fundraising was established to support the afterschool and summer programs for youth residing at Oaks at Riverview, Robles Park Village, and other public housing (RAD) youth residents. The revenue sources are derived from current partnerships, employees, and vendors that do business with the Tampa Housing Authority. These funds will allow for the continuation of tutoring services, homework assistance, and teen mentoring, for approximately 300 youth. There are also teen job preparedness programs, resume writing, job interview skills, and nearly 50 youth annually visit colleges and universities throughout the state. PPS has initiated an internal monthly fundraising raffle to benefit our Resident Services programs and activities.
5. **ConnectHome** -Tampa has adopted the Sustainable Development and Smart Home Design innovations. As part of our commitment to smart design principles, ConnectHome started as a pilot program in collaboration with HUD and the White

## Tampa Housing Authority 2020-2021 Annual Budget Programs and Property Services

House (under the Obama Administration) to deliver “no-cost” high-speed Wi-Fi access to accelerate broadband adoption to three thousand five hundred ninety-seven (3,597) low-income families. They reside within Tampa Housing Authority public housing (RAD) communities. The collaborations mission was to narrow the digital divide in low-income and rural communities across the nation. Tampa Housing Authority was among the twenty-seven (27) cities and one (1) Indian reservation to be chosen for the pilot program, a total of 28 recognitions. To date, there are three (3) Smart Home communities and three (3) Internet Café’s we have set up.

**6. Jobs Plus Initiative (JPI)** -The purpose of the Jobs Plus Initiative program is to develop job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement, technology skills, and financial literacy for residents. Jobs Plus Initiative program addresses poverty among residents by incentivizing and enabling employment through income disregards for working families and a set of services designed to support work, including employer linkages, job placement and counseling, educational advancement, and financial counseling. The Jobs Plus Initiative program consists of three- core components, which include: employment-related services, monetary incentives, and community support for the workforce. JPI is specific to residents who reside in the Robles Park Village community and was a four-year funding commitment from the Department of HUD.

**7. Florida Network of Youth and Family Services** - THA currently receives OJJDP (Office of Juvenile Justice Department Program) funding to support two staff employees and one consultant. The Tampa Housing Youth and Family Counseling program offers mental health services to public housing (RAD) and Assisted Housing residents as well as surrounding communities (Countywide). Through a partnership with OJJDP and Hillsborough County Public Schools, the program targets youth 6 to 17 years of age that are most at-risk of becoming delinquent and provides wrap-around case management services to the entire family. Counseling and case management services are available both on-site and in the community. Workshops and support groups are a vital component of the program. The target population is youth and families who possess multiple risk factors and reside anywhere in Hillsborough County. Needs assessments are conducted to determine if youth and family members will need case management, anger management classes, social skills groups, individual, and family counseling. Based on the results of the assessment, the staff will then create a treatment plan and provide counseling in the school, home, or where it is needed. The goal of the services to at-risk youth and their families is designed to engage youth in ongoing services to prevent delinquency, truancy, and broken homes.

**8. THA Prodigy** – The Prodigy Cultural Arts program is funded by the Florida Department of Education (DOE) and is the product of the University Area Community Development Corporation, Inc. (UACDC), a non-profit advocate. The program is for students 6 to 18 years of age who attend Florida’s Public-School System and have been identified to possess factors or circumstances that contribute to increased risk levels that may result in adverse outcomes. The youth receive services in artistic instruction as well as life skills (i.e., anger management, communication, and problem-solving skills). The life skills are presented at the beginning and end of each class. The programming site for THA is the Oaks at Riverview Community Center (ORCC), which has provided

## Tampa Housing Authority 2020-2021 Annual Budget Programs and Property Services

photography, videography, food staging, and music production classes. The cultural arts and life skills allow the youth to make better choices to improve academics and behavior as well as promote positive self-expression. The funding is annual and reviewed each year for continuation. THA does retain any equipment purchase from the grant for program sustainability.

**9. STEM/ USMA (United States Military Academy), ARL (Army Research Laboratory), USF -** Tampa Housing Authority has collaborated with three partners to pilot a STEM initiative. The initiative seeks to create an atmosphere for learning robotics and engineering, science, and math and create literacy and motivation for low-income and public housing (RAD) youth. This energy in the partnership will strategically prepare a STEM-oriented labor force and learning opportunities for youth. As part of the larger place-based initiative, Tampa Housing Authority implemented has developed a multi-pronged approach to protecting and augmenting the environmental, educational, and economic assets of our community in our youth. Efforts to continue will occur under the auspices of creating a public-private collaborative, united by a shared vision and standard measures of success for STEM (Science, Technology, Engineering, and Mathematics) Education; and Economic Development via job skills training, education, and placement for youth.

**10. Florida Department of Juvenile Justice (DJJ) –** The DJJ Oaks at Riverview Community Center (ORCC) After-School program is funded by the Florida Department of Juvenile Justice to provide a diversion and intervention program and activities to prevent juvenile delinquency in Hillsborough County. The goal of these prevention services is to divert youth that pose no real threat to public safety away from the juvenile justice court system through programming that will support a safe environment and provide youth and their families' positive alternatives for delinquent behavior. The ORCC will provide screening and evaluation, case management, transportation, afterschool, and summer services to identified youth between the ages of five (5) to seventeen (17). The program will also include safety workshops and a behavioral development camp. This program supports one staff employee and one student intern. The program is a two-year grant-funded year-to-year, through August 2020, and is dependent on annual performance.

**11. Johnson Controls Foundation for Energy Conservation & Sustainability –** is a resident-driven initiative to provide training and education on water and energy conservation and saving practices funded by The Tampa Housing Authority and Johnson Controls Sustainability Grant through the Johnson Controls Foundation. THA will identify ten (10) resident volunteers each year who will participate in the National Energy Foundation train-the-trainer energy patrol workshop and become Sustainability Ambassadors. The Ambassadors will then engage their fellow residents through workshops, one-on-one conservation and consumption audits, field trips, and linkages to job training opportunities. This program will take place at three different THA properties over three years through December 2020, and supports one part-time resident-staff employee.

**12. Village Link Up (Robles Park Village) –** Village Link-Up is a case management program funded by the Children's Board of Hillsborough County and was awarded on October 1, 2018, and is for a two-years. There are two staff case managers who each

## Tampa Housing Authority 2020-2021 Annual Budget Programs and Property Services

have a caseload of 25 families, providing services to at least 25 individual parents or caregivers and 25 elementary age children. The case managers will coordinate services to enroll families in the appropriate services, urge families to participate fully, provide on-the-spot counseling and crisis intervention, as well as provide some direct assistance, etc. The staff will coordinate program partners for activities and facilitate workshops and events. The case managers are required to ensure the recording of program data and provide extra support for our clients. THA will partner with each child's school to promote parent involvement through parent conferences, workshops, PTA, Parent University, and other school events. Throughout the program year, THA will provide workshops that focus on parent engagement skills, learning how to navigate the school system, building tools for student success, relationship building, self-empowerment, and building social capital. These workshops will be relevant and taught in a safe environment by trained facilitators from Free4Ever Now International and Project Link. An essential part of this program will be to encourage our clients to become more engaged with their surrounding community and increasing their social capital.

**13. Job Development Program** – The Job Development and Placement Program (JDPP) provides direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations; to provide employment training, education services, and job placement services to residents. It is the Job Developers responsibility to engage with program managers, vendors, businesses, and partners to create a guaranteed hiring partnership based on our job preparation. Some of those partnerships include: Coca-Cola Bottling Company, Florida State Fairgrounds, Verizon, Bloomin' Brand, City of Tampa, Fire and Rescue, Enterprise Rental Car, Rooms-to-Go Warehouse, T-Mobile, Citi Bank, Amalie Arena, DoubleTree Hotel, Dress for Success, City of Tampa – Water Department, Seminole Hard Rock Hotel and Casino, and Hillsborough County Public Schools. YouthBuild and Program and Property Services funds one staff person through the grant.

**14. Choice Neighborhood Initiative (CNI)** – The Department of HUD funded CNI for eight-years. The ENCORE Community and Supportive Services (CSS) Program is comprised of three phases, (1) Family Needs Assessments/Development of Case Plans, (2) Referral and Service Delivery, (3) Monitoring and Re-Assessments. Case Managers provide referral assistance to ENCORE residents. This case management service offers specific programs designed, modified, and tailored to fit the resident's lifestyle. A CNI Endowment Fund sustains the Program services, with one staff person assigned.

**15. West River Case Management Initiative** - Originally funded in partnership with the City of Tampa and THA to provide Individual and Family Case Management referral services to former residents of Mary Bethune Highrise and North Boulevard Homes. Former residents are engaged and participate in design, branding, and redevelopment. Case management staff hold weekly workshops to assist residents with registering for jobs and job readiness programs for employment and provide ongoing assistance for afterschool programs through partnerships and various afterschool programs. Additionally, there is ongoing assistance provided to former resident's skills training and resume development and ongoing referrals to families seeking mental health, food, clothing, utility, and other supportive services.

**Tampa Housing Authority**  
2020-2021 Annual Budget  
Programs and Property Services

16. **Financial Stability Program** – Funded by Wells Fargo for the 2020 calendar year, the program is designed to provide literacy workshops for 200 individuals throughout the properties of the Tampa Housing Authority. The funding will be distributed amongst multiple grants in Program and Property Services department so that it can reach out to teens, young adults, adults, and seniors.

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Program and Property Services**

Account Description	FY2019-2020	FY2020-2021	Variance
<b>Source of Funds</b>			
Funding from NTHDC	\$ 134,914	\$ 215,200	\$ 80,286
Funds from the RAD Properties - Tenant Events	155,450	140,350	(15,100)
Funds from the RAD Properties - Salaries/Benefits	387,899	404,428	16,529
<b>Total Funding Sources</b>	<b>\$ 678,263</b>	<b>\$ 759,978</b>	<b>\$ 81,715</b>
<b>Uses of Funds</b>			
Administrative Expenses	81,600	138,700	(57,100)
Tenant Services Salaries	387,899	404,428	(16,529)
Tenant Service Expenses	163,530	167,800	(4,270)
Membership Fees	2,500	2,950	(450)
Utilities Expenses	7,000	456	6,544
Maintenance Expenses	21,170	19,000	2,170
General Expenses	14,564	26,644	(12,080)
<b>Total Funding Expenses</b>	<b>\$ 678,263</b>	<b>\$ 759,978</b>	<b>\$ (81,715)</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**PPS Annual Events and Support**

Account Description	FY2019-2020	FY2020-2021	Variance
Adopt A Family Christmas Program	\$ 12,000	\$ 12,000	\$ -
Myon Reader	15,000	16,000	1,000
Senior Caberet	14,000	14,000	-
Elderly Affairs	11,500	-	(11,500)
Fatherhood Initiative	7,000	-	(7,000)
Strawberry Festival - Seniors	2,500	2,500	-
Florida State Fair	1,800	1,800	-
Back to School	6,000	7,500	1,500
MLK Parade	6,000	6,000	-
Black Caucus Youth Trip (Washington, DC)	12,000	12,000	-
G. Barnes Awards	2,200	2,500	300
Gems	15,000	15,000	-
Boy Scouts	30,000	30,000	-
Boys and Girls Club	18,000	18,000	-
Stage Works	500	1,500	1,000
Nar-Saah	600	-	(600)
Youth Build Dues	350	-	(350)
Career Tampa Bay	1,000	1,550	550
<b>Total</b>	<b>\$ 155,450</b>	<b>\$ 140,350</b>	<b>\$ (15,100)</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Oaks at Riverview Community Center**

Account Description	FY2019-2020	FY2020-2021	Variance
<b>Sources of Funds:</b>			
Day Care	\$ 30,000	\$ 30,000	\$ -
Tuition	10,000	\$ 10,000	\$ -
Funds from NTHDC	-	26,618	26,618
Funds from the RAD Properties - ORCC Funding	427,578	427,578	-
<b>Total Funding Sources</b>	<b>\$ 467,578</b>	<b>\$ 494,196</b>	<b>\$ 26,618</b>
<b>Funding Uses</b>			
Administrative Expenses	15,900	22,900	(7,000)
Resident Services - Salaries / Benefits	273,646	245,213	28,433
Tenant Service Expenses	49,800	60,300	(10,500)
Utilities	22,735	23,400	(665)
Maintenance Expenses	15,200	11,600	3,600
Contracted Maintenance Services	51,300	89,334	(38,034)
General Expenses	38,997	41,449	(2,452)
<b>Total Uses Of Funds</b>	<b>\$ 467,578</b>	<b>\$ 494,196</b>	<b>\$ (26,618)</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Boys And Girls Club Building**

Account Description	FY2019-2020	FY2020-2021	Variance Increase / (Decrease)
<b>Funding Sources:</b>			
Transfer from NTHDC	\$ 136,510	\$ 75,828	\$ (60,682)
Other Income	-	25,000	25,000
<b>Total Funding Sources</b>	<b>\$ 136,510</b>	<b>\$ 100,828</b>	<b>\$ (35,682)</b>
<b>Uses of Funds:</b>			
Professional Services - Administrative	1,500	-	(1,500)
<b>Utilities</b>			
Water	350	600	250
Electricity	36,700	29,000	(7,700)
<b>Total Utilities</b>	<b>\$ 37,050</b>	<b>\$ 29,600</b>	<b>\$ (7,450)</b>
<b>Ordinary Maintenance and Operations</b>			
Electrical Parts	100	100	-
Fire Protection-Alarms/Extinguishers/Batteries	6,000	4,500	(1,500)
Hardware	50	200	150
HVAC Parts	1,000	1,000	-
Keys / Locks	50	50	-
Landscape Materials	300	-	(300)
Lighting / Fixtures	200	300	100
Miscellaneous Materials	50	100	50
Plumbing Parts	100	400	300
Tools and Equipment	50	50	-
Electrical Contract Service	500	500	-
Fencing Contract Service	1,000	600	(400)
Fire Extinguishers Contract Services	-	900	900
HVAC Contract Services	-	1,200	1,200
Landscaping Maintenance Contract Service	6,200	6,000	(200)
Other Maintenance Contract	100	1,000	900
Painting Drywall Contract Service	100	100	-
Plumbing Contract Service	2,000	1,000	(1,000)
Roofing Contract Service	6,000	2,500	(3,500)
Security Contract Service	-	3,000	3,000
Trash Collection Contract Service	9,600	9,900	300
Locksmith Contract Service	-	250	250
<b>Total Ordinary Maintenance And Operations</b>	<b>\$ 33,400</b>	<b>\$ 33,650</b>	<b>\$ 250</b>
Insurance - Commercial Property	14,560	17,578	3,018
Extraordinary Maintenance / Capital	50,000	20,000	(30,000)
<b>Total Other Expenses</b>	<b>\$ 64,560</b>	<b>\$ 37,578</b>	<b>\$ (26,982)</b>
<b>Total Expenses</b>	<b>\$ 136,510</b>	<b>\$ 100,828</b>	<b>\$ (35,682)</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Tampa Housing Authority 2020-2021 Annual Budget Capital Fund Program Grants

The Department of Real Estate Development will manage multi-year federal Capital Fund Program Grants and Replacement Housing Factor Grants. The primary use of these funds will be for planning public housing capital improvement projects, the development of replacement housing units, construction of new housing units, community facilities and purchasing equipment. These funds will also provide funding for administrative staff overhead, resident programs and computer hardware and software.

1. With the recent conversion to RAD by a majority of THA properties Capital Fund Program income will continue to decline in the coming years. For the fiscal year 2020-21 the Capital Fund Program will continue to provide a layer of funding for the pre-development activities associated with West River redevelopment initiatives.
2. The planned use for Replacement Housing Factor funds will be for real estate acquisition opportunities and continued progress toward West River Redevelopment initiatives including other redevelopments activities as determined.

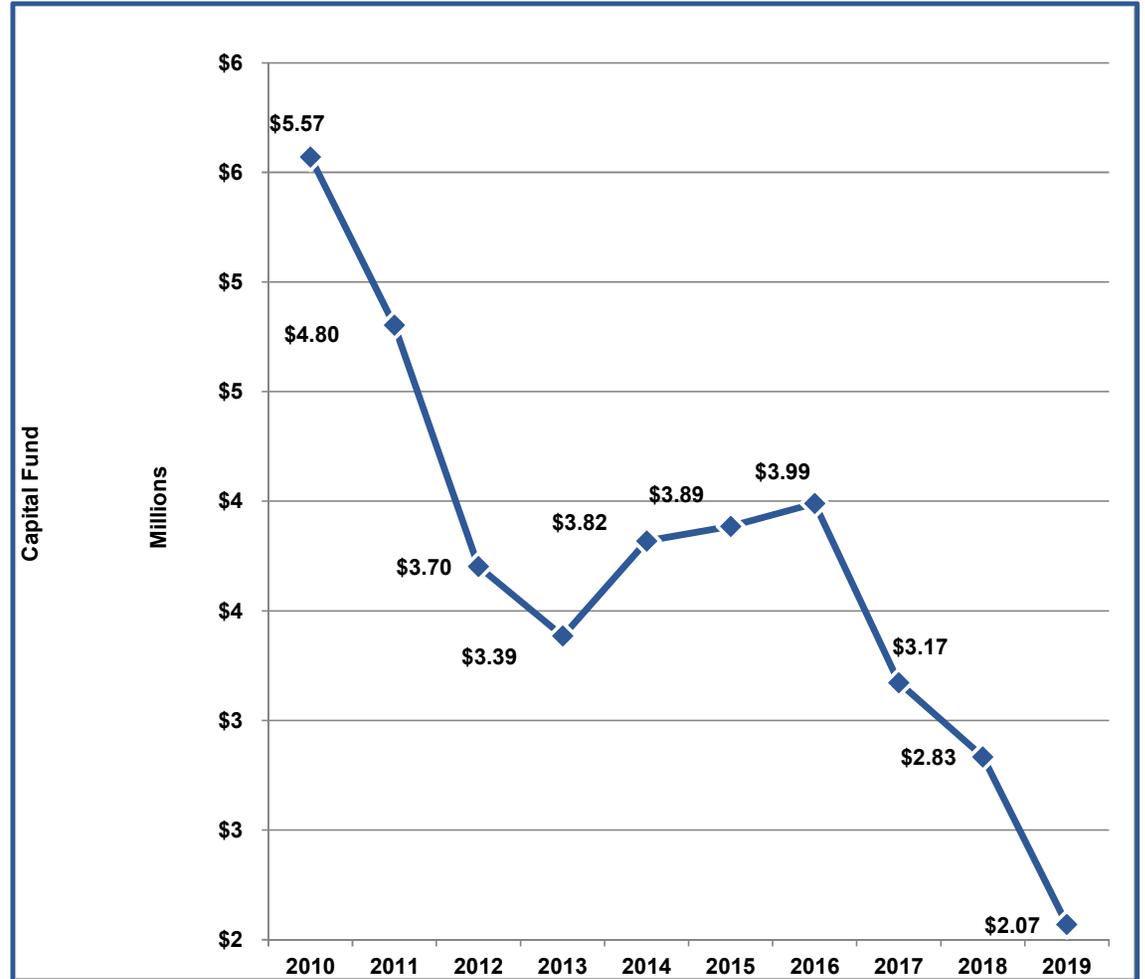
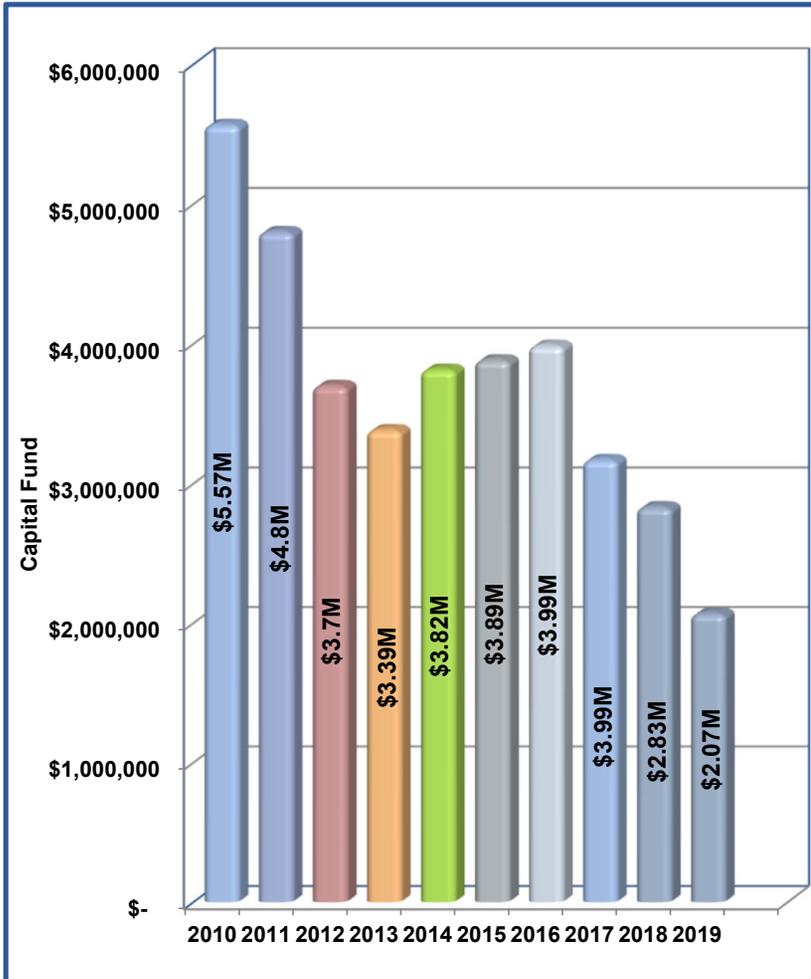
**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Historical Capital Grant Multi-Year Funding**

Description	Award Year			
	FY2019	FY2018	FY2017	FY2016
<b>Capital Funds Available for Low Income Public Housing</b>	<b>\$ 134,821</b>	<b>\$ 109,500</b>	<b>\$ 334,166</b>	<b>\$ 136,344</b>
<b>Resident Programs:</b>				
Case Management Staff	-	-	-	-
Relocation Costs	-	-	-	-
Elderly and Youth Program Activities	-	-	-	-
Homeownership Counseling Program	-	-	2,000	119,291
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000</b>	<b>\$ 119,291</b>
<b>Real Estate Development Overhead:</b>				
Salary and Benefits	205,942	225,000	100,620	398,997
	<b>\$ 205,942</b>	<b>\$ 225,000</b>	<b>\$ 100,620</b>	<b>\$ 398,997</b>
<b>Development Improvements:</b>				
Arch / Eng / Inspection / Consulting	656,019	1,329,204	582,447	384,424
Development Activities	225,000	561,133	1,092,547	-
Interior Modernization	-	154,800	76,230	76,230
Exterior Modernization	75,000	155,590	21,850	21,850
Site Improvements	75,000	33,000	145,872	64,822
Non-Dwelling Equipment	-	-	-	-
Dwelling Equipment	-	-	8,072	-
Demolition	600,000	100,000	452,029	477,108
	<b>\$ 1,631,019</b>	<b>\$ 2,333,727</b>	<b>\$ 2,379,047</b>	<b>\$ 1,024,434</b>
<b>Agency Wide Non-Dwelling Improvements:</b>				
Vehicle Replacement	25,000	-	-	40,000
Computer Hardware / Software	45,000	3,500	3,500	2,485
Admin Office Improvements	-	-	-	2,880
Business Plan and Operational Assessment	5,000	-	-	-
Staff Training and Public Relations	22,961	162,155	126,941	36,546
	<b>\$ 97,961</b>	<b>\$ 165,655</b>	<b>\$ 130,441</b>	<b>\$ 81,911</b>
<b>Contingency</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,276</b>	<b>\$ 36,412</b>
<b>RAD Closing</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146,846</b>	<b>\$ 2,203,834</b>
<b>Base Grant</b>	<b>\$ 2,069,742</b>	<b>\$ 2,833,882</b>	<b>\$ 3,172,396</b>	<b>\$ 4,001,224</b>
<b>Total Public Housing Capital Funding</b>	<b>\$ 2,069,742</b>	<b>\$ 2,833,882</b>	<b>\$ 3,172,396</b>	<b>\$ 4,001,224</b>
<b>Replacement Housing (Restricted)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 950,008</b>
<b>Total Capital Award Dollars</b>	<b>\$ 2,069,742</b>	<b>\$ 2,833,882</b>	<b>\$ 3,172,396</b>	<b>\$ 4,951,232</b>

**Tampa Housing Authority**  
**2019-2020 Annual Budget**  
**Capital Grant Multi-Year Budgets**  
 Available 03/13/2021

General Description	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Total Budgets	Total Disbursed	Disbursed 2016	Disbursed 2017	Disbursed 2018	Disbursed 2019	Balance
Operations	\$ 136,344	\$ 334,166	\$ 109,500	\$ 134,821	\$ 714,831	\$470,510	\$136,344	334,166	-	-	\$ 244,321
Management Improvements	147,752	125,500	165,655	72,961	\$ 511,868	\$179,813	147,752	32,061	-	-	332,055
Administration	398,996	107,561	225,000	205,942	\$ 937,499	\$608,915	398,996	100,620	109,300	-	328,583
Fees and Costs	409,404	918,708	-	-	\$ 1,328,112	\$401,841	398,931	2,910	-	-	926,271
Site Improvement	64,822	238,372	-	-	\$ 303,194	\$178,322	64,822	113,500	-	-	124,872
Dwelling Structures	86,831	643,549	-	-	\$ 730,380	\$123,667	86,831	36,836	-	-	606,713
Non-Dwelling Structures	2,880	3,491	-	-	\$ 6,371	\$2,880	2,880	-	-	-	3,491
Dwelling Equipment	-	23,930	-	-	\$ 23,930	\$0	-	-	-	-	23,930
Non-Dwelling Equipment	25,000	1,500	-	-	\$ 26,500	\$0	-	-	-	-	26,500
Demolition	477,700	152,029	-	-	\$ 629,729	\$629,137	477,108	152,029	-	-	592
Relocation Costs	-	-	-	-	\$ -	\$0	-	-	-	-	-
Development Activity	-	366,203	2,333,727	1,656,019	\$ 4,355,949	\$553,224	-	553,224	-	-	3,802,724
Contingency	36,412	110,541	-	-	\$ 146,953	\$0	-	-	-	-	146,953
RAD Closing	2,203,834	146,846	-	-	\$ 2,350,680	\$2,350,680	2,203,834	146,846	-	-	-
<b>Total</b>	<b>\$ 3,989,975</b>	<b>\$ 3,172,396</b>	<b>\$ 2,833,882</b>	<b>\$ 2,069,742</b>	<b>\$ 12,065,995</b>	<b>\$ 5,498,991</b>	<b>\$ 3,917,498</b>	<b>\$ 1,472,193</b>	<b>\$ 109,300</b>	<b>\$ -</b>	<b>\$ 6,567,004</b>
					<i>% of Budget</i>	<i>46%</i>					

Tampa Housing Authority  
 2020-2021 Annual Budget  
 Capital Grant Funding By Year  
 2010-2021



# Tampa Housing Authority

## 2020-21 Annual Budget

### Corporate Overhead (CO)

1. The Corporate Overhead (CO) represents the original Central Office Cost Centers (COCC) associated with leading and administering the organization. The Corporate Overhead is funded by management fees charged to THA's programs.
2. The Corporate Overhead departments include the Executive Office, Accounting and Finance, Human Resources, Information Technology, Public Affairs, Contracting/Purchasing, Facilities, Public Safety, Central Operations, and Asset Management and Program.
3. The following schedules are included:
  - Central Office Cost Center Annual Budget
  - Central Office Departmental Detail
  - Salary and Benefits Comparison
  - Position Count By Department
  - Entity-Wide Salaries and Benefits
  - Historical Staffing Summary
  - Entity-Wide Staffing Summary

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Corporate Overhead - Consolidated**

	FY2019-2020	FY2020-2021	Variance
Mgmt Fees - RAD Properties	\$ 1,176,973	\$ 1,112,162	\$ (64,811)
Mgmt Fees - HCV	1,796,768	2,327,103	530,335
Mgmt Fees - Related Entities	625,205	709,644	84,439
<b>Total Revenue</b>	<b>\$ 3,598,946</b>	<b>\$ 4,148,909</b>	<b>\$ 549,963</b>
<b>Expenses</b>			
Administrative Salaries and Benefits	3,298,496	3,363,927	65,431
Administrative Expenses	560,061	730,604	170,543
Tenant Services - Other	14,980	-	(14,980)
Utilities	99,475	102,000	2,525
Maintenance Salaries and Benefits	222,047	229,480	7,433
Maintenance Expenses	88,770	95,850	7,080
Contracted Maintenance Services	172,862	189,132	16,270
Protective Services Salary and Benefits	147,586	166,222	18,636
Protective Services Expenses	-	7,000	7,000
General Expenses and Other Expenses	126,755	90,057	(36,698)
<b>Total Expenses</b>	<b>\$ 4,731,032</b>	<b>\$ 4,974,272</b>	<b>\$ 243,240</b>
<b>Net Operating Income</b>	<b>\$ (1,132,086)</b>	<b>\$ (825,363)</b>	<b>\$ 306,723</b>
<b>Other In Flow</b>			
Transfer from RAD Properties	663,500	663,500	-
Transfer from NTHDC	468,586	661,863	(193,277)
<b>Total other Out Flow</b>	<b>\$ 1,132,086</b>	<b>\$ 1,325,363</b>	<b>\$ (193,277)</b>
<b>Net Cash (Assisted Housing Reserve)</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>

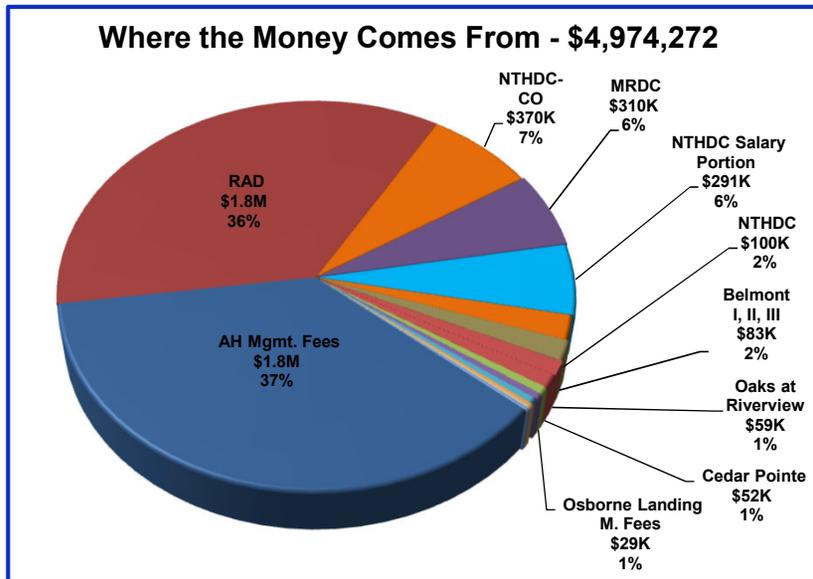
**TAMPA HOUSING AUTHORITY**  
**2020-2021 Annual Budget**  
**Corporate Overhead Department Detail**

Department	Salary and Benefits	Other Expenses	Total Expenses FY2020-2021	%	Total Expenses FY2019-2020	Variance
Executive Office (EXEC)	\$ 563,561	\$ 205,563	\$ 769,124	15%	\$ 728,945	\$ 40,179
Accounting and Finance (ACCT)	790,283	101,300	891,583	18%	858,191	33,392
Information Technology Systems (MIST)	466,376	149,198	615,574	12%	599,154	16,420
Facilities and Cypress (FACL + CYPR)	120,746	336,929	457,675	9%	488,853	(31,178)
Human Resources (HRES)	370,707	74,726	445,433	9%	404,407	41,026
Central Operation Office (COO)	346,335	26,364	372,699	7%	365,456	7,243
Community Affairs (MEDI)	272,897	49,061	321,958	6%	304,236	17,722
Contracting/Purchasing (PROC)	234,694	64,041	298,735	6%	270,804	27,931
Asset Management Admin (AMPAD)	161,655	59,298	220,953	4%	242,313	(21,360)
Public Safety (SAFE)	417,375	163,163	580,538	12%	468,673	111,865
<b>Total Central Office Expenses</b>	<b>\$ 3,744,629</b>	<b>\$ 1,229,643</b>	<b>\$ 4,974,272</b>	<b>100%</b>	<b>\$ 4,731,032</b>	<b>\$ 243,240</b>
Contribution to Assisted Housing Reserve		500,000	500,000		-	500,000
<b>Total Central Office Outflows</b>	<b>\$ 3,744,629</b>	<b>\$ 1,729,643</b>	<b>\$ 5,474,272</b>		<b>\$ 4,731,032</b>	<b>\$ 743,240</b>

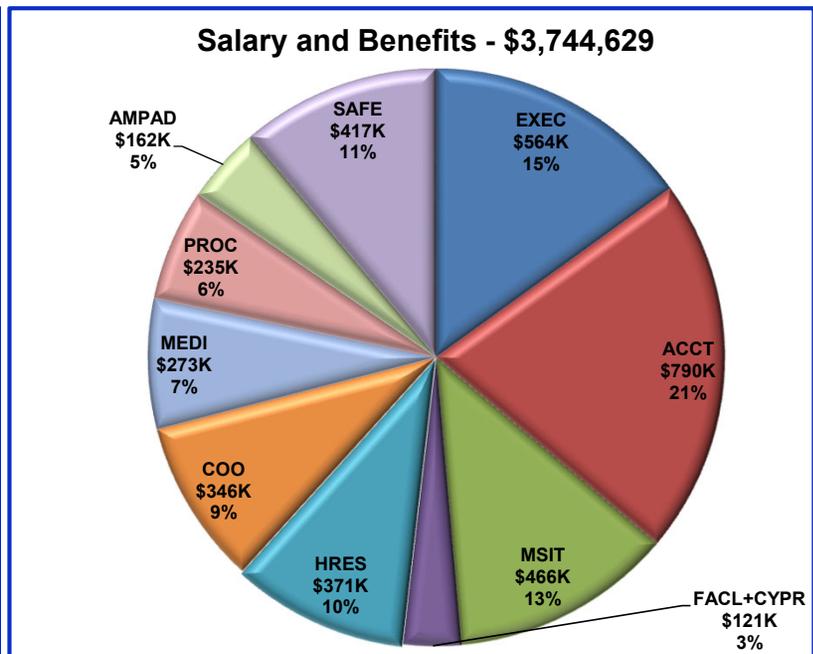
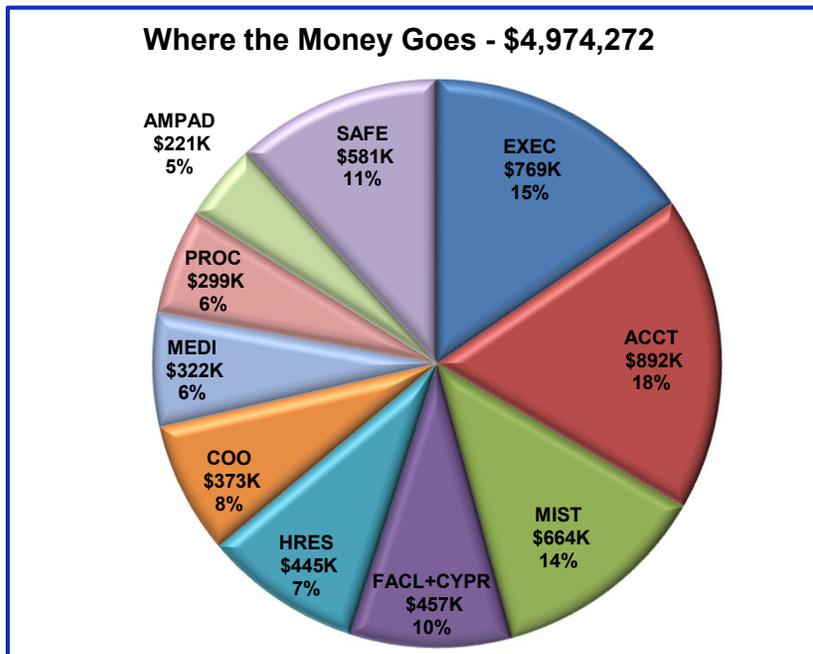
**Corporate Overhead - Funding Sources**

<b>Management Fees Earned</b>						
RAD Properties			\$ 1,112,162	20.3%	\$ 1,176,973	\$ (64,811)
Assisted Housing			2,327,103	42.5%	1,796,768	530,335
<b>Management Fees Earned - Related Entities</b>						
NTHDC			100,000	1.8%	100,000	-
Meridian River Development Corporation			310,000	5.7%	210,000	100,000
Gardens at SouthBay			23,400	0.4%	23,400	-
Belmont Heights I, II, III			82,945	1.5%	74,040	8,905
Oaks at Riverview			59,065	1.1%	51,705	7,360
Cedar Pointe			52,011	1.0%	37,980	14,031
Osborne Landing			29,863	0.5%	16,320	13,543
Encore Properties (Ella, Trio, Reed)			-	0.0%	36,000	(36,000)
THA Affordable Housing Development Corporation (AHDC)			10,000	0.2%	10,000	-
THA Development Corporation (THADEV)			10,000	0.2%	10,000	-
Palm Terrace			22,360	0.4%	22,360	-
Tampa Housing Funding Corporation (THFC)			5,000	0.1%	5,000	-
Encore Affordable Housing Development Corporation (EAHDC)			5,000	0.1%	5,000	-
			\$ 4,148,909	75.8%	\$ 3,575,546	\$ 573,363
<b>Net of Admin Fees Earned vs Total Expenses (Shortfall)</b>			\$ (825,363)		\$ (1,155,486)	\$ 330,123
<b>Contributions from Other Entities</b>						
NTHDC			370,567	6.8%	167,483	\$ 203,084
NTHDC - Salary Portion over HUD Base			291,296	5.3%	301,103	(9,807)
Transfer from RAD Properties			663,500	12.1%	663,500	-
<b>Total Contributions from Other Sources</b>			\$ 1,325,363		\$ 1,132,086	\$ 193,277
<b>Total Funding Sources</b>			\$ 5,474,272	100%	\$ 4,731,032	\$ 523,400

**Tampa Housing Authority**  
2020-2021 Annual Budget  
Salary and Benefits Comparison



AH Mgmt. Fees	\$ 1,827,103	36.7%
RAD	\$ 1,775,662	35.7%
NTHDC - CO	\$ 370,567	7.4%
MRDC	\$ 310,000	6.2%
NTHDC Salary Portion	\$ 291,296	5.9%
NTHDC	\$ 100,000	2.0%
Belmont Heights I, II, III	\$ 82,945	1.7%
Oaks at Riverview	\$ 59,065	1.2%
Cedar Pointe	\$ 52,011	1.0%
Osborne Landing M. Fees	\$ 29,863	0.6%
Gardens @ SouthBay M. Fees	\$ 23,400	0.5%
Palm Terrace	\$ 22,360	0.4%
AHDC	\$ 10,000	0.2%
THADEV	\$ 10,000	0.2%
THFC	\$ 5,000	0.1%
EAHDC	\$ 5,000	0.1%
<b>Total</b>	<b>\$ 4,974,272</b>	



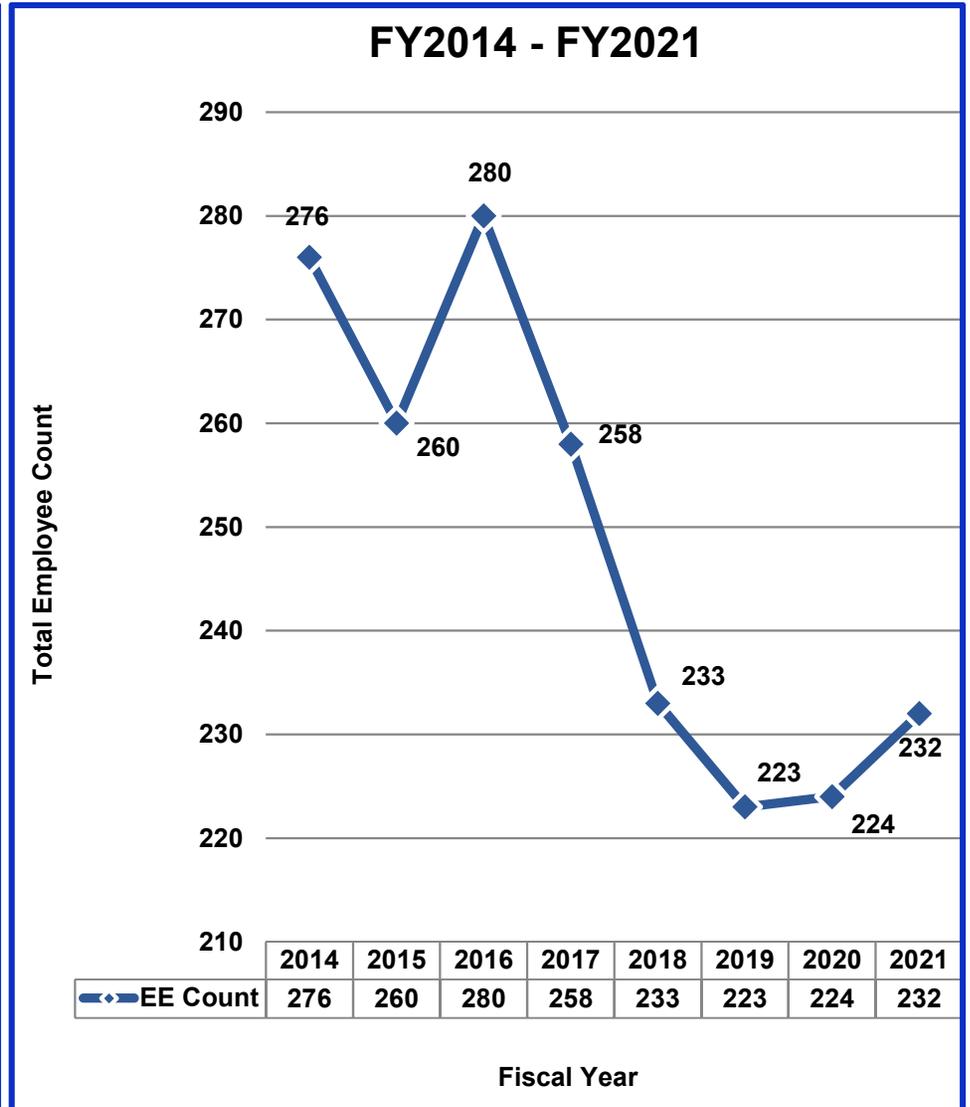
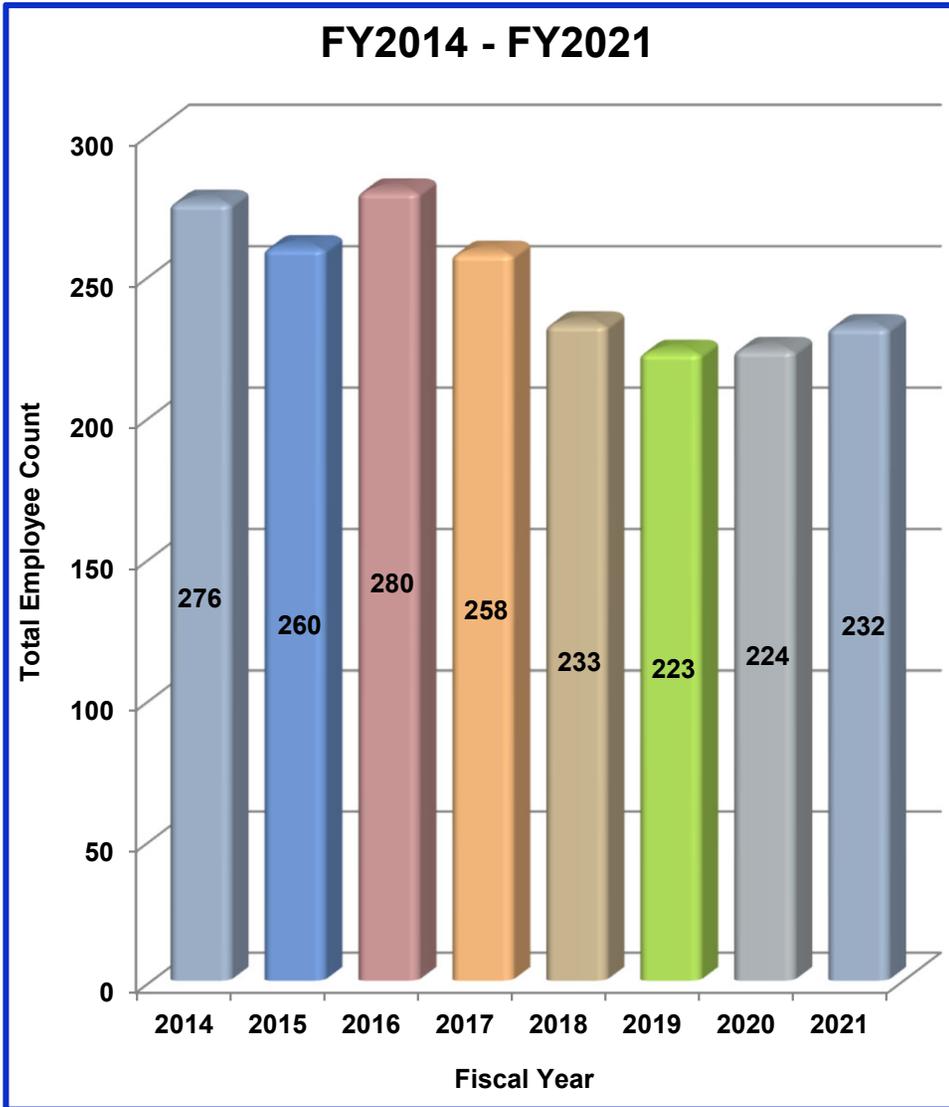
**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Position Count by Department**

Department	Budget 2019-2020	Budget 2020-2021	Variance	Budget Temporary
<b>Corporate Overhead</b>				
Asset Management	3	2	(1)	
Executive	4	4	-	
Facilities	3	1	(2)	
Finance and Accounting	8	9	1	
Human Resources	6	6	-	
Community Affairs	2	2	-	
Information Technology	5	5	-	
Contracting / Procurement	3	3	-	
Chief Operating Officer	2	2	-	
Public Safety	9	9	-	
<b>Total Corporate Overhead</b>	<b>45</b>	<b>43</b>	<b>(2)</b>	<b>-</b>
<b>Properties (Admin, Maint, Protective)</b>				
Property Management	2	5	3	
Robles Park	17	19	2	
Southern Scattered Sites	6	6	-	
Northern Scattered Sites	14	14	-	
JL Young	13	17	4	
Osborne / Cedar	2	2	-	
<b>Total Properties</b>	<b>54</b>	<b>63</b>	<b>9</b>	<b>-</b>
<b>Other</b>				
Assisted Housing Voucher Program	73	78	5	
Center for Affordable Homeownership Program and Property Services	3	-	(3)	
Oaks at Riverview Community Center	35	32	(3)	
Real Estate Development	5	6	1	
NTHDC	7	7	-	
	2	3	1	
<b>Total Other</b>	<b>125</b>	<b>126</b>	<b>1</b>	<b>-</b>
<b>Total Entity</b>	<b>224</b>	<b>232</b>	<b>8</b>	<b>-</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Entity-Wide Salary and Benefits**

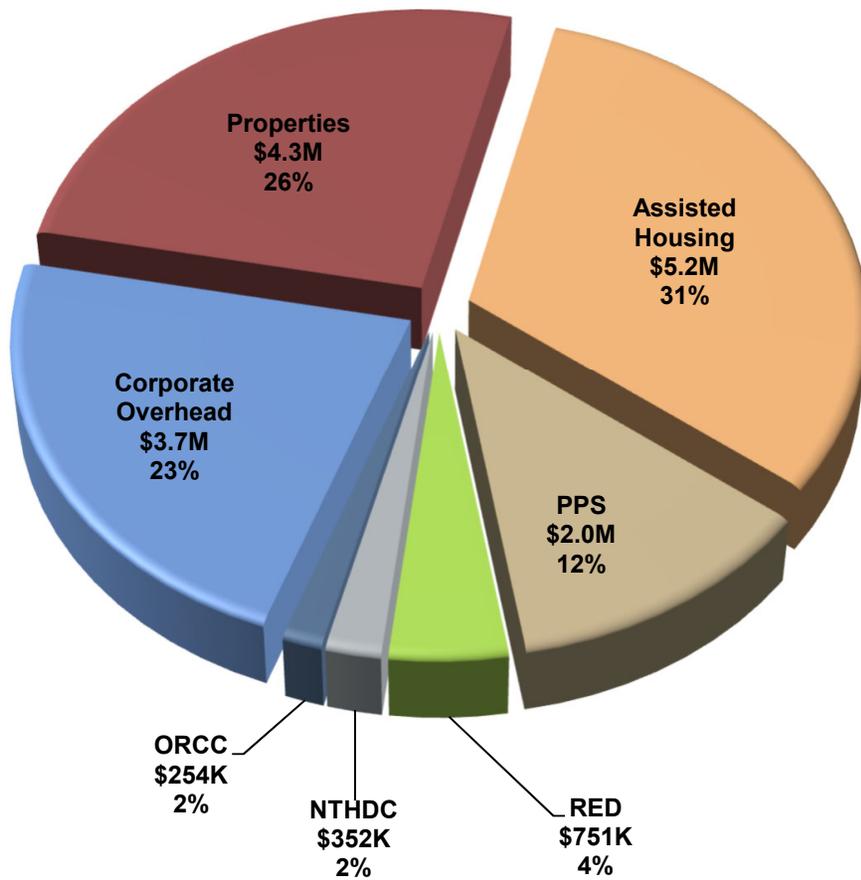
Department	2019 - 2020 Budget			2020 - 2021 Budget		
	Salaries	Benefits	Total	Salaries	Benefits	Total
<b>Corporate Overhead</b>						
Asset Management	\$ 125,599	\$ 51,505	\$ 177,104	\$ 112,176	\$ 49,479	\$ 161,655
Contracting Office	170,384	55,256	225,640	177,191	57,503	234,694
Executive	421,794	125,171	546,965	434,423	129,138	563,561
Facilities and Cypress	81,088	35,681	116,769	83,511	37,235	120,746
Finance and Accounting	548,677	176,536	725,213	579,274	211,009	790,283
Human Resources	245,384	97,933	343,317	278,531	92,175	370,707
Information Technology	366,847	159,251	526,098	318,275	148,101	466,376
Public Affairs	189,227	73,430	262,657	196,415	76,482	272,897
Public Safety	250,178	122,191	372,369	281,316	136,059	417,375
Chief Operating Office	267,513	87,484	354,997	259,252	87,083	346,335
<b>Total Corporate Overhead</b>	<b>\$ 2,666,691</b>	<b>\$ 984,438</b>	<b>\$ 3,651,129</b>	<b>\$ 2,720,364</b>	<b>\$ 1,024,264</b>	<b>\$ 3,744,629</b>
<b>Properties (Admin, Maint, Resident Svcs, Protective)</b>						
North Boulevard	295,921	112,429	408,350	\$ -	\$ -	\$ -
Osborne Landing / Cedar Pointe	-	-	-	216,441	104,634	321,075
Robles Park, LLC	765,467	378,802	1,144,269	829,789	379,630	1,209,419
Arbors LLC	344,492	146,653	491,145	339,212	152,456	491,668
Seminole LLC	273,194	122,358	395,552	261,854	112,486	374,340
Scruggs LLC	197,856	102,492	300,348	224,676	95,723	320,399
Shimberg LLC	294,149	130,962	425,111	354,711	153,637	508,348
JL Young Apartments Inc	822,192	394,227	1,216,419	735,920	322,625	1,058,545
<b>Total Properties</b>	<b>\$ 2,993,271</b>	<b>\$ 1,387,923</b>	<b>\$ 4,381,194</b>	<b>\$ 2,962,603</b>	<b>\$ 1,321,191</b>	<b>\$ 4,283,794</b>
<b>Total Properties</b>	<b>\$ 2,993,271</b>	<b>\$ 1,387,923</b>	<b>\$ 4,381,194</b>	<b>\$ 2,962,603</b>	<b>\$ 1,321,191</b>	<b>\$ 4,283,794</b>
<b>Departments</b>						
Property and Program Services	1,240,082	535,329	1,775,411	\$ 1,480,545	\$ 529,299	\$ 2,009,844
Oaks at Riverview Community Center	176,193	94,453	270,646	164,471	89,794	254,265
Assisted Housing	3,030,544	1,363,807	4,394,351	3,644,184	1,591,213	5,235,397
Real Estate Development	599,331	229,584	828,915	567,479	183,363	750,842
Center for Affordable Homeownership	114,948	46,387	161,335	-	-	-
NTHDC	215,024	59,100	274,124	276,354	75,523	351,877
<b>Total Departments</b>	<b>\$ 5,376,122</b>	<b>\$ 2,328,660</b>	<b>\$ 7,704,782</b>	<b>\$ 6,133,033</b>	<b>\$ 2,469,192</b>	<b>\$ 8,602,225</b>
<b>Total Salaries and Benefit</b>	<b>\$ 11,036,084</b>	<b>\$ 4,701,021</b>	<b>\$ 15,737,105</b>	<b>\$ 11,816,000</b>	<b>\$ 4,814,647</b>	<b>\$ 16,630,648</b>

Tampa Housing Authority  
 2020-2021 Annual Budget  
 Historical Staffing Summary

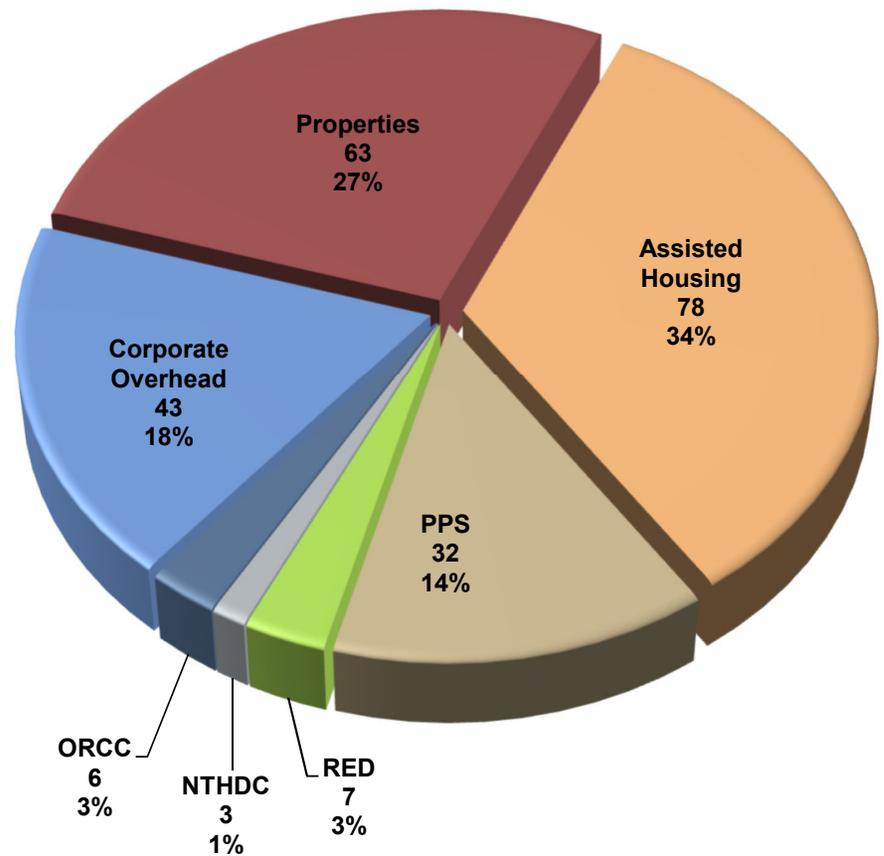


**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Entity-Wide Staffing Summary

**FY2021 - Total Salaries and Benefits  
 By Department - \$16,630,648**



**FY2021 - Total Employees  
 By Department - 232 Employees**



Tampa Housing Authority  
2020-2021 Annual Budget  
Palm Terrace Assisted Living Facility



**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Palm Terrace Assisted Living Facility**

1. Palm Terrace is an Adult Living Facility, a property of the Tampa Housing Authority which provides subsidized and market-rate housing for the elderly, including related facilities and services designed to meet the physical, social and psychological needs of the tenants.
2. The property is managed by Angels Senior Services, Inc., an unrelated management company.
3. Palm Terrace has a current capacity for 75 residents and 12 Adult Day Care spaces. However, the property intends to add four units within the coming years.
4. The property receives Project-Based Rental Assistance Vouchers for tenants' rental payments through the Tampa Housing Authority. In addition to rental fees, the Palm Terrace receives revenue from three other sources; State-Medicaid Long-Term Care program, Optional State Supplementation Program (OSS), and residents' monthly social security income. State-Medicaid Long-Term Care is a health maintenance plan where a qualified tenant selects coverage from a pool of state-approved insurance providers. Palm Terrace has applied to be an approved long-term care facility for all the providers and has been accepted by 4 of the five state insurers. The Long-Term Care plans are "all-inclusive," including consumables, which were previously reimbursed by prior Medicare Plans. OSS is billed to supplement the residents' income to pay for the cost of the living arrangements of the adult living facility. Our prices are all-inclusive and food and personal care services. Our residents pay for personal hygiene items and other miscellaneous expenses as they desire.
5. The proposed FY21 operating budget, as prepared Angels Senior Services by Inc., projects net operating cash flow after reserves for replacement of \$127,025.

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**Palm Terrace Assisted Living Facility**

	Units			
	75			
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenues</b>				
Rent Income / Long Term Care	\$ 747,000	\$ 868,800	\$ 121,800	\$ 965
Section 8 Subsidies	432,000	432,000	-	480
Adult Day Care Services	77,618	77,618	-	86
Other Income	571,600	574,000	2,400	638
<b>Total Income</b>	<b>\$ 1,828,218</b>	<b>\$ 1,952,418</b>	<b>\$ 124,200</b>	<b>\$ 2,169</b>
<b>Expenses</b>				
Administration	305,817	313,684	(7,867)	349
Food Service	279,704	337,484	(57,780)	375
Residential Programs	597,371	627,588	(30,217)	697
Maintenance	251,340	184,476	66,864	205
Utilities	177,508	152,871	24,637	170
Management Fee - 3rd Party Management	91,411	97,500	(6,089)	108
Management Fee - THA	22,360	22,360	-	25
Insurance	50,520	63,180	(12,660)	70
<b>Total Expenses</b>	<b>\$ 1,776,031</b>	<b>\$ 1,799,143</b>	<b>\$ (23,112)</b>	<b>\$ 1,999</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 52,187</b>	<b>\$ 153,275</b>	<b>\$ 101,088</b>	<b>\$ 170</b>
Replacement Reserves	25,800	26,250	(450)	29
<b>Total Non Operating Expenses</b>	<b>\$ 25,800</b>	<b>\$ 26,250</b>	<b>\$ (450)</b>	<b>\$ 170</b>
<b>Total Expenses</b>	<b>\$ 1,801,831</b>	<b>\$ 1,825,393</b>	<b>\$ (23,562)</b>	<b>\$ 29</b>
<b>Net Income (Loss)</b>	<b>\$ 26,387</b>	<b>\$ 127,025</b>	<b>\$ 100,638</b>	<b>\$ 141</b>

**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 Palm Terrace - Capital Improvements

Units	75
FY2020-2021	
Replacement Reserve Balance 4/1/2020	109,686
Additions to Replacement Reserve	26,250
<b>Total Replacement Reserve Balance</b>	<b>\$ 135,936</b>
<b>Capital Improvements 2020-2021</b>	
Passanger Van	15,000
Vinyl Fencing	5,000
<b>Total Capital Improvements</b>	<b>\$ 20,000</b>
<b>Replacement Reserve Balance 3/31/2021</b>	<b>\$ 115,936</b>

Tampa Housing Authority  
2020-21 Annual Budget  
Cedar Pointe Apartments



**Tampa Housing Authority**  
2020-21 Annual Budget  
Cedar Pointe Apartments

1. Cedar Pointe is a redevelopment project funded by the Federal Neighborhood Stabilization Program administered by Hillsborough County, Florida. The project commenced in 2012 and was completed in February 2014. The apartments are to benefit low, moderate, and middle-income tenants. Their income will not exceed 120% of Area Median Income (AMI), with at least 50% of the constructed units being reserved for households at or below 50% of AMI.
2. THA took ownership from the County through its NSP program by issuing a mortgage for the value of the underlying property and agreeing to build 60 units financed by the County's NSP program. The County's financing is in the form of a mortgage that will be repaid from the project's subsequent net operating cash flows. A second phase was completed in March 2019, adding 24 additional units to bring the total number of units to 84.
3. The Authority acts as the management company receiving a management fee of 4.5 percent of collected rents for its services.
4. A cash flow budget for the fiscal year 2020-21, as presented by THA management, is attached hereto for both the initial Phase and Phase-II separately.
5. The operating budget, as prepared by THA, projects a net operating negative cash flow after debt service and replacement reserves of \$(157,542) for Phase I and \$(1,752) for Phase II. Therefore, no loan repayment is projected to be necessary at year-end (as our agreement only requires repayments when there are positive cash flows).
6. The negative budgeted cash flows for Phase I primarily relates to the planned exterior painting of buildings 1 – 6.

**Tampa Housing Authority**  
**2020 - 2021 Annual Budget**  
**Cedar Pointe, LLC**

	Units		60			
	FY2019-2020	2020 - 2021	Variance	PUM		
<b>Revenues</b>						
Tenant Revenue	\$ 427,014	\$ 437,579	\$ 10,565	\$ 7,293		
Subsidy	59,817	52,519	(7,298)	875		
<b>Total Revenue</b>	<b>\$ 486,831</b>	<b>\$ 490,098</b>	<b>\$ 3,267</b>	<b>\$ 8,168</b>		
<b>Expenses</b>						
Admin Salaries / Benefits	42,298	134,992	(92,694)	2,250		
Administrative Expenses	84,836	50,450	34,386	841		
Management Fees	28,121	39,208	(11,087)	653		
Asset Management Fees	4,548	-	4,548	-		
Tenant Services	5,000	5,000	-	83		
Utilities	54,066	58,062	(3,996)	968		
Maintenance Salaries / Benefits	70,262	69,987	275	1,166		
Maintenance Expenses	40,270	41,350	(1,080)	689		
Contracted Maintenance Services	66,983	55,500	11,483	925		
Protective Services Salaries / Benefits	4,942	4,986	(44)	83		
General Expenses	40,841	53,105	(12,264)	885		
<b>Total Expenses</b>	<b>\$ 442,167</b>	<b>\$ 512,640</b>	<b>\$ (70,473)</b>	<b>\$ 8,544</b>		
<b>Net Operating Income (Loss)</b>	<b>\$ 44,664</b>	<b>\$ (22,542)</b>	<b>\$ (67,206)</b>	<b>\$ (376)</b>		
<b>Other Out Flow</b>						
Capital Improvements	10,000	105,000	(95,000)			
Replacement Reserve	30,000	30,000	-	500		
<b>Cash Flow Before Debt</b>	<b>\$ 4,664</b>	<b>\$ (157,542)</b>	<b>\$ (162,206)</b>	<b>\$ (2,626)</b>		
City Loan Repayment	3,871	-	(3,871)	-		
<b>Cash Flow</b>	<b>\$ 793</b>	<b>\$ (157,542)</b>	<b>\$ (158,335)</b>	<b>\$ (2,626)</b>		

**Tampa Housing Authority**  
 2020 - 2021 Annual Budget  
 Cedar Pointe, LLC - Capital Improvements

Units	60
<b>FY2020 - 2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 234,000
Additions to Replacement Reserve	30,000
<b>Total Replacement Reserve Balance</b>	<b>\$ 264,000</b>
<b>Capital Improvement 2020-2021</b>	
Exterior Painting of Buildings 1 - 6	105,000
<b>Total Capital Improvement</b>	<b>\$ 105,000</b>
<b>Replacement Reserve Balance 03/31/2021</b>	<b>\$ 159,000</b>

**Tampa Housing Authority**  
2020 - 2021 Annual Budget  
Cedar Pointe, LLC - Phase II

	Units			
	24			
	FY2019-2020	2020 - 2021	Variance	PUM
<b>Revenues</b>				
Tenant Revenue	\$ 181,790	\$ 152,911	\$ (28,879)	\$ 6,371
Subsidy	22,970	13,792	(9,178)	575
<b>Total Revenue</b>	<b>\$ 204,760</b>	<b>\$ 166,703</b>	<b>\$ (38,057)</b>	<b>\$ 6,946</b>
<b>Expenses</b>				
Admin Salaries / Benefits	10,999	29,036	(18,037)	1,210
Administrative Expenses	37,527	34,410	3,117	1,434
Management Fees	9,859	12,803	(2,944)	533
Asset Management Fees	1,668	-	1,668	-
Tenant Services	6,581	2,000	4,581	83
Utilities	19,605	15,375	4,230	641
Maintenance Salaries / Benefits	15,197	2,233	12,964	93
Maintenance Expenses	7,885	7,125	760	297
Contracted Maintenance Services	26,581	29,895	(3,314)	1,246
General Expenses	11,429	14,738	(3,309)	614
<b>Total Expenses</b>	<b>\$ 147,331</b>	<b>\$ 147,615</b>	<b>\$ (284)</b>	<b>\$ 6,151</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 57,429</b>	<b>\$ 19,088</b>	<b>\$ (38,341)</b>	<b>\$ 795</b>
<b>Other Out Flow</b>				
Capital Improvements	5,000	8,840	(3,840)	
Replacement Reserve	12,000	12,000	-	500
<b>Cash Flow Before Debt</b>	<b>\$ 40,429</b>	<b>\$ (1,752)</b>	<b>\$ (42,181)</b>	<b>\$ (73)</b>
City Loan Repayment	33,556	-	(33,556)	-
<b>Cash Flow</b>	<b>\$ 6,873</b>	<b>\$ (1,752)</b>	<b>\$ (8,625)</b>	<b>\$ (73)</b>

**Tampa Housing Authority**  
 2020 - 2021 Annual Budget  
 Cedar Pointe, LLC Phase II - Capital Improvements

Units	24
<b>FY2020 - 2021</b>	
Replacement Reserve Balance 4/1/2020	\$ 12,000
Additions to Replacement Reserve	12,000
<b>Total Replacement Reserve Balance</b>	<b>\$ 24,000</b>
<b>Capital Improvement 2020-2021</b>	
Camera System	8,840
<b>Total Capital Improvement</b>	<b>\$ 8,840</b>
<b>Replacement Reserve Balance 03/31/2021</b>	<b>\$ 15,160</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**North Tampa Housing Development Corporation (NTHDC)**

1. In 2004, the US Department of HUD began contracting with the North Tampa Housing Development Corporation (“NTHDC”), a non-profit entity of The Housing Authority of the City of Tampa, to administer the Performance-Based Contract Administration of project-based Section 8 housing vouchers for the State of Florida. During 2011, NTHDC’s original contract expired, and HUD exercised a series of extensions preceding its anticipated request for bids for the current and future contract administration services. NTHDC’s existing extension expires on December 31, 2020. In March 2013, NTHDC was successful in defending HUD’s Florida Performance Based Contract Administration service agreement.
2. The contract currently includes the administration of more than 476 contract properties covering approximately 42,410 assisted housing units as of April 1, 2020. Under the terms of the award, the North Tampa Housing Development Corporation entered into a partnership agreement with CGI-Federal Inc. for contract administration duties through December 31, 2020. We expect that CGI-Federal will continue to be NTHDC’s subcontractor upon granting of future extensions or multi-year contract.
3. In addition to the Florida contract, the North Tampa Housing Development Corporation (NTHDC) was awarded the Virgin Islands PBCA contract to administer 12 contract properties covering 1,381 housing units in 2011. The current Virgin Islands contract extension expires on December 31, 2020. CGI-Federal is the subcontracted administrator for the Virgin Islands and will continue to be NTHDC’s subcontractor upon granting of future extensions or multi-year contract.

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**North Tampa Housing Development Corp (NTHDC)**

Account Description	2019-2020 Budget	2020-2021 Budget	Change Positive / (Negative)
<b>Revenues</b>			
HUD Administrative Fees	\$ 11,364,560	\$ 11,503,733	\$ 139,173
HUD Administrative Fees _ MORs	720,000	1,101,600	381,600
Interest Income			-
<b>Total Revenues</b>	<b>\$ 12,084,560</b>	<b>\$ 12,605,333</b>	<b>\$ 520,773</b>
<b>Expenses</b>			
Administrative Staff Support	274,124	351,876	(77,752)
Administrative Operating Costs	55,600	70,050	(14,450)
Legal Fees	55,000	100,000	(45,000)
Audit	19,500	19,500	-
Insurance	148,609	150,078	(1,469)
Management Fees	100,000	100,000	-
Service Provider Contract Costs	7,386,964	7,477,426	(90,462)
<b>Total Expenses</b>	<b>\$ 8,039,797</b>	<b>\$ 8,268,930</b>	<b>\$ (229,133)</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 4,044,763</b>	<b>\$ 4,336,403</b>	<b>\$ 291,640</b>
<b>Affiliated Entities Operational Funding</b>			
<b>Funding for Encore Developments</b>			
<b>Items earmarked from prior year Budget</b>	<b>\$ 1,508,894</b>	<b>\$ 650,000</b>	<b>858,894</b>
THA - Encore CDD Assessments	290,000	200,000	90,000
THA - Encore Chiller Reserve and Deficit Funding	300,000	300,000	-
THA - Encore - Art Budget	262,500	120,000	142,500
THA - Encore - Member loans CPDG LLC	250,000	-	250,000
<b>Total Encore Developments</b>	<b>2,611,394</b>	<b>1,270,000</b>	<b>1,341,394</b>
<b>THA Operations - Corporate Overhead</b>			
THA - Wellness Committee	7,992	8,352	(360)
THA - Transfer to AHDC	65,223	18,873	46,350
THA - Executive Salary and Benefits Funding	301,103	291,296	9,807
THA - Funding of Corporate Overhead	167,483	370,567	(203,084)
THA - Annual Employee Business Meeting	20,000	40,000	(20,000)
THA - Employee Appreciation Committee	13,320	16,704	(3,384)
THA - Partnership Sponsorship/Benevolence Fund	12,000	13,000	1,000
<b>Total THA Operations-CO</b>	<b>581,793</b>	<b>758,792</b>	<b>(169,671)</b>
<b>THA Operations - Resident Services</b>			
THA - Funding of EnVision Center	-	100,000	(100,000)
THA - Funding of ORCC	-	26,618	(26,618)
THA - Funding of PPS	129,914	215,200	(85,286)
THA - Funding of Boys Club Building	136,510	75,828	60,682
<b>Total THA Operations- Resident Services</b>	<b>266,424</b>	<b>417,646</b>	<b>(151,222)</b>
<b>Total Affiliated Entities Operational Funding</b>	<b>\$ 3,459,611</b>	<b>\$ 2,446,438</b>	<b>\$ 1,013,173</b>
<b>Net Income (Loss) after Affiliated Funding</b>	<b>\$ 585,152</b>	<b>\$ 1,889,965</b>	<b>\$ 1,304,812</b>

**Tampa Housing Authority**  
**2020-2021 Annual Budget**  
**North Tampa Housing Development Corp (NTHDC) Administrative Fee Comparison**

<b>Total Revenue at 1.9% Fee</b>		<b>Apr 1, 2020 - Dec 31, 2020</b>	<b>Apr 1, 2020 - Mar 31, 2021</b>
Total Earned Basic Fees (inc. VI fees)	\$	8,627,800	\$ 11,503,733
Total Earned MOR Fees (FL only)	\$	826,200	\$ 1,101,600
<b>Total Earned Fees</b>	<b>\$</b>	<b>9,454,000</b>	<b>\$ 12,605,333</b>
CGI Total Fee Share @ 65%	\$	6,122,092	\$ 8,162,790
NTHDC Total Fee Share @ 35%	\$	3,331,908	\$ 4,442,543
<b>Total Fees</b>	<b>\$</b>	<b>9,454,000</b>	<b>\$ 12,605,333</b>

<b>Total Revenue at 1.5% Fee</b>		<b>Apr 1, 2020 - Dec 31, 2020</b>	<b>Apr 1, 2020 - Mar 31, 2021</b>
Total Earned Basic Fees (inc. VI fees)	\$	6,880,235	\$ 9,173,647
Total Earned MOR Fees (FL only)	\$	826,200	\$ 1,101,600
<b>Total Earned Fees</b>	<b>\$</b>	<b>7,706,435</b>	<b>\$ 10,275,247</b>
CGI Total Fee Share @ 65%	\$	5,009,183	\$ 6,678,911
NTHDC Total Fee Share @ 35%	\$	2,697,252	\$ 3,596,336
<b>Total Fees</b>	<b>\$</b>	<b>7,706,435</b>	<b>\$ 10,275,247</b>

<b>Total Revenue at 1.0% Fee</b>		<b>Apr 1, 2020 - Dec 31, 2020</b>	<b>Apr 1, 2020 - Mar 31, 2021</b>
Total Earned Basic Fees (inc. VI fees)	\$	4,695,773	\$ 6,261,031
Total Earned MOR Fees (FL only)	\$	826,200	\$ 1,101,600
<b>Total Earned Fees</b>	<b>\$</b>	<b>5,521,973</b>	<b>\$ 7,362,631</b>
CGI Total Fee Share @ 65%	\$	3,589,282	\$ 4,785,710
NTHDC Total Fee Share @ 35%	\$	1,932,691	\$ 2,576,921
<b>Total Fees</b>	<b>\$</b>	<b>5,521,973</b>	<b>\$ 7,362,631</b>

<b>NTHDC Revenue Projection</b>		<b>Revenue</b>	<b>% Change in Revenue</b>	
Maximum Basic Fee at	1.9%	\$ 4,442,543	↓	-
Maximum Basic Fee at	1.5%	\$ 3,596,336		
Maximum Basic Fee at	1.0%	\$ 2,576,921	↓	-42%



**Assumptions**

\*Basic Admin Fee includes VI fees and FL fees with constant MOR fees

\*Basic Admin Fee forecast for FL based on actual December 2019 Basic Admin Fee with 445 contracts and 39,522 assisted units using 2020 FMRS

\*MOR fee forecast assumption based on current funding levels (max 81 MOR's a qtr at \$3,400) and assumes no gap in MOR funding

\*VI Admin Fee forecast based off of the December 2019 Admin Fee invoice with 12 contracts and 1,381 assisted units using 2020 FMRS

**Tampa Housing Authority**  
2020 Annual Budget  
Meridian River Development Corporation (MRDC)



**Tampa Housing Authority**  
**2020 Annual Budget**  
**Meridian River Development Corporation (MRDC)**

1. Meridian River Development Corporation (“MRDC”), a non-profit Florida corporation, is a component unit of the Housing Authority of the City of Tampa, Florida. MRDC was created to aid in the Authority’s mission of providing and developing affordable housing opportunities.
2. MRDC operates three developments, River Place Apartments, River Pines Apartments, and Meridian Apartments with affordable units totaling 700.
3. The cash flow budget for the calendar year 2020 is presented by the private property manager, Stephenson and Moore, is attached hereto.
4. The operating budget, as prepared by Stephenson and Moore, projects net operating gain, after debt service and replacement reserves of \$548,186.
5. 2020 Capital renovations for MRDC will be managed by Stephenson and Moore and supervised by THA’s asset management department. The primary use of the funds for the 2020 budget year will be targeted towards completion of retention wall at River Place, the renovation of 22-unit interiors and replacement of windows in one building at River Pines, siding renovation at Meridian, and replacement of flooring at all three properties to increase the marketability of property by updating the units.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget - Consolidated**  
**Meridian River Development Corp (MRDC)**

	Units		700	
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 5,514,480	\$ 5,722,776	\$ 208,296	\$ 681
Vacancy Loss	(275,727)	(286,139)	(10,412)	(34)
Delinquent / Prepaid / Other	(28,200)	(30,440)	(2,240)	(4)
<b>Total Rental Income</b>	<b>\$ 5,210,553</b>	<b>\$ 5,406,197</b>	<b>\$ 195,644</b>	<b>\$ 644</b>
Other Income	101,355	154,202	52,847	18
<b>Total Revenue</b>	<b>\$ 5,311,908</b>	<b>\$ 5,560,399</b>	<b>\$ 248,491</b>	<b>\$ 662</b>
<b>Expenses</b>				
Salaries	856,704	847,419	9,285	101
Advertising and Promotion	86,342	76,781	9,561	9
Maintenance	570,433	581,495	(11,062)	69
Administrative	347,029	291,478	55,551	35
Utilities	436,500	344,500	92,000	41
Professional Fees	62,832	62,952	(120)	7
Insurance	317,088	372,648	(55,560)	44
Management Fees	155,280	166,836	(11,556)	20
Management Fees - THA	210,000	310,000	(100,000)	37
Taxes	150,984	165,732	(14,748)	20
<b>Total Expenses</b>	<b>\$ 3,193,192</b>	<b>\$ 3,219,841</b>	<b>\$ (26,649)</b>	<b>\$ 383</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 2,118,716</b>	<b>\$ 2,340,558</b>	<b>\$ 221,842</b>	<b>\$ 279</b>
<b>Other Out Flow</b>				
Debt Service (Principal, Interest, and F	824,923	824,904	19	98
Capital Expenses / Replacement Rese	1,078,063	967,468	110,595	115
<b>Total Non Operating Expenses</b>	<b>\$ 1,902,986</b>	<b>\$ 1,792,372</b>	<b>\$ 110,614</b>	<b>\$ 213</b>
<b>Net Income</b>	<b>\$ 215,730</b>	<b>\$ 548,186</b>	<b>\$ 332,456</b>	<b>\$ 65</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Meridian River Development Corp (MRDC) - Capital Improvements**

Units	700
Replacement Reserve Balance 1/1/2020	\$ 378,683
Funding from Operations	967,468
<b>Total Replacement Reserve Balance</b>	<b>\$ 1,346,151</b>
<b>Capital Improvement 2020</b>	
HVAC Replacement	62,100
Appliance Replacement	46,980
Floor Covering Replacement	129,800
Landscaping	23,220
Gutters	99,000
Sidewalks	4,000
Roofs	106,600
Down Spouts	30,900
Meter Center	14,160
Stair Railings	18,000
Up Grade Units	188,508
Water Valves	20,000
Building Ext. Repair	115,300
Railing Renovation	48,400
Termite Treatment	20,000
Footer/Foundations	40,500
<b>Total Capital Improvement</b>	<b>\$ 967,468</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 378,683</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**MRDC - River Place**

	Units	280		
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 1,038,204	\$ 1,114,903	\$ 76,699	\$ 332
Vacancy Loss	(51,912)	(55,745)	(3,833)	(17)
Delinquent / Prepaid / Other	-	-	-	-
<b>Total Rental Income</b>	<b>\$ 986,292</b>	<b>\$ 1,059,158</b>	<b>\$ 72,866</b>	<b>\$ 315</b>
Other Income	21,135	30,218	9,083	9
<b>Total Revenue</b>	<b>\$ 1,007,427</b>	<b>\$ 1,089,376</b>	<b>\$ 81,949</b>	<b>\$ 324</b>
<b>Expenses</b>				
Salaries	248,508	253,884	(5,376)	76
Advertising and Promotion	25,450	19,186	6,264	6
Maintenance	84,675	93,345	(8,670)	28
Administrative	76,780	48,648	28,132	14
Utilities	48,300	43,600	4,700	13
Professional Fees	16,836	17,604	(768)	5
Management Fees	30,072	32,681	(2,609)	10
Management Fees - THA	36,000	53,160	(17,160)	16
Insurance	134,340	143,940	(9,600)	43
Taxes	28,788	32,184	(3,396)	10
<b>Total Expenses</b>	<b>\$ 729,749</b>	<b>\$ 738,232</b>	<b>\$ (8,483)</b>	<b>\$ 220</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 277,678</b>	<b>\$ 351,144</b>	<b>\$ 73,466</b>	<b>\$ 105</b>
<b>Other Out Flow</b>				
Debt Service (Principal, Interest, and Fee)	109,932	109,932	-	33
Capital Expenditures / Replacement Rese	172,200	51,720	120,480	15
<b>Total Non Operating Expenses</b>	<b>\$ 282,132</b>	<b>\$ 161,652</b>	<b>\$ 120,480</b>	<b>\$ 48</b>
<b>Net Income</b>	<b>\$ (4,454)</b>	<b>\$ 189,492</b>	<b>\$ 193,946</b>	<b>\$ 56</b>

**Tampa Housing Authority**  
 Calendar Year 2020 Annual Budget  
 River Place - Capital Improvements

Units	280
Replacement Reserve Balance 01/1/2020	\$ -
Funding by Operations	51,720
<b>Total Replacement Reserve Balance</b>	<b>\$ 51,720</b>
<b>Capital Improvements 2020</b>	
HVAC Replacement	4,500
Appliance Replacement	4,020
Floor Covering Replacement	18,200
Landscaping	16,000
Gutters	5,000
Sidewalks	4,000
<b>Total 2020 Capital Improvements</b>	<b>\$ 51,720</b>
<b>Replacement Reserves 12/31/2020</b>	<b>\$ -</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**MRDC - River Pines**

	Units	300		
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 1,883,430	\$ 1,934,815	\$ 51,385	\$ 537
Vacancy Loss	(94,173)	(96,741)	(2,568)	(27)
Delinquent / Prepaid / Other	(15,180)	(16,940)	(1,760)	(5)
<b>Total Rental Income</b>	<b>\$ 1,774,077</b>	<b>\$ 1,821,134</b>	<b>\$ 47,057</b>	<b>\$ 506</b>
Other Income	28,920	45,276	16,356	13
<b>Total Revenue</b>	<b>\$ 1,802,997</b>	<b>\$ 1,866,410</b>	<b>\$ 63,413</b>	<b>\$ 518</b>
<b>Expenses</b>				
Salaries	318,396	293,484	24,912	82
Advertising and Promotion	29,332	26,704	2,628	7
Maintenance	165,428	159,490	5,938	44
Administrative	157,659	112,475	45,184	31
Utilities	253,800	211,860	41,940	59
Professional Fees	19,116	18,480	636	5
Management Fees	52,620	56,016	(3,396)	16
Management Fees - THA	90,000	132,840	(42,840)	37
Insurance	83,760	106,236	(22,476)	30
Taxes	17,196	18,720	(1,524)	5
<b>Total Expenses</b>	<b>\$ 1,187,307</b>	<b>\$ 1,136,305</b>	<b>\$ 51,002</b>	<b>\$ 316</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 615,690</b>	<b>\$ 730,105</b>	<b>\$ 114,415</b>	<b>\$ 203</b>
<b>Other Out Flow</b>				
Debt Service (Principal, Interest, and Fees)	137,688	137,676	12	38
Capital Expenditures / Replacement Reserve	412,005	428,348	(16,343)	119
<b>Total Non Operating Expenses</b>	<b>\$ 549,693</b>	<b>\$ 566,024</b>	<b>\$ (16,331)</b>	<b>\$ 157</b>
<b>Net Income</b>	<b>\$ 65,997</b>	<b>\$ 164,081</b>	<b>\$ 98,084</b>	<b>\$ 46</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**River Pines - Capital Improvements**

Units	300
Replacement Reserve Balance 01/1/2020	\$ -
Funding by Operations	428,348
<b>Total Replacement Reserve Balance</b>	<b>\$ 428,348</b>
<b>Capital Improvements 2020</b>	
HVAC Replacement	15,600
Appliance Replacement	18,960
Floor Covering Replacement	30,000
Roofs	85,000
Down Spouts	30,900
Landscaping	7,220
Meter Center	14,160
Stair Railings	18,000
Up Grade Units	188,508
Water Valves	20,000
<b>Total 2020 Capital Improvements</b>	<b>\$ 428,348</b>
<b>Replacement Reserves 12/31/2020</b>	<b>\$ -</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**MRDC - Meridian Apartments**

	Units	280		
	FY2019-2020	FY2020-2021	Variance	PUM
<b>Revenue</b>				
Gross Potential Rent	\$ 2,592,846	\$ 2,673,058	\$ 80,212	\$ 796
Vacancy Loss	(129,642)	(133,653)	(4,011)	(40)
Delinquent / Prepaid / Other	(13,020)	(13,500)	(480)	(4)
<b>Total Rental Income</b>	<b>\$ 2,450,184</b>	<b>\$ 2,525,905</b>	<b>\$ 75,721</b>	<b>\$ 752</b>
Other Income	51,300	78,708	27,408	23
<b>Total Income</b>	<b>\$ 2,501,484</b>	<b>\$ 2,604,613</b>	<b>\$ 103,129</b>	<b>\$ 775</b>
<b>Expenses</b>				
Salaries	289,800	300,000	(10,200)	89
Advertising and Promotion	31,560	31,074	486	9
Maintenance	320,330	328,810	(8,480)	98
Administrative	112,590	130,355	(17,765)	39
Utilities	134,400	89,040	45,360	27
Professional Fees	26,880	26,868	12	8
Management Fees	72,588	78,138	(5,550)	23
Management Fees - THA	84,000	124,000	(40,000)	37
Insurance	98,988	122,472	(23,484)	36
Taxes	105,000	114,828	(9,828)	34
<b>Total Expenses</b>	<b>\$ 1,276,136</b>	<b>\$ 1,345,585</b>	<b>\$ (69,449)</b>	<b>\$ 400</b>
<b>Net Operating Income</b>	<b>\$ 1,225,348</b>	<b>\$ 1,259,028</b>	<b>\$ 33,680</b>	<b>\$ 375</b>
<b>Other Out Flow</b>				
Debt Service (Principal, Interest, and Fees)	577,303	577,296	7	172
Capital Expenditures / Replacement Reserv	493,858	487,400	6,458	145
<b>Total Non Operating Expenses</b>	<b>\$ 1,071,161</b>	<b>\$ 1,064,696</b>	<b>\$ 6,465</b>	<b>\$ 317</b>
<b>Net Income</b>	<b>\$ 154,187</b>	<b>\$ 194,332</b>	<b>\$ 40,145</b>	<b>\$ 58</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Meridian Apartments - Capital Improvements**

Units	280
Replacement Reserve Balance 01/1/2020	\$ 347,783
Funding by Operations	487,400
<b>Total Replacement Reserve Balance</b>	<b>\$ 835,183</b>
<b>Capital Improvement 2020</b>	
HVAC Replacement	42,000
Appliance Replacement	24,000
Floor Covering Replacement	81,600
Gutters/Facia/ Soffits	94,000
Building Ext. Repair	115,300
Railing Renovation	48,400
Termite Treatment	20,000
Footer/Foundations	40,500
Roof Repair	21,600
<b>Total 2020 Capital Improvements</b>	<b>\$ 487,400</b>
<b>Replacement Reserves 12/31/2020</b>	<b>\$ 347,783</b>

**Tampa Housing Authority**  
**2020 Annual Budget**  
**THA Affordable Housing Development Corporation (AHDC)**

1. THA Affordable Housing Development Corporation (“AHDC”) was incorporated on September 16, 2004. AHDC is a blended component unit of the Authority. AHDC has the power to act as an instrumentality of the Authority and solicit funds on its behalf to benefit and support the programs and goals of the Authority.
2. The primary purpose of AHDC is to act as General Partner for the Gardens at South Bay, Ltd., a Florida partnership. The Affordable Housing Development Corp. currently owns two buildings.
3. The warehouse located at 1528 North B Street is being utilized by THA as a records storage facility and motor pool.
4. The Center for Affordable Housing building located at 1803 N. Howard Avenue is also owned by AHDC. This building is currently used to house THA’s Department of Labor - YouthBuild program. AHDC will be supporting all the operating and maintenance expenses for this building. YouthBuild pays a monthly, all-inclusive rental rate of \$1,000. Additionally, AHDC is earning annual rental income from the “Revive Church” in the amount of \$42,047.
5. AHDC has an operating loss of (\$18,873) which will be funded by the North Tampa Housing Development Corporation (NTHDC).

**Tampa Housing Authority**  
**2020 Annual Budget**  
**THA Affordable Housing Development Corp (AHDC)**

	<b>2019</b>	<b>2020</b>	<b>Change Positive /</b>
	<b>Budget</b>	<b>Budget</b>	<b>(Negative)</b>
<b>Revenues</b>			
Tenant Rental Income	\$ 37,621	\$ 42,047	\$ 4,426
Non-Dwelling Rent - Youth Build	12,000	12,000	-
Transfer from NTHDC	65,223	18,873	(46,350)
<b>Total Income</b>	<b>\$ 114,844</b>	<b>\$ 72,920</b>	<b>\$ (41,924)</b>
<b>Expenses</b>			
Other Administrative Costs	4,950	1,350	3,600
Insurance	5,894	3,500	2,394
Maintenance Costs	5,750	5,070	680
Contracted Maintenance Costs	62,200	26,200	36,000
Utilities	14,050	13,800	250
Management Fees	10,000	10,000	-
Audit Fee	12,000	13,000	(1,000)
<b>Total Expenses</b>	<b>\$ 114,844</b>	<b>\$ 72,920</b>	<b>\$ 41,924</b>

Tampa Housing Authority  
2020 Annual Budget  
The Gardens at South Bay Apartments, Ltd.



**Tampa Housing Authority**  
**2020 Annual Budget**  
**The Gardens at South Bay Apartments, Ltd.**

1. Gardens at South Bay, Ltd., was formed by a Limited Partnership Agreement dated June 2005. The partnership is a component unit of the Tampa Housing Authority. The general partner is THA Affordable Housing Development Corporation. The special limited partner is Related Corporate XXVII, LLC. The limited partner is Centerline Corporate Partners XXVII, LP. The project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing credits.
2. The primary purpose of the Partnership is to develop, own, and operate an affordable rental housing complex known as The Gardens at South Bay. The development includes 216 units, of which 25 are public housing units, 117 tax credit only units, 54 project-based section 8 units, and 20 market-rate units.
3. On October 1, 2014, the Apartments entered into an agreement with the Stephenson and Moore to act as the management company. A management fee of 3.5 percent of collected rents is being charged for its services, and the Authority will receive a 1% management fee based on the collected rents.
4. The operating budget, as prepared by Stephenson and Moore, projects a net operating loss, after debt service and replacement reserves, of (\$342,848).
5. A cash flow budget for calendar year 2020 presented by THA management is attached hereto.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**The Gardens At Southbay, Ltd.**

	Units			
	216			
	2019	2020	Variance	PUM
<b>Revenues</b>				
Rental Income	\$ 2,142,000	\$ 2,197,200	\$ 55,200	\$ 848
HUD Subsidy	60,000	59,350	(650)	23
Capital Fund	36,000	36,000	-	14
Vacancy Loss	(60,000)	(72,000)	(12,000)	(28)
Concessions	(9,000)	(7,200)	1,800	(3)
<b>Total Rental Income</b>	<b>\$ 2,169,000</b>	<b>\$ 2,213,350</b>	<b>\$ 44,350</b>	<b>\$ 854</b>
Other Income	78,250	82,825	4,575	32
<b>Total Revenue</b>	<b>\$ 2,247,250</b>	<b>\$ 2,296,175</b>	<b>\$ 48,925</b>	<b>\$ 886</b>
<b>Expenses</b>				
Salaries	357,756	357,756	-	138
Maintenance	278,175	289,995	(11,820)	112
Administrative	143,038	154,728	(11,690)	60
Utilities	105,600	112,200	(6,600)	43
Professional Fees	44,500	74,900	(30,400)	29
Land Lease	17,040	17,040	-	7
Insurance and Taxes	191,940	224,892	(32,952)	87
Management Fees	82,800	82,800	-	32
Management Fees - THA	23,400	23,400	-	9
<b>Total Expenses</b>	<b>\$ 1,244,249</b>	<b>\$ 1,337,711</b>	<b>\$ (93,462)</b>	<b>\$ 516</b>
<b>Net Operating Income</b>	<b>\$ 1,003,001</b>	<b>\$ 958,464</b>	<b>\$ (44,537)</b>	<b>\$ 370</b>
<b>Other Out Flow</b>				
Debt Services	1,058,484	1,255,832	(197,348)	485
Replacement Reserves	45,480	45,480	-	18
<b>Total Non Operating Expenses</b>	<b>\$ 1,103,964</b>	<b>\$ 1,301,312</b>	<b>\$ (197,348)</b>	<b>\$ 502</b>
<b>Net Income (Loss)</b>	<b>\$ (100,963)</b>	<b>\$ (342,848)</b>	<b>\$ (241,885)</b>	<b>\$ (132)</b>

**Tampa Housing Authority**  
 Calendar Year 2020 Annual Budget  
 Gardens at South Bay - Capital Improvements

Units	216
<b>CY2020</b>	
Replacement Reserve Balance 1/1/2020	\$ 334,322
Additions to Replacement Reserve - 2020	45,480
<b>Total Replacement Reserve Balance</b>	<b>\$ 379,802</b>
Appliances	16,800
Floor Covering	44,400
HVAC	45,000
Land improvements	47,800
<b>Total Capital Improvements</b>	<b>\$ 154,000</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 225,802</b>

Tampa Housing Authority  
2020 Annual Budget  
Osborne Landing, Ltd.



**Tampa Housing Authority**  
2020 Annual Budget  
Osborne Landing, Ltd.

1. Osborne Landing, Ltd. is a Florida Partnership formed on March 3, 1998. The partnership was created to develop and operate a 43 unit apartment project known as Osborne Landing Apartments. The project is rented to low-income tenants and managed in a manner necessary to qualify for federal low-income housing tax credits.
2. On June 11, 2008, NBCD Osborne Inc. transferred its ownership interest to the Tampa Housing Authority (as the “General Partner”). The limited partner is Bank of America Housing Fund III, B.L.P. The partnership will operate until December 2038, or until its earlier dissolution or termination.
3. As defined on the Osborne Landing, Ltd. partnership agreement, at the end of the tax credit compliance period Tampa Housing Authority had a “buyout option” and acquired the limited partnership interest. This buyout option was exercised on January 31, 2016.
4. The operating budget, as prepared by the Tampa Housing Authority, projects a positive net operating cash flow, after debt service and capital Improvements, of \$51,961.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Osborne Landing, Ltd.**

	Units			
	43			
	2019	2020	Variance	PUM
<b>Revenues</b>				
Tenant Rental Rent	\$ 250,808	\$ 284,296	\$ 33,488	\$ 551
Vacancy Loss	(6,000)	(11,000)	(5,000)	\$ (21)
Section 8 Subsidy	115,000	99,995	(15,005)	\$ 194
<b>Total Revenue</b>	<b>\$ 359,808</b>	<b>\$ 373,291</b>	<b>\$ 13,483</b>	<b>\$ 723</b>
<b>Expenses</b>				
Admin Salaries / Benefits	50,476	51,552	1,076	\$ 100
Administrative Expenses	36,550	35,065	(1,485)	\$ 68
Management Fees - THA	16,320	29,863	13,543	\$ 58
Tenant and Social Services	2,250	800	(1,450)	\$ 2
Utilities	9,380	19,384	10,004	\$ 38
Maintenance Salaries / Benefits	54,060	53,775	(285)	\$ 104
Maintenance Expenses	25,500	28,250	2,750	\$ 55
Contracted Maintenance Expenses	52,797	61,450	8,653	\$ 119
Protective Services Salaries / Benefits	3,708	3,501	(207)	\$ 7
General Expenses	103,790	22,640	(81,150)	\$ 44
<b>Total Expenses</b>	<b>\$ 354,831</b>	<b>\$ 306,280</b>	<b>\$ (48,551)</b>	<b>\$ 594</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 4,977</b>	<b>\$ 67,011</b>	<b>\$ 62,034</b>	<b>\$ 130</b>
<b>Other Out Flow</b>				
Replacement Reserves	15,050	15,050	-	\$ 29
<b>Net Cash</b>	<b>\$ (10,073)</b>	<b>\$ 51,961</b>	<b>\$ 62,034</b>	<b>\$ 101</b>

**Tampa Housing Authority**  
 Calendar Year 2020 Annual Capital Budget  
 Osborne Landing, Ltd.

Units	43
<b>CY2020</b>	
Replacement Reserve Balance 1/1/2020	\$ 40,229
Additions to Replacement Reserve - 2020	15,050
<b>Total Replacement Reserve Balance</b>	<b>\$ 55,279</b>
<b>Capital Improvements 2020</b>	
No Items Budgeted	-
<b>Total Capital Improvement</b>	<b>\$ -</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 55,279</b>

Tampa Housing Authority  
2020 Annual Budget  
Belmont Heights I, II, III



**Tampa Housing Authority**  
**2020 Annual Budget**  
**Belmont Heights I, II, III**

1. Belmont Heights Associates Phase I was formed as a limited partnership to develop and operated an apartment complex of 358 units. Of the total units, the development includes 193 public housing units, 155 tax credit only units, and 10 market-rate units. 74 public housing units are designed “elderly-only” units. The development has qualified for low-income housing credits.
2. Belmont Heights Associates Phase II was formed as a limited partnership to develop and operated an apartment complex of 201 units. Of total units, the development includes 102 public housing units, 67 low-income tax credit units and 32 market-rate units. 169 of the 201 units have qualified for low-income housing credits.
3. Belmont Heights Associates Phase III was formed as a limited partnership to develop and operate an apartment complex of 266 units. Of the total units, the development includes 96 public housing units and 170 tax credit units. 66 of the tax credit units are PHA Project-Based Section 8 Assisted.
4. A cash flow budget for calendar year 2020 presented by Interstate Realty Management Company is attached hereto.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Belmont Heights Phases I, II and III**  
**(Public Housing Units Only)**

	Units 193				Units 102				Units 96				Units 391			
	Belmont Phase I				Belmont Phase II				Belmont Phase III				Consolidated			
Description	Budget		Budget 2020		Budget		Budget 2020		Budget		Budget 2020		Budget		Budget 2020	
	2019	Budget	Variance	PUM	2019	Budget	Variance	PUM	2019	Budget	Variance	PUM	2019	Budget	Variance	PUM
<b>Revenues</b>																
Rental Revenue	\$ 524,376	\$ 520,740	\$ (3,636)	\$ 225	\$ 240,024	\$ 259,080	\$ 19,056	\$ 212	\$ 291,768	\$ 329,264	\$ 37,496	\$ 286	\$ 1,056,168	\$ 1,109,084	\$ 52,916	\$ 236
HUD Subsidy	635,856	640,000	4,144	276	498,000	498,000	-	407	361,452	300,000	(61,452)	260	1,495,308	1,438,000	(57,308)	306
Other Income	14,195	11,356	(2,839)	5	8,024	12,004	3,980	10	7,506	8,012	505	7	29,726	31,372	1,646	7
<b>Total Income</b>	<b>\$ 1,174,427</b>	<b>\$ 1,172,096</b>	<b>\$ (2,331)</b>	<b>\$ 506</b>	<b>\$ 746,048</b>	<b>\$ 769,084</b>	<b>\$ 23,036</b>	<b>\$ 628</b>	<b>\$ 660,726</b>	<b>\$ 637,276</b>	<b>\$ (23,451)</b>	<b>\$ 553</b>	<b>\$ 2,581,202</b>	<b>\$ 2,578,456</b>	<b>\$ (2,746)</b>	<b>\$ 550</b>
<b>Expenses</b>																
Payroll	274,335	232,356	41,979	100	260,648	199,859	60,790	163	160,478	141,145	19,333	123	695,461	573,359	122,102	122
Administration and Marketing	38,825	79,772	(40,946)	34	34,159	82,126	(47,967)	67	24,130	52,085	(27,955)	45	97,114	213,983	(116,868)	46
Maintenance	247,206	236,629	10,577	102	195,610	203,271	(7,661)	166	155,259	159,615	(4,356)	139	598,075	599,516	(1,441)	128
Utilities	133,343	151,898	(18,555)	66	131,619	132,419	(801)	108	76,544	75,032	1,513	65	341,506	359,349	(17,843)	77
Management Fee	66,470	66,587	(117)	29	40,955	41,924	(969)	34	45,829	44,398	1,431	39	153,255	152,909	345	33
Taxes and Insurance	5,151	51,011	(45,861)	22	2,470	31,565	(29,096)	26	5,306	26,750	(21,444)	23	12,926	109,327	(96,400)	23
Bad Debt	8,293	3,905	(4,387)	2	1,403	6,826	5,422	6	6,021	3,018	(3,003)	3	15,717	13,749	(1,968)	3
<b>Total Expenses</b>	<b>\$ 773,623</b>	<b>\$ 822,159</b>	<b>\$ (48,536)</b>	<b>\$ 253</b>	<b>\$ 666,865</b>	<b>\$ 697,990</b>	<b>\$ (31,126)</b>	<b>\$ 565</b>	<b>\$ 473,567</b>	<b>\$ 502,042</b>	<b>\$ (28,475)</b>	<b>\$ 433</b>	<b>\$ 1,914,054</b>	<b>\$ 2,022,191</b>	<b>\$ (108,137)</b>	<b>\$ 428</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 400,805</b>	<b>\$ 349,938</b>	<b>\$ (50,867)</b>	<b>\$ 253</b>	<b>\$ 79,183</b>	<b>\$ 71,094</b>	<b>\$ (8,090)</b>	<b>\$ 64</b>	<b>\$ 187,160</b>	<b>\$ 135,233</b>	<b>\$ (51,926)</b>	<b>\$ 120</b>	<b>\$ 667,148</b>	<b>\$ 556,265</b>	<b>\$ (110,883)</b>	<b>\$ 121</b>
<b>Other Out Flow</b>																
Capital Improvements	60,330	125,680	(65,349)	54	77,621	65,373	12,248	53	79,061	129,232	(50,170)	112	217,013	320,284	(103,271)	68
<b>Total Nonoperating Expenses</b>	<b>\$ 60,330</b>	<b>\$ 125,680</b>	<b>\$ (65,349)</b>	<b>\$ 54</b>	<b>\$ 77,621</b>	<b>\$ 65,373</b>	<b>\$ 12,248</b>	<b>\$ 53</b>	<b>\$ 79,061</b>	<b>\$ 129,232</b>	<b>\$ (50,170)</b>	<b>\$ 112</b>	<b>\$ 217,013</b>	<b>\$ 320,284</b>	<b>\$ (103,271)</b>	<b>\$ 68</b>
<b>Net Income (Loss)</b>	<b>\$ 340,474</b>	<b>\$ 224,258</b>	<b>\$ (116,216)</b>	<b>\$ 97</b>	<b>\$ 1,562</b>	<b>\$ 5,721</b>	<b>\$ 4,158</b>	<b>\$ 5</b>	<b>\$ 108,098</b>	<b>\$ 6,002</b>	<b>\$ (102,097)</b>	<b>\$ 5</b>	<b>\$ 450,135</b>	<b>\$ 235,980</b>	<b>\$ (214,155)</b>	<b>\$ 50</b>

Tampa Housing Authority  
2020 Annual Budget  
Oaks at Riverview



**Tampa Housing Authority**  
2020 Annual Budget  
Oaks at Riverview

1. RTD Phase I, Ltd. was formed on September 13, 2002, as a limited partnership, for the purpose of constructing and operating a low-income residential housing complex consisting of 250 rental units, of which 205 are public housing units, and 45 are project-based Section 8 units. The apartment complex operates under the name of Oaks at Riverview.
2. The partnership and the Tampa Housing Authority have entered into a Regulatory and Operating Agreement for the public housing units to receive an operating subsidy from the Department of Housing and Urban Development (HUD). The agreement covers 205 units and has a term of 40 years from the date of occupancy of the public housing units.
3. The property is managed by Edgewood Management Corporation, an affiliate of one of the partners of the General Partner.
4. A cash flow budget for calendar year 2020 presented by Edgewood Management is attached hereto.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Oaks at Riverview**  
**(Public Housing Units Only)**

	Units			
	205			
	2019	2020	Variance	PUM
<b>Revenues</b>				
Rental Income	\$ 621,600	\$ 636,660	\$ 15,060	\$ 259
HUD Subsidy	503,700	488,316	(15,384)	195
Vacancies	(9,324)	(7,958)	1,366	(5)
<b>Total Rental Income</b>	<b>\$ 1,115,976</b>	<b>\$ 1,117,018</b>	<b>\$ 1,042</b>	<b>\$ 449</b>
Other Income	17,004	15,492	(1,512)	5
<b>Total Revenue</b>	<b>\$ 1,132,980</b>	<b>\$ 1,132,510</b>	<b>\$ (470)</b>	<b>\$ 454</b>
<b>Expenses</b>				
Administration and Marketing	383,102	408,933	25,831	165
Maintenance	224,752	235,863	11,111	99
Utilities	155,181	171,450	16,269	64
Management Fee	91,020	91,020	-	37
Taxes and Insurance	227,673	173,326	(54,347)	68
<b>Total Expenses</b>	<b>\$ 1,081,728</b>	<b>\$ 1,080,592</b>	<b>\$ (1,136)</b>	<b>\$ 433</b>
<b>Net Income (Loss)</b>	<b>\$ 51,252</b>	<b>\$ 51,918</b>	<b>\$ 666</b>	<b>\$ 21</b>

Tampa Housing Authority  
2020 Annual Budget  
Ella at Encore Apartments



## Tampa Housing Authority 2020 Annual Budget Ella at Encore Apartments

1. The Ella at Encore, LP, a limited partnership, was formed by the Authority in 2011 to develop, construct, and operate The Ella at Encore (Ella) apartments. Ella is a single seven-story building with four stories of mixed-income, elderly residential apartments, totaling 160 units, over a 3-story amenity base consisting of a 262-space parking structure and approximately 5,000 square feet of retail space on the ground floor.
2. Ella, located on Lot 3 within the Authority's Central Park Village Redevelopment area, known as The Encore District in downtown Tampa, is the first of five planned mixed financed residential projects in the development area. The Encore is a 12 city block mixed-use master-planned community developed by Central Park Development Group, LLC, a partnership between the Authority and Bank of America CDC.
3. Ella is managed by JMG Realty, an independent property management company contracted by the partnership.
4. A cash flow budget for the calendar year 2020 presented by JMG Realty is attached hereto.
5. The operating budget, as prepared by Trio, projects a net income operating loss after debt service, replacement reserves, and capital expenditures of \$181,943.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Ella at Encore, LP**

	Units					
	160					
	2019		2020		Variance	PUM
<b>Revenues</b>						
Rental Income	\$ 1,421,051	\$ 1,632,790	\$ 211,739	\$ 10,205		
Vacancy	(41,362)	(46,623)	(5,261)	(291)		
<b>Total Rental Income</b>	<b>\$ 1,379,689</b>	<b>\$ 1,586,167</b>	<b>\$ 206,478</b>	<b>\$ 9,914</b>		
Other Income	12,256	11,730	(526)	73		
<b>Total Revenue</b>	<b>\$ 1,391,945</b>	<b>\$ 1,597,897</b>	<b>\$ 205,952</b>	<b>\$ 9,987</b>		
<b>Expenses</b>						
Salaries	344,479	359,912	(15,433)	2,249		
Administrative Expenses	89,033	92,609	(3,576)	579		
Management Fees	69,595	63,915	5,680	399		
Legal / Professional	14,038	14,038	-	88		
Utilities	274,802	316,565	(41,763)	1,979		
Maintenance Supplies and Contracts	145,680	156,389	(10,709)	977		
Property Insurance / Tax	106,264	120,206	(13,942)	751		
<b>Total Cost of Operations</b>	<b>\$ 1,043,891</b>	<b>\$ 1,123,634</b>	<b>\$ (79,743)</b>	<b>\$ 7,023</b>		
<b>Net Income (Loss) from Operations</b>	<b>\$ 348,054</b>	<b>\$ 474,263</b>	<b>\$ 126,209</b>	<b>\$ 2,964</b>		
<b>Other Out Flow</b>						
Bonds Payable - Interest	74,961	72,360	2,601	452		
THA Land Note	63,876	60,912	2,964	381		
THA NSP2	259	252	7	2		
THA Equity	31,890	31,368	522	196		
THA RHF Funds	497	492	5	3		
City Home Loan	250	252	(2)	2		
NSP1 - City of Tampa	96	108	(12)	1		
FHLBSF AHP Funds	96	108	(12)	1		
Debt Service - Fees	89,329	68,676	20,653	429		
Replacement Reserves	56,004	57,792	(1,788)	361		
<b>Total Non Operating Expenses</b>	<b>\$ 317,258</b>	<b>\$ 292,320</b>	<b>\$ 24,938</b>	<b>\$ 1,827</b>		
<b>Net Income (Loss)</b>	<b>\$ 30,796</b>	<b>\$ 181,943</b>	<b>\$ 151,147</b>	<b>\$ 90</b>		

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Ella At Encore, LP - Capital Improvements**

Units	160
<b>CY2020</b>	
Replacement Reserve Balance 1/1/2020	\$ 336,773
Additions to Replacement Reserve	57,792
<b>Total Replacement Reserve Balance</b>	<b>\$ 394,565</b>
<b>Capital Improvement 2019</b>	
Cameras	93,635
Flooring Replacement	59,749
Sound System	10,687
Furniture/Equipment	5,122
Miscellaneous	8,950
<b>Total Capital Improvement</b>	<b>\$ 178,143</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 216,422</b>

Tampa Housing Authority  
2020 Annual Budget  
Trio at Encore Apartments



## Tampa Housing Authority 2020 Annual Budget Trio at Encore Apartments

1. The Trio at Encore, LP, a limited partnership, was formed by the Authority in 2012 to develop, construct, and operate The Trio at Encore (Trio) apartments. The Trio is a mixed-income, family residential apartment complex consisting of one six-story building with five floors of residential units and one five-story building consisting of 4 levels of residential units, totaling 141 units, over a one-story amenity base consisting of a 262 space parking structure and approximately 5,000 square feet of retail space on the ground floor.
2. Trio, located on Lot 7 within the Authority's Central Park Village Redevelopment area, known as The Encore District in downtown Tampa, is the second of five planned mixed financed residential projects in the development area. The Encore is a 12 city block mixed-use master-planned community developed by Central Park Development Group, LLC, a partnership between the Authority and Bank of America CDC.
3. Trio is managed by JMG Realty, an independent property management company contracted by the partnership.
4. A cash flow budget for calendar year 2020 presented by JMG Realty is attached hereto.
5. The operating budget, as prepared by Trio, projects a net income operating loss after debt service, replacement reserves, and capital expenditures of \$157,788.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Trio at Encore, LP**

	Units			
	141			
	2019	2020	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 1,694,733	\$ 1,794,079	\$ 99,346	\$1,060
Vacancy	(92,236)	(75,820)	16,416	(45)
<b>Total Rental Income</b>	<b>\$ 1,602,497</b>	<b>\$ 1,718,259</b>	<b>\$ 115,762</b>	<b>\$1,016</b>
Other Income	156,806	138,716	(18,090)	82
<b>Total Revenue</b>	<b>\$ 1,759,303</b>	<b>\$ 1,856,975</b>	<b>\$ 97,672</b>	<b>\$1,098</b>
<b>Expenses</b>				
Salaries	365,331	377,490	(12,159)	223
Administrative Expenses	87,763	87,938	(175)	52
Management Fee	70,374	74,278	(3,904)	44
Asset Management Fee	12,000	-	12,000	-
Legal / Professional	14,196	14,664	(468)	9
Utilities	268,819	270,450	(1,631)	160
Maintenance Supplies and Contracts	130,804	169,728	(38,924)	100
Property Insurance / Tax	194,478	161,393	33,085	95
<b>Total Expenses</b>	<b>\$ 1,143,765</b>	<b>\$ 1,155,941</b>	<b>\$ (12,176)</b>	<b>\$ 683</b>
<b>Net Operating Income</b>	<b>\$ 615,538</b>	<b>\$ 701,034</b>	<b>\$ 85,496</b>	<b>\$ 414</b>
<b>Other Out Flow</b>				
New Perm Note - Interest	168,096	162,456	5,640	96
THA Land Note	34,203	34,200	3	20
THA NSP2	341	336	5	-
THA Equity	69,278	67,464	1,814	40
THA RHF Funds	282	264	18	-
City Home Loan	20,003	18,408	1,595	11
NSP1 City of Tampa	250	-	250	-
FHLBSF AHP Funds	62,942	49,500	13,442	29
Debt Service - Fees	114,468	110,622	3,846	65
Replacement Reserves	49,356	99,996	(50,640)	59
<b>Total Non Operating Expenses</b>	<b>\$ 519,219</b>	<b>\$ 543,246</b>	<b>\$ (24,027)</b>	<b>\$ 321</b>
<b>Net Income (Loss)</b>	<b>\$ 96,319</b>	<b>\$ 157,788</b>	<b>\$ 61,469</b>	<b>\$ 93</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Trio at Encore, LP - Capital Improvements**

Units	141
<b>CY2020</b>	
Replacement Reserve Balance 1/1/2020	\$ 230,809
Additions to Replacement Reserve	99,996
<b>Total Replacement Reserve Balance</b>	<b>\$ 330,805</b>
<b>Capital Improvement 2020</b>	
Exterior Painting	200,000
Flooring (Vinyl Planking) Replacement - Common Area	70,000
Chilled Water Meter Replacement	12,000
Parking Lot Restriping	4,000
Miscellaneous Fixed Assets	23,337
<b>Total Capital Improvement</b>	<b>\$ 309,337</b>
<b>Replacement Reserve Balance 12/31/2020</b>	
	<b>\$ 21,468</b>

Tampa Housing Authority  
2020 Annual Budget  
Reed at Encore Apartments



## Tampa Housing Authority 2020 Annual Budget Reed at Encore Apartments

1. The Reed at Encore, LP, a limited partnership, was formed by the Authority in 2012 to develop, construct, and operate The Reed at Encore (Reed) apartments. Reed is a mixed-income, elderly residential apartment complex consisting of one seven-story building with five floors of residential units totaling 158 units, over a one-story amenity base consisting of a 225 space parking structure and approximately 5,000 square feet of retail space on the ground floor.
2. Reed, located on Lot 4 within the Authority's Central Park Village Redevelopment area, known as The Encore District in downtown Tampa, is the third of five planned mixed financed residential projects in the development area. The Encore is a 12 city block mixed-use master-planned community developed by Central Park Development Group, LLC, a partnership between the Authority and Bank of America CDC.
3. Reed is managed by JMG Realty, an independent property management company contracted by the partnership.
4. A cash flow budget for the calendar year 2020 presented by JMG Realty is attached hereto.
5. The operating budget, as prepared by Reed, projects a net operating loss after debt service, replacement reserves, and capital expenditures of \$396,566.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Reed at Encore, LP**

	Units		158	
	2019	2020	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 1,663,674	\$ 1,920,833	\$ 257,159	\$ 1,013
Vacancy	(49,911)	(57,523)	(7,612)	(30)
<b>Total Rental Income</b>	<b>\$ 1,613,763</b>	<b>\$ 1,863,310</b>	<b>\$ 249,547</b>	<b>\$ 983</b>
Other Income	13,716	17,862	4,146	9
<b>Total Revenue</b>	<b>\$ 1,627,479</b>	<b>\$ 1,881,172</b>	<b>\$ 253,693</b>	<b>\$ 992</b>
<b>Expenses</b>				
Salaries	332,487	349,945	(17,458)	185
Administrative Expenses	72,733	79,124	(6,391)	42
Management Fees	65,098	75,248	(10,150)	40
Asset Management Fee	12,000	-	12,000	-
Legal / Professional	13,052	12,288	764	6
Utilities	256,023	284,399	(28,376)	150
Maintenance Supplies and Contracts	127,965	154,891	(26,926)	82
Property Insurance / Tax	117,332	127,689	(10,357)	67
<b>Total Expenses</b>	<b>\$ 996,690</b>	<b>\$ 1,083,584</b>	<b>\$ (86,894)</b>	<b>\$ 572</b>
<b>Net Operating Income (Loss)</b>	<b>\$ 630,789</b>	<b>\$ 797,588</b>	<b>\$ 166,799</b>	<b>\$ 421</b>
<b>Other Out Flow</b>				
New Perm Note - Interest	203,885	192,438	11,447	101
THA Construction Loan	299,534	-	299,534	-
THA Land Note	44,902	44,292	610	23
THA Equity	42,863	42,276	587	22
THA RHF Funds	67,651	66,720	931	35
Replacement Reserves	55,296	55,296	-	29
<b>Total Non Operating Expenses</b>	<b>\$ 714,131</b>	<b>\$ 401,022</b>	<b>\$ 313,109</b>	<b>\$ 212</b>
<b>Net Income (Loss)</b>	<b>\$ (83,342)</b>	<b>\$ 396,566</b>	<b>\$ 479,908</b>	<b>\$ 209</b>

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Reed at Encore, LP - Capital Improvements**

Units	158
Replacement Reserve Balance 1/1/2020	\$ 207,773
Additions to Replacement Reserve	55,296
<b>Total Replacement Reserve Balance</b>	<b>\$ 263,069</b>
<b>Capital Improvement 2020</b>	
Buildings	47,409
Computers and Office Furniture	11,150
Vinyl Flooring - Office	10,468
Cameras	8,000
Miscellaneous Fixed Assets	11,152
<b>Total Capital Improvement</b>	<b>\$ 88,179</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 174,890</b>

Tampa Housing Authority  
2020 Annual Budget  
Tempo at Encore Apartments



## Tampa Housing Authority 2020 Annual Budget Tempo at Encore Apartments

1. The Tempo at Encore, LP, a limited partnership, was formed by the Authority in 2012 to develop, construct, and operate The Tempo at Encore (Tempo) apartments. Tempo is a single seven-story building containing 203 units of mixed-income housing, with one, two, three- and four-bedroom apartment floor plans. These apartments stand over a 3-story amenity base consisting of a 262 space parking structure and approximately 5,000 square feet of retail space on the ground floor.
2. Tempo is located on Lot 2 within the Authority's Central Park Village Redevelopment area, aka The Encore District in downtown Tampa. Tempo was the first of five planned mixed-financed residential project in the development area. The Encore is a 12 city block mixed-use master-planned community developed by Central Park Development Group. LLC, a partnership between the Authority and Bank of America CDC.
3. Tempo is managed by JMG Realty, an independent property management company contracted by the partnership.
4. A cash flow budget for the calendar year 2020 presented by JMG Realty is attached hereto.
5. The operating budget, as prepared by Tempo, projects a net operating cash flow after debt service, replacement reserves, and capital expenditures of \$517,830.

**Tampa Housing Authority**  
**Calendar Year 2020 Annual Budget**  
**Tempo at Encore, LP**

	Units		203	
	2019	2020	Variance	PUM
<b>Revenues</b>				
Gross Potential Rent	\$ 2,459,268	\$ 2,713,250	\$ 253,982	\$ 13,366
Vacancy	(133,884)	(103,396)	30,488	(509)
<b>Total Rental Income</b>	<b>\$ 2,325,384</b>	<b>\$ 2,609,854</b>	<b>\$ 284,470</b>	<b>\$ 12,856</b>
Other Income	151,499	190,698	39,199	939
<b>Total Revenue</b>	<b>\$ 2,476,883</b>	<b>\$ 2,800,552</b>	<b>\$ 323,669</b>	<b>\$ 13,796</b>
<b>Expenses</b>				
Salaries	396,633	444,783	(48,150)	2,191
Administrative Expenses	97,650	117,760	(20,110)	580
Management Fee	99,075	112,021	(12,946)	552
Asset Management Fee	12,000	-	12,000	-
Legal / Professional	16,556	15,236	1,320	75
Utilities	327,831	211,200	116,631	1,040
Maintenance Supplies and Contracts	144,514	163,889	(19,375)	807
Property Insurance / Tax	345,798	248,586	97,212	1,225
<b>Total Expenses</b>	<b>\$ 1,440,057</b>	<b>\$ 1,313,475</b>	<b>\$ 126,582</b>	<b>\$ 6,470</b>
<b>Net Operating Income</b>	<b>\$ 1,036,826</b>	<b>\$ 1,487,077</b>	<b>\$ 450,251</b>	<b>\$ 7,326</b>
<b>Other Out Flow</b>				
Interest On Mortgage/Bonds Payable	681,972	325,292	356,680	1,602
Debt Service - Fees	-	572,903	(572,903)	2,822
Replacement Reserves	71,052	71,052	-	350
<b>Total Non Operating Expenses</b>	<b>\$ 753,024</b>	<b>\$ 969,247</b>	<b>\$ (216,223)</b>	<b>\$ 4,775</b>
<b>Net Income (Loss)</b>	<b>\$ 283,802</b>	<b>\$ 517,830</b>	<b>\$ 234,028</b>	<b>\$ 2,551</b>

**Tampa Housing Authority**  
 Calendar Year 2020 Annual Budget  
 Tempo at Encore, LP - Capital Improvements

Units	203
<b>CY2020</b>	
Replacement Reserve Balance 1/1/2020	\$ 17,766
Additions to Replacement Reserve	71,052
<b>Total Replacement Reserve Balance</b>	<b>\$ 88,818</b>
<b>Capital Improvement 2020</b>	
Cameras - Stairways and Trash Area	29,838
Vinyl Flooring Replacement	17,663
Carpet Replacement - Unit Turns	9,500
<b>Total Capital Improvement</b>	<b>\$ 57,001</b>
<b>Replacement Reserve Balance 12/31/2020</b>	<b>\$ 31,817</b>

**Tampa Housing Authority**  
RAD Conversion Plan Summary

<b>Group 1</b>								
Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Robles Park Village Post-Conversion Owner Entity: Robles Park, LLC</b>								
Robles Park Village	FL03000008	432	432	0	10/25/2013	3/17/2015	6/30/2016	<b>09/30/2016</b>
<b>Conversion Name: Arbors at Padgett Estates et al Post-Conversion Owner Name: Arbors Estates, LLC</b>								
Arbors at Padgett Estates	FL003000025D	119	114	0	10/25/2013	3/19/2015		
Azeele Apartments	FL003000025C	10	9	0	10/25/2013	3/19/2015		
So-Ho Place	FL003000025A	14	13	0	10/25/2013	3/19/2015		
St. Louis and St. Conrad	FL003000025B	8	7	0	10/25/2013	3/19/2015		
Bay Ceia Apartments	FL003000125	40	38	0	10/25/2013	3/17/2015		
<b>Total</b>		<b>191</b>	<b>181</b>	<b>0</b>			6/30/2016	<b>09/30/2016</b>
<b>Conversion Name: Seminole Park Apartments et al Post-Conversion Owner Entity: Seminole Park Apartments, LLC</b>								
Seminole Park Apartments	FL003000015(B)	100	95	0	2/9/2016	6/3/2016		
Moses White Estates	FL003000041	69	66	0	2/9/2016	5/4/2016		
<b>Total</b>		<b>169</b>	<b>161</b>	<b>0</b>			6/30/2016	<b>09/30/2016</b>
<b>Conversion Name: James Shimberg Estates et al Post-Conversion Owner Entity: Shimberg Estates, LLC</b>								
Squire Villa	FL003000015(A)	30	29	0	10/25/2013	3/17/2015		
James Shimberg Estates	FL003000026B	78	75	0	10/25/2013	3/17/2015		
C. Blythe Andrews	FL003000026A	57	54	0	10/25/2013	3/17/2015		
<b>Total</b>		<b>165</b>	<b>158</b>	<b>0</b>			6/30/2016	<b>09/30/2016</b>
<b>Conversion Name: Scruggs Manor et al Post-Conversion Owner Entity: Scruggs Manor, LLC</b>								
Azzarelli Apartments	FL003000017	30	29	0	10/25/2013	3/17/2015		
Scruggs Manor	FL003000023B	86	82	0	10/25/2013	3/17/2015		

**Tampa Housing Authority**  
RAD Conversion Plan Summary

**Group 2**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Trio at Encore</b> <b>Post-Conversion Owner Entity: The Trio at Encore, LP</b>								
Trio at Encore	FL003000041	32	32	0	2/9/2016	5/4/2016	1/9/2017	11/28/2017
<b>Conversion Name: Ella at Encore</b> <b>Post-Conversion Owner Entity: The Ella at Encore, LP</b>								
Ella at Encore	FL003000042	32	32	0	2/9/2016	5/4/2016	1/9/2017	11/28/2017
<b>Conversion Name: Reed at Encore</b> <b>Post-Conversion Owner Entity: The Reed at Encore, LP</b>								
Reed at Encore	FL003000045	14	14	0	2/10/2016	5/4/2016	1/9/2017	11/28/2017

**Group 3**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: JL Young Gardens</b> <b>Post-Conversion Owner Entity: JL Young Apartments, INC</b>								
JL Young	FL03000012	400	400	0	Both properties to be one CHAP to submit one financing plan and have one closing.			
JL Young Annex	FL03000023A	50	50	0				
<b>Total</b>		<b>450</b>	<b>450</b>	<b>0</b>	<b>10/25/2013</b>	<b>3/17/2015</b>	<b>6/15/2017</b>	<b>10/16/2017</b>

**Tampa Housing Authority**  
RAD Conversion Plan Summary

**Group 4 – North Boulevard Multiphase**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Renaissance at West River Post-Conversion Owner Entity: West River Phase 1A, LP (BoA)</b>								
North Blvd Homes	FL003000001	160	160	0	3/31/2017	4/30/2017	6/15/2017	11/08/2018
<b>Conversion Name: Boulevard at West River - Tower 1 Post-Conversion Owner Entity: WRDG T3A, LP (Related)</b>								
North Blvd Homes	FL003000001	96	96	0	03/31/2017	07/27/2018	09/18/2019	12/27/2019
<b>Conversion Name: Boulevard at West River – Tower 3 Post-Conversion Owner Entity: WRDG T3B, LP (Related)</b>								
North Blvd Homes	FL003000001	88	88	0	3/31/2017	4/30/2017	9/17/2019	1/24/2020
<b>Conversion Name: Boulevard at West River – Tower 2 Post-Conversion Owner Entity: WRDG T3C, LP (Related)</b>								
North Blvd Homes	FL003000001	110	110	0	3/31/2017	4/30/2017	9/10/2019	3/10/2020
<b>Conversion Name: Boulevard at West River – Tower 4 + Townhomes (Parcel T3D &amp; 2A) Post-Conversion Owner Entity: WRDG T3D, LP (Related)</b>								
North Blvd Homes	FL003000001	82	82	0	3/31/2017	08/21/2019	6/30/2020	10/28/2020

**Tampa Housing Authority**  
RAD Conversion Plan Summary

**Group 5**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Mary Bethune Homes</b> <b>Post-Conversion Owner Entity: WRDG Mary Bethune, LP (Related)</b>								
Bethune High-Rise	FL003000010D	150	150	0	10/25/2013	2/1/2017	11/30/2017	6/27/2019

**Group 6**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Cedar Pointe</b> <b>Post-Conversion Owner Entity: Cedar Pointe, LLC</b>								
Cedar Pointe	FL003000044	8	8	0	2/10/2016	5/4/2016	6/30/2020	10/28/2020
Cedar Pointe Phase II	FL003000048	13	13	0	12/27/2019	TBD	TBD	10/28/2020
Total		21	21	0				
<b>Conversion Name: Tempo at Encore</b> <b>Post-Conversion Owner Entity: The Tempo at Encore, LP (BoA)</b>								
Tempo at Encore	FL003000043	20	20	0	1/1/2018	04/20/2020	1/15/2021	5/31/2021

**Tampa Housing Authority**  
RAD Conversion Plan Summary

Group 7								
Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>T15 Conversion Name: Belmont Heights I</b> <b>Post-Conversion Owner Entity: BELMONT HEIGHTS ASSOCIATES, LTD. (Michaels)</b>								
Belmont Heights I	FL003000034	193	193	0	TBD	TBD	TBD	03/29/2021
<b>T16 Conversion Name: Belmont Heights II</b> <b>Post-Conversion Owner Entity: BELMONT HEIGHTS ASSOCIATES, LTD. (Michaels)</b>								
Belmont Heights II	FL003000037	102	102	0	TBD	TBD	TBD	03/29/2021
<b>T17 Conversion Name: Belmont Heights III</b> <b>Post-Conversion Owner Entity: BELMONT HEIGHTS ASSOCIATES, LTD. (Michaels)</b>								
Belmont Heights III	FL003000040	96	96	0	TBD	TBD	TBD	03/29/2021

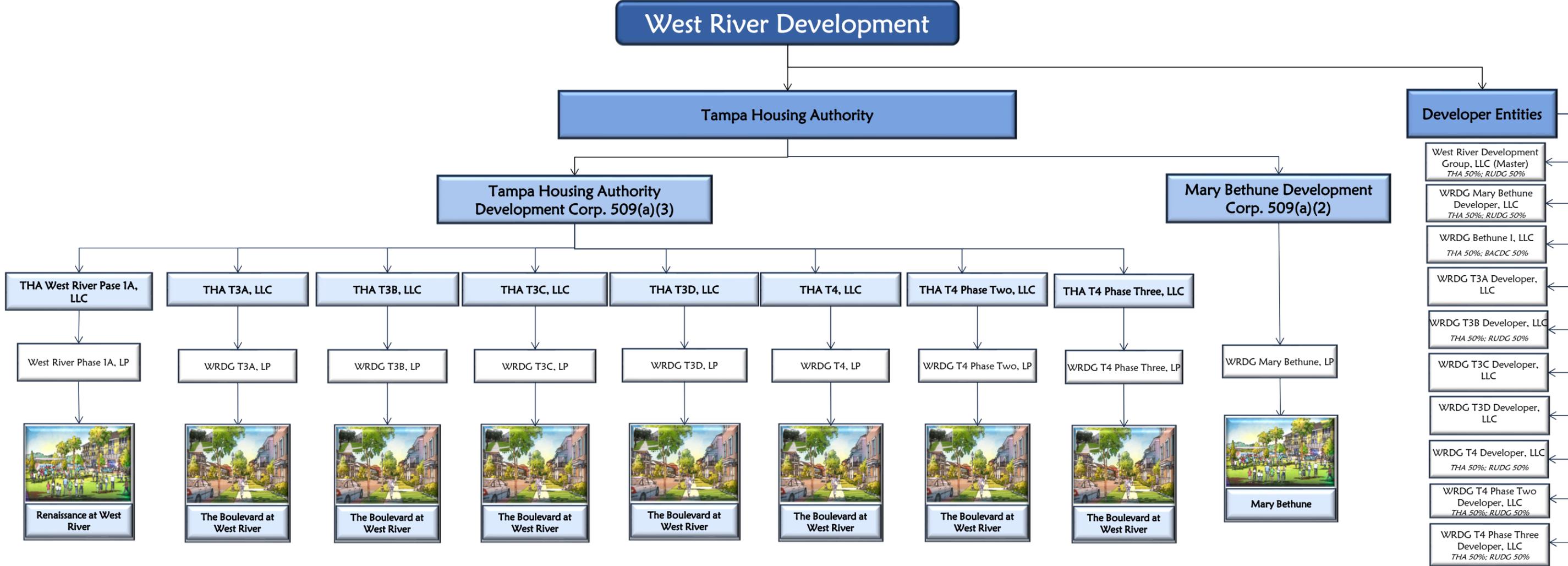
Group 8 – North Boulevard Multiphase								
Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: TBD (Parcel T4)</b> <b>Post-Conversion Owner Entity: WRDG T4, LP (Related)</b>								
North Blvd Homes	FL003000001	100	100	0	TBD	TBD	TBD	12/31/2020
<b>Conversion Name: TBD (Parcel T4B)</b> <b>Post-Conversion Owner Entity: WRDG T4 Phase Two, LP (Related)</b>								
North Blvd Homes	FL003000001	17	17	0	TBD	TBD	TBD	01/31/2022
<b>Conversion Name: TBD (Parcel T4C)</b> <b>Post-Conversion Owner Entity: WRDG T4 Phase Three, LP (Related)</b>								
North Blvd Homes	FL003000001	17	17	0	TBD	TBD	TBD	01/31/2022

**Tampa Housing Authority**  
**RAD Conversion Plan Summary**

**Group 9**

Property Name	PIC #	# of PH Units	# of Units Converting	De Minimis Units	Date of Application	Date of CHAP Receipt	Financing Plan Submission	Closing Date
<b>Conversion Name: Gardens at South Bay</b> <b>Post-Conversion Owner Entity: Gardens at South Bay, LTD (AHDC)</b>								
Gardens at South Bay	FL003000038	25	25	0	TBD	TBD	TBD	1/31/2022
<b>Conversion Name: Oaks at Riverview</b> <b>Post-Conversion Owner Entity: RTD PHASE I, LTD. (RTD PHASE I, LLC)</b>								
Oaks at Riverview	FL003000039	205	205	0	TBD	TBD	TBD	5/31/2022

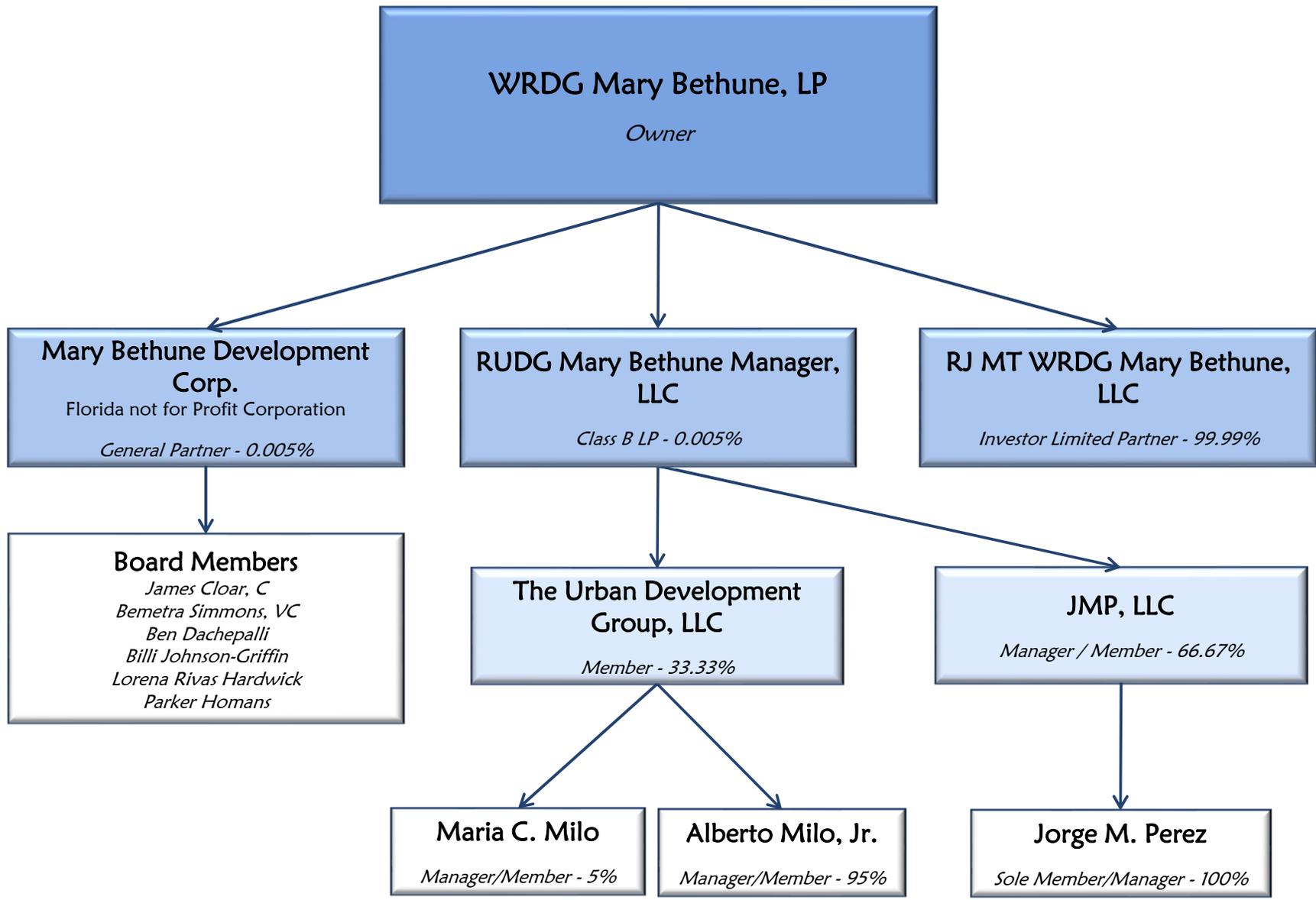
**Tampa Housing Authority**  
 2020-2021 Annual Budget  
 West River Development Organizational Chart



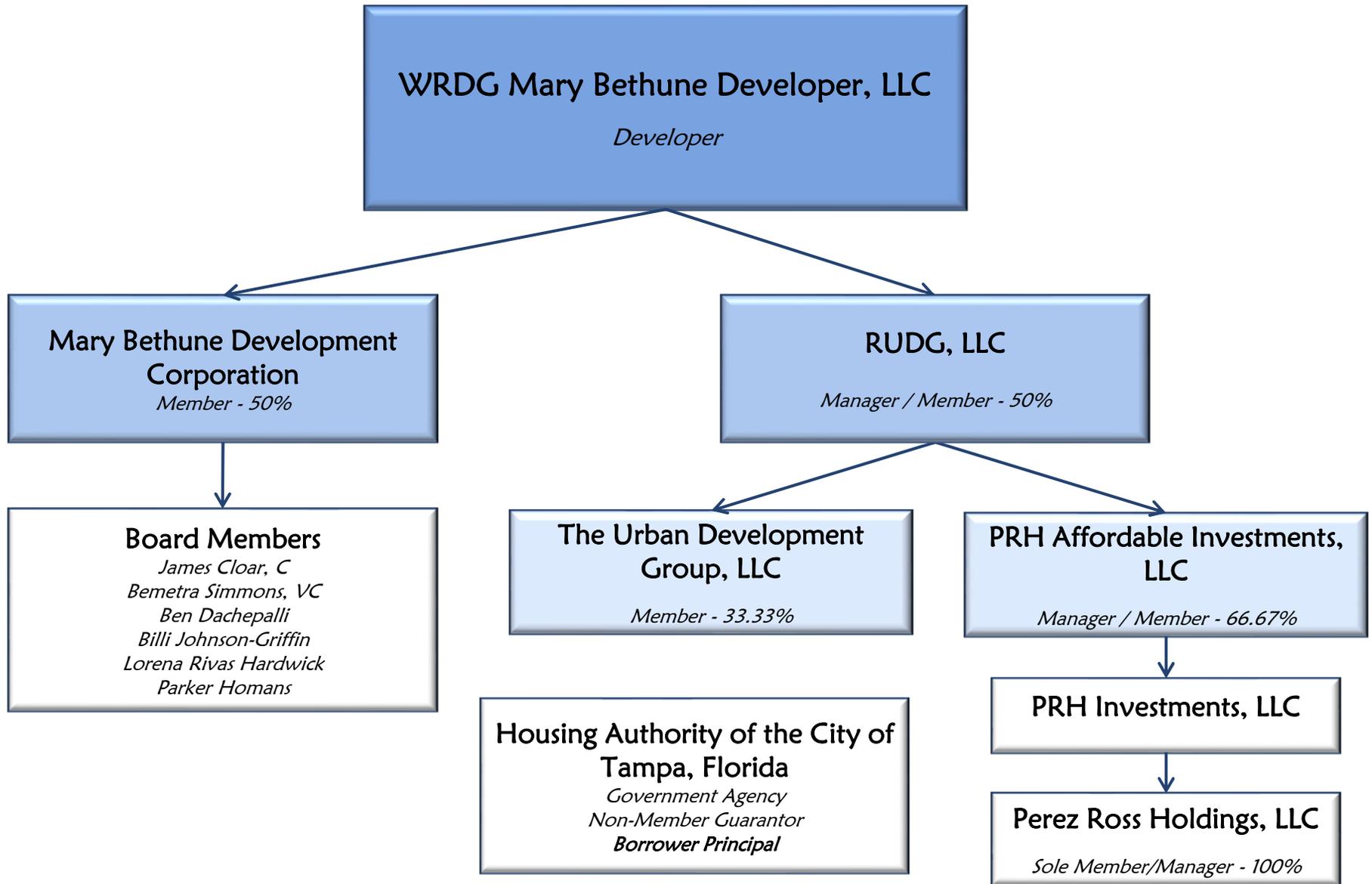
Tampa Housing Authority  
2020-2021 Annual Budget  
West River Developer Group, LLC (Master)  
Organizational Chart



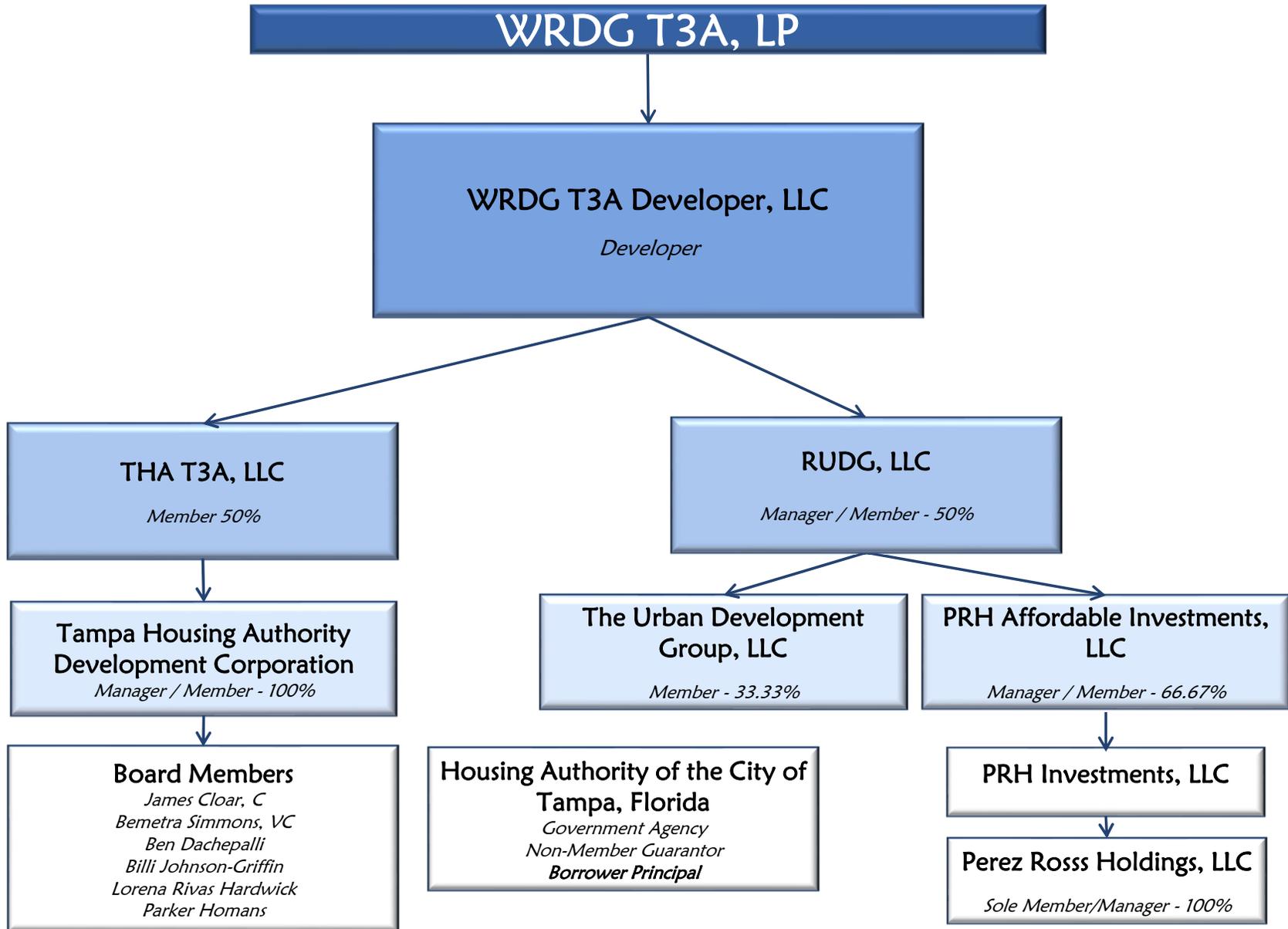
Tampa Housing Authority  
 2020-2021 Annual Budget  
 Mary Bethune Highrise Partnership Organizational Chart



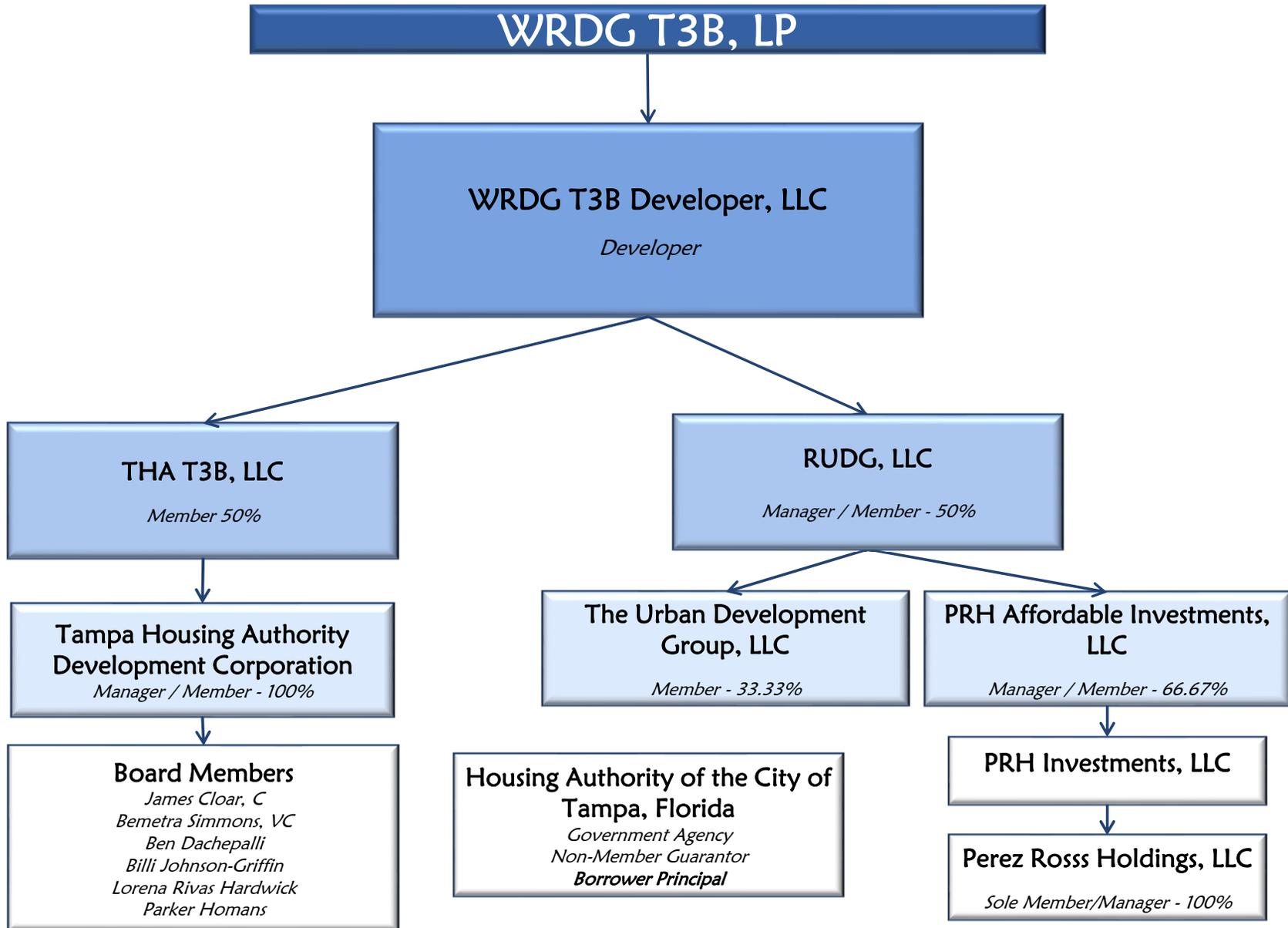
Tampa Housing Authority  
2020-2021 Annual Budget  
Mary Bethune Highrise Developer Organizational Chart



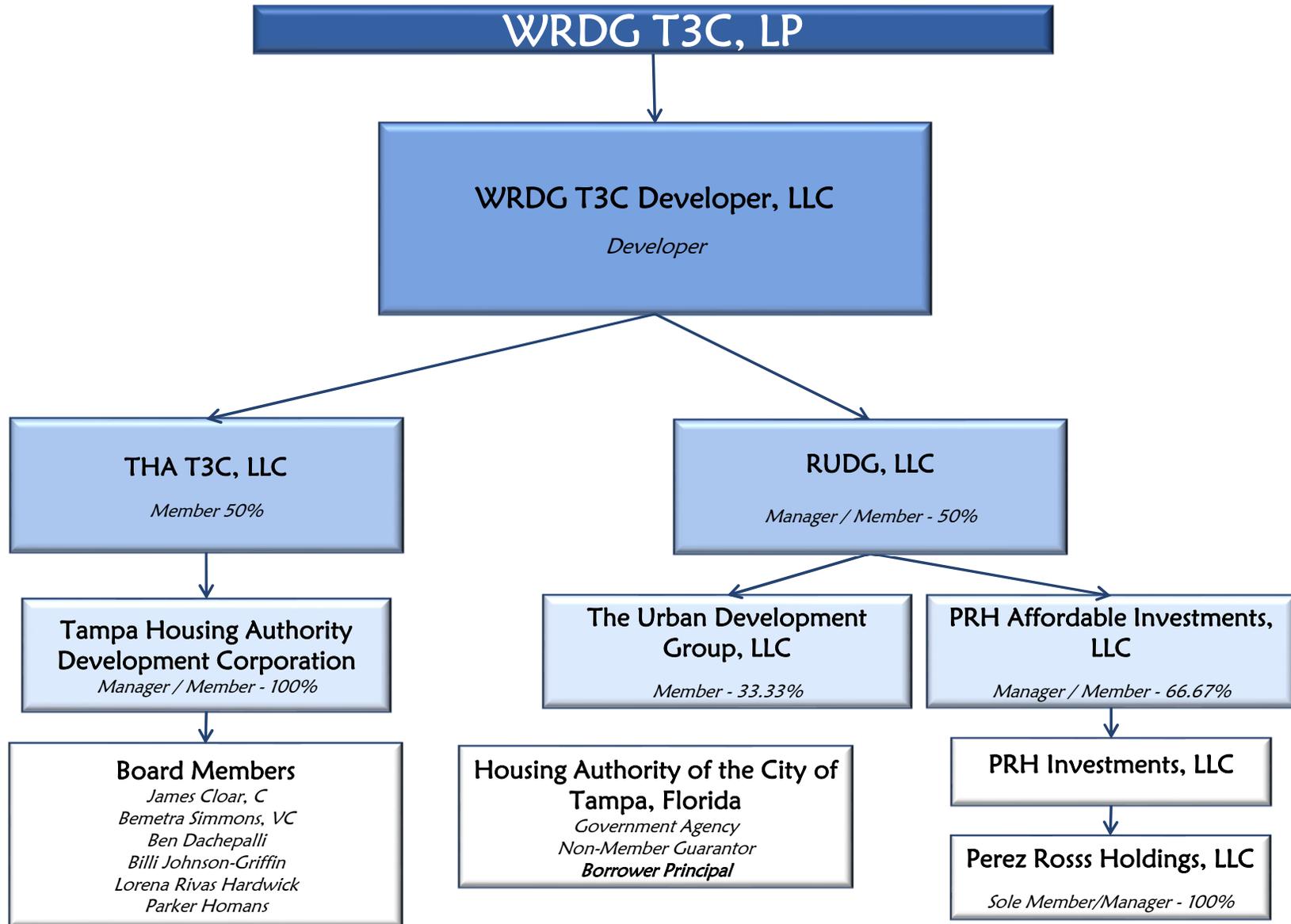
Tampa Housing Authority  
 2020-2021 Annual Budget  
 Boulevard - Tower 1 Organizational Chart



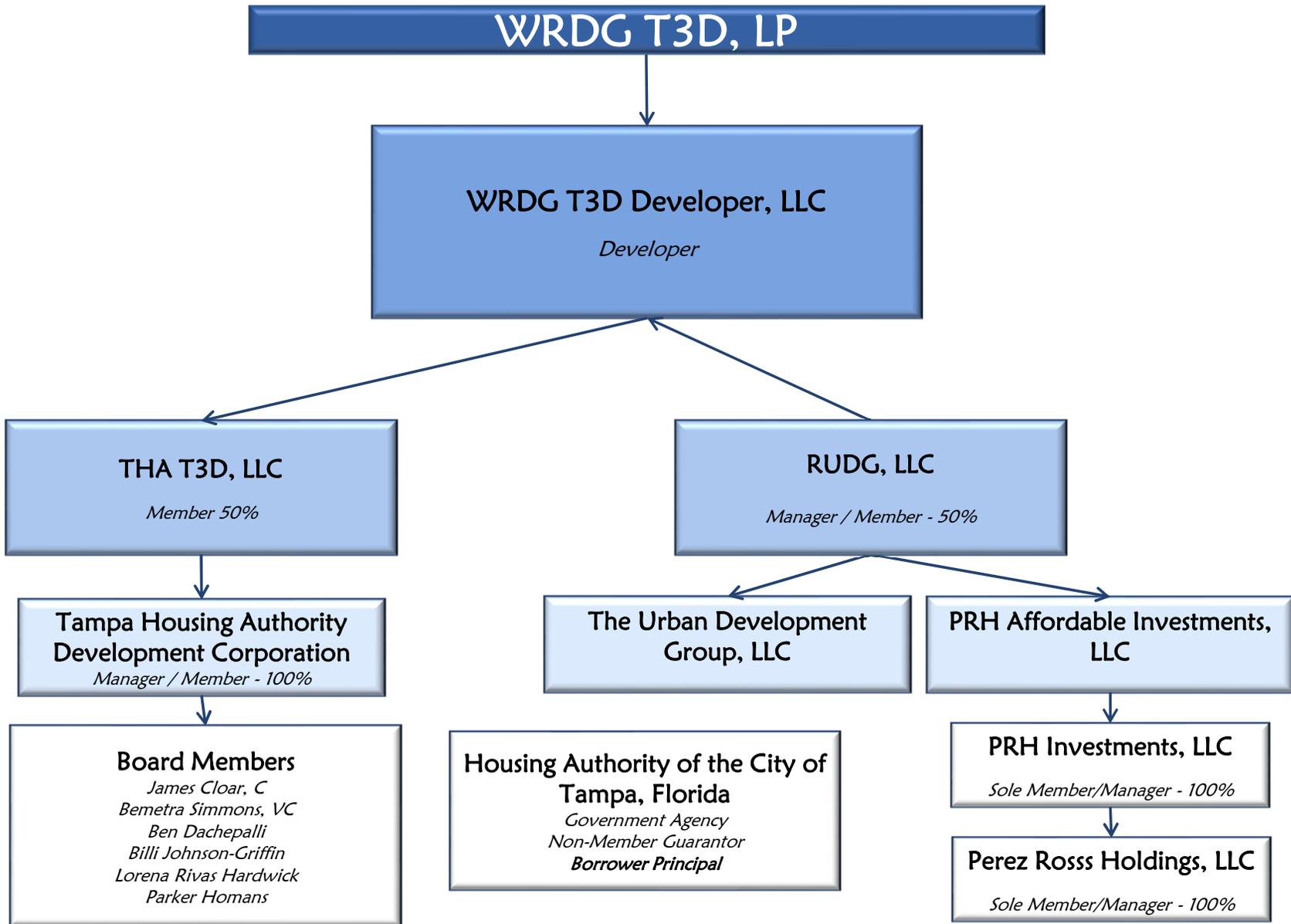
Tampa Housing Authority  
 2020-2021 Annual Budget  
 Boulevard - Tower 3 Organizational Chart



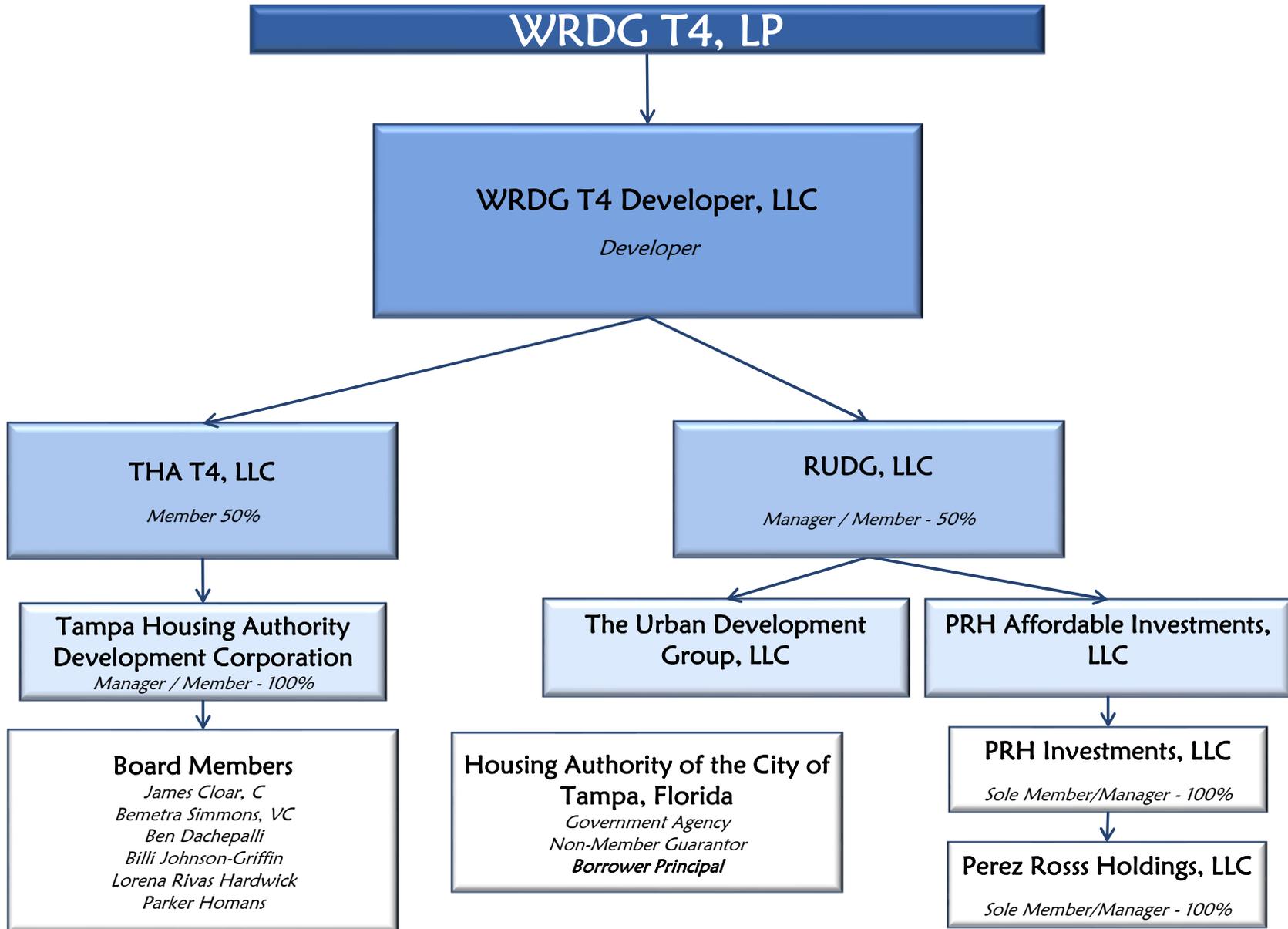
Tampa Housing Authority  
 2020-2021 Annual Budget  
 Boulevard - Tower 2 Organizational Chart



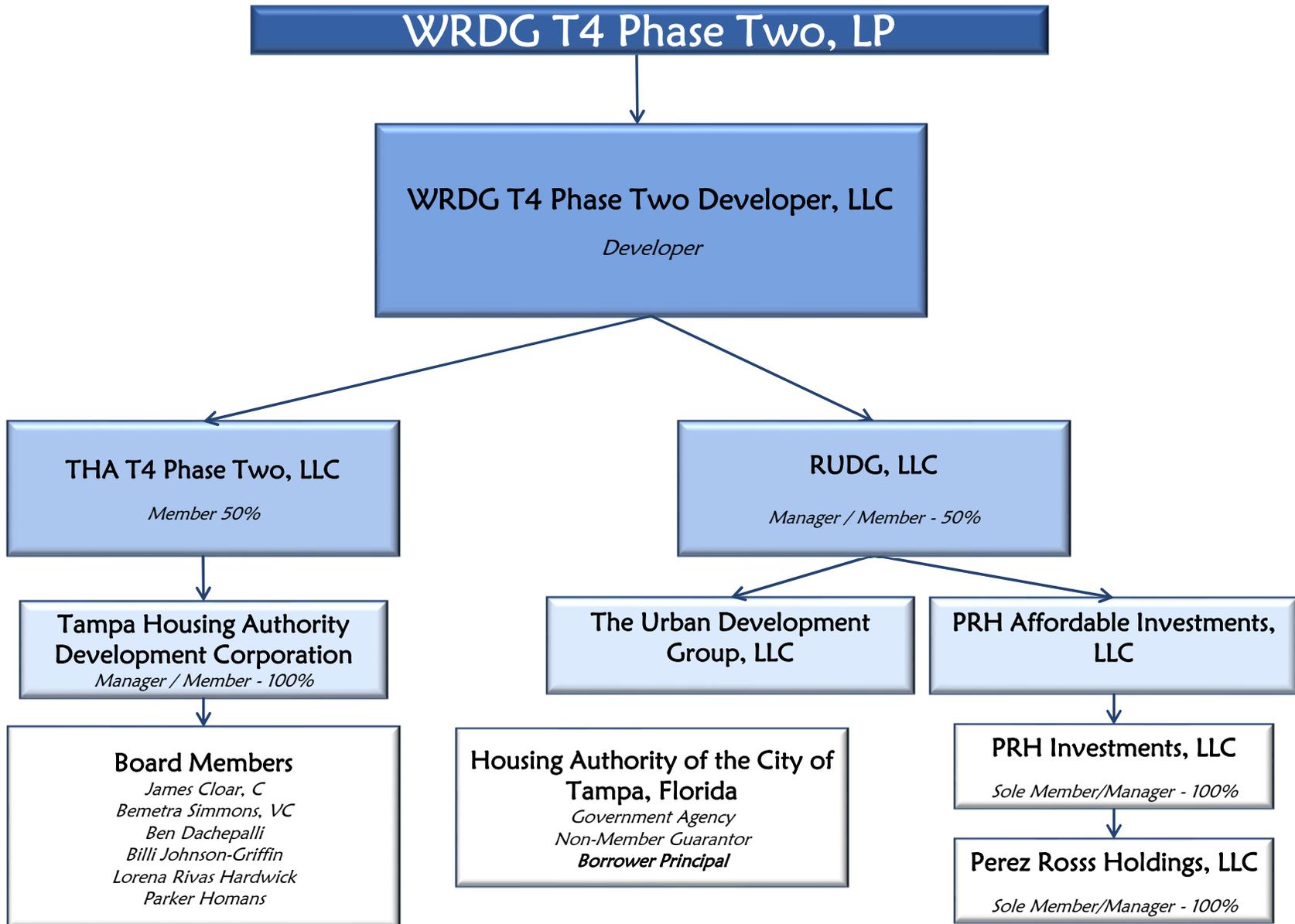
Tampa Housing Authority  
 2020-2021 Annual Budget  
 Boulevard - Tower 4 Organizational Chart



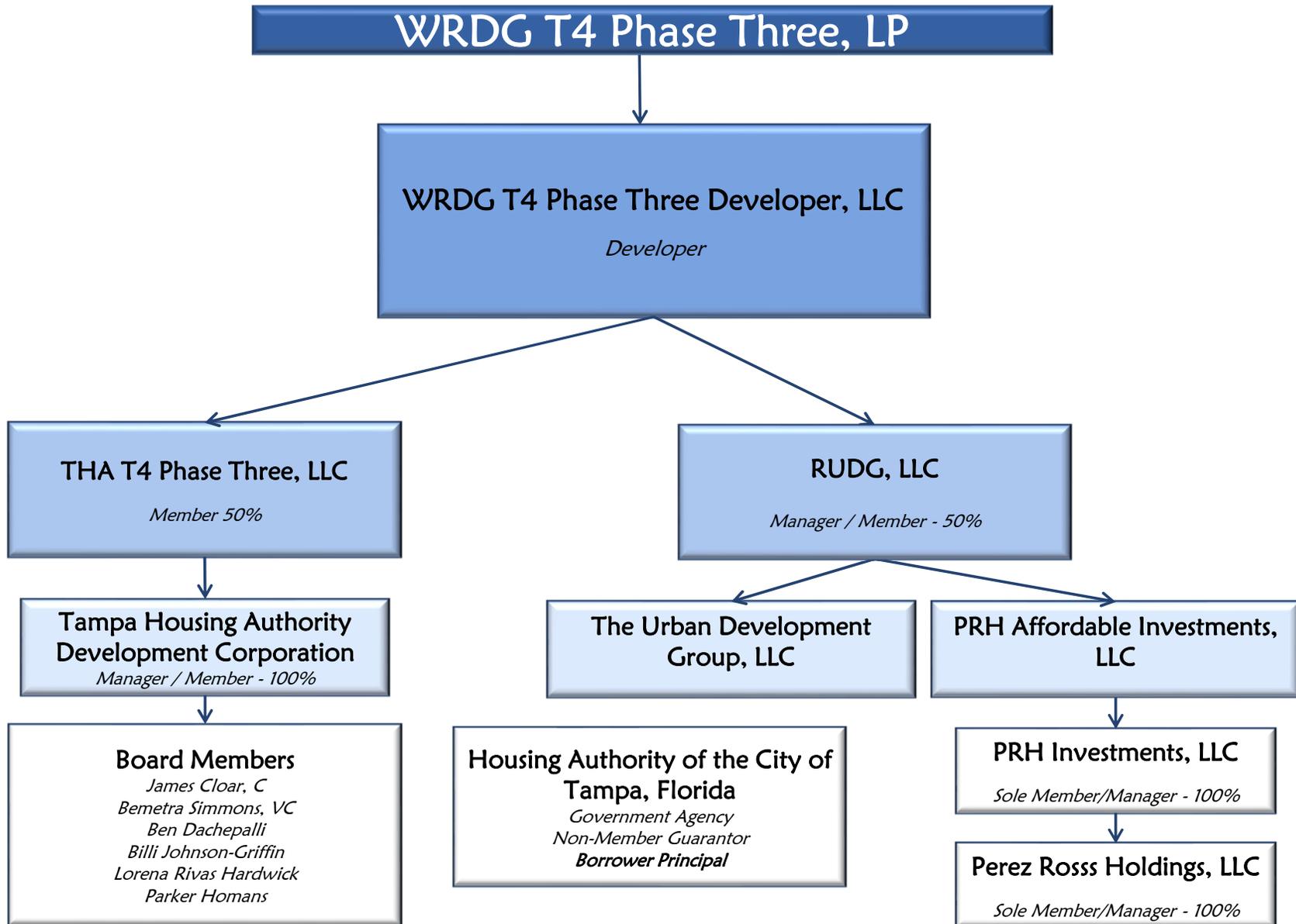
Tampa Housing Authority  
 2020-2021 Annual Budget  
 T4 Phase One Organizational Chart



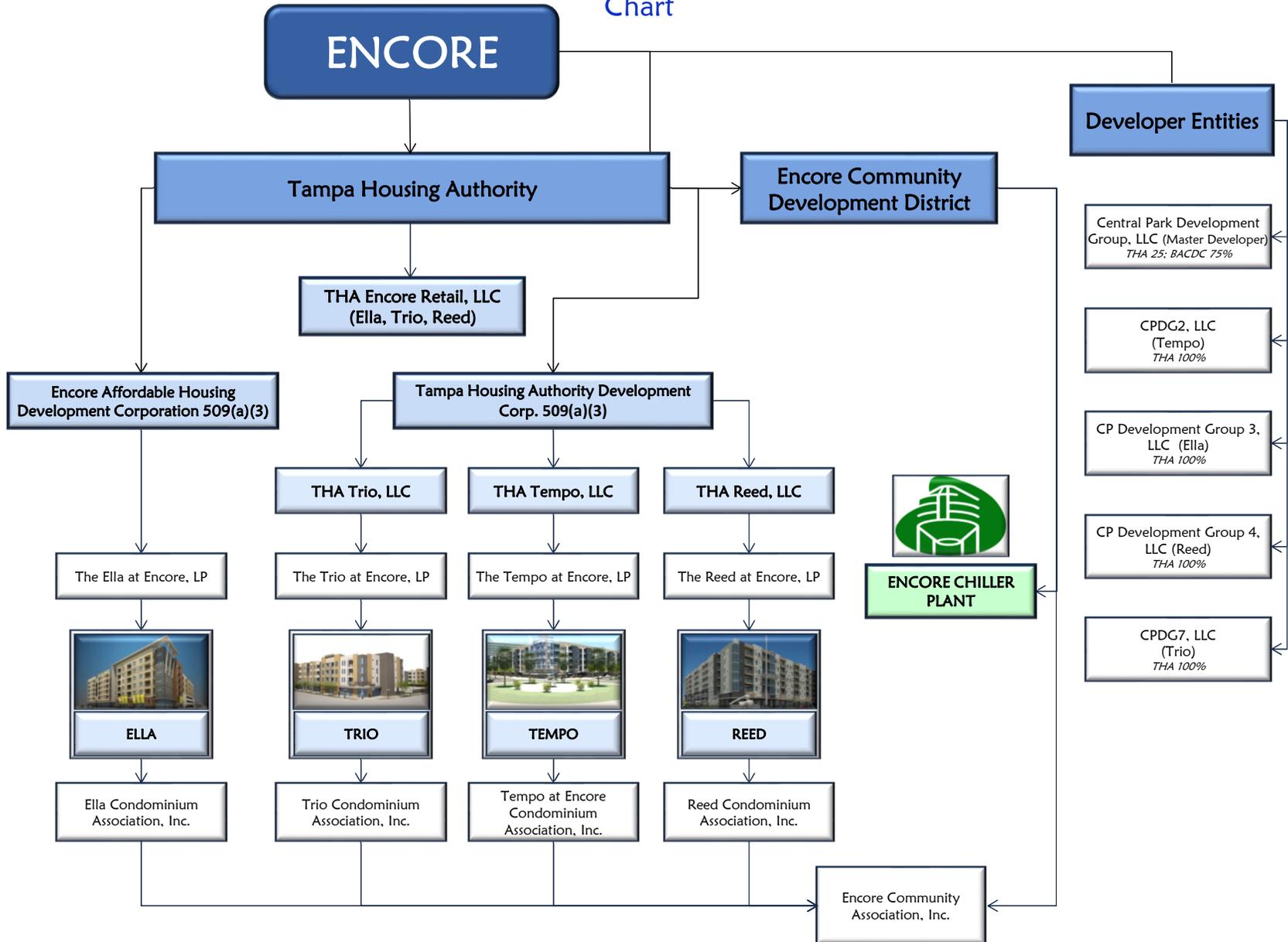
Tampa Housing Authority  
 2020-2021 Annual Budget  
 T4 Phase Two Organizational Chart



Tampa Housing Authority  
 2020-2021 Annual Budget  
 T4 Phase Three Organizational Chart



**Tampa Housing Authority  
2020-2021 Annual Budget  
Encore District Organizational  
Chart**



# TAMPA HOUSING AUTHORITY

## Glossary of Terms

**ABA** – Annual Budget Authority (for HAP expenses in the HCV Program)

**ACC** - Annual Contribution Contract

**AF** – Admin Fee

**AMP** - Asset Management Program

**Asset Repositioning Fee** - Eligible fee for units removed from inventory.

**Assisted Housing / Housing Choice Voucher Program / Section 8 Program** - Utilizes existing privately owned family rental housing units to provide decent and affordable housing to low-income families. Funding of the program is provided by federal annual housing assistance contributions from HUD, which provide for the approved landlord contract rent and the rent paid by the tenant.

**Capital Fund / Comprehensive Grant Program** – Annual allotment of funding from HUD which allows for the development and modernization of low-income public housing units.

**CAT** - Converting Awaiting Transfer

**CDBG** – Community Development Block Grant (CPD Program)

**CHAP** – Commitment to enter into a Housing Assistance Payments Contract

**CO** - Corporate Overhead

**CPD** – Community Planning and Development

**CPU** – Cost per Unit (Total Cost/Number of Units)

**EID** – Earned Income Disregard

**EPC** - Energy Performance Contract: Implementation of energy conservation improvements to produce consumption reduction and cost savings. There are certain restrictions for use of savings.

**HAP** – Housing Assistance Payment

**HCV** - Housing Choice Voucher

**Hope VI Projects** - Community redevelopment projects involving public / private partnerships supported by competitively awarded Hope VI federal grants. Two mixed-income communities are currently being developed – Belmont Heights and The Oaks.

**HOPWA** - Housing Opportunities for Persons with AIDS (CPD program)

**Housing Assistance Payments (HAP)** – Funds received from HUD that ultimately go to the landlord as partial payment for the tenant’s rent.

**HUD** - U.S. Department of Housing and Urban Development

**HUD Operating Subsidy /HUD PHA Operating Grants** - Primary source of LIPH funding comes from HUD; should cover net operating costs of program. Funding level may not be 100%, which means funding will not fully cover program costs.

**FDS** - Financial Data Schedule: HUD - prescribed format which provides complete income statement and balance sheet information for all financial entities; prepared quarterly.

**FHEO** – Fair Housing and Equal Opportunity (HUD Office of)

**LIPH** - Low Income Public Housing program provides decent and affordable housing to low income families at reduced rents. Properties are owned, maintained, and managed by the Authority.

**NOFA** - HUD’s Notice of Funding Availability

**Other Federal Grants** - Supportive Services grants: homeless assistance grants.

**PBCA** – Performance Based Contract Administrator

**PBRA** – Project Based Rental Assistance

**PBV** – Project Based Vouchers

**PBVP** - Project-Based Voucher Program

**PEL** - Project Expense Level

**PHA** - Public Housing Authority

**PUM** - Per Unit Month Cost

**PV** – Present Value

**RAD** - Resident Assistance Demonstration

**RAP** – Rehab Assistance Payment

**REAC** - Real Estate Assessment Center: determines the financial soundness of Public Housing Authorities and multi-family properties.

**RCC** – RAD Conversion Commitment

**Shelter PLUS** - Housing for People with Physical and Mental Disabilities.

**State / Local Grants** - State of Florida Dept. of Juvenile Justice; City of Tampa Community Development Block Grant

**Tenant Income** - Mostly in the form of rent from residents based on income levels.

**UEL** – Utilities Expense Level

**UMA** – Unit Months Available

**UML** – Unit Months Leased

**UNP** - Formerly known as UNA Unrestricted Net Assets will now be referred to as Unrestricted Net Position

**USHA** – United States Housing Act of 1937

**VA** - Veterans Affairs (U.S. Department of)

**VADM** - Administrative Fees and Expenses for Voucher Program

**VASH Program** - HUD-Veterans Affairs Supportive Housing Program

**VAWA** - Violence Against Women Act and Department of Justice Reauthorization Act of 2005

**VMS** – Voucher Management System

**VO** – Voucher

# TAMPA HOUSING AUTHORITY

**DATE:** May 20, 2020

**TO:** Board of Commissioners

**FROM:** Susi Begazo-McGourty, SVP / CFO

**THROUGH:** Jerome D. Ryans, President / CEO

**RE:** Resolution # 2020-4162 // THA Annual Budget FY 2020 - 2021

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The attached Resolution is required to establish the THA Annual Budget as presented for Fiscal Year April 1, 2020 ~ March 31, 2021.

This budget presents revenues, expenses and capital items in accordance with RADs requirements. We have prepared the most accurate and complete budget making certain logical assumptions of known costs and programs.

As a summary, we have reduced our budget revenue projections and recommend the use of certain reserves to continue to provide adequate service to our residents and constituents.

We pledge to keep you updated as new notices are received from H.U.D.

**TAMPA HOUSING AUTHORITY OF THE CITY OF TAMPA  
RESOLUTION SUMMARY SHEET**

**1. Describe the action requested of the Board of Directors**

Re.: Resolution Number: 2020-4162

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

A RESOLUTION TO APPROVE THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2021. AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.

**2. Who is making request:**

- A. Entity: THE TAMPA HOUSING AUTHORITY OF THE CITY OF TAMPA
- B. Project: FY2020-2021 ANNUAL BUDGET
- C. Originator: SUSI BEGAZO-MCGOURTY

**3. Cost Estimate (if applicable):**

N/A

**Narrative:**

Whereas, The Housing Authority of the City of Tampa, Florida has proposed expenditures necessary to support efficient and economical operations; and

Whereas, the Board received the FY2020-2021 Annual Proposed Budget at the May 20, 2020 Board meeting review and the Board has subsequently reviewed the Annual Budget document as adjusted for HUD updates; and

The Board hereby authorizes the Annual Budget FY2020-2021 in its entirety.

**Attachments (if applicable):** THA Annual Budget FY2020-2021

## RESOLUTION NO. 2020-4162

### **A RESOLUTION TO ADOPT THE ANNUAL BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2021, AS PRESENTED BY THE PRESIDENT/CEO, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF COMMISSIONERS.**

WHEREAS, the Housing Authority of the City of Tampa, Florida has proposed expenditures necessary to support efficient and economical operations;

The Board hereby authorizes the Annual Budget FY2020-2021 in its entirety:

1. The RAD Properties consolidated budget for operating expenses of \$10,515,304 (a decrease of \$168,679, or 1.6 percent).
2. A Low-Income Public Housing Department annual budget for operating expenses of \$559,060 (an increase of \$60,452, or 12.1 percent).
3. Assisted Housing Voucher Program annual operating budget of \$100,383,639 which includes administrative expenses in the amount of \$7,236,963 (an increase of \$986,543, or 13.8 percent, in administrative expenses).
4. Program and Property Services annual budget of \$1,455,002 (a decrease of \$17,667, or 1.2 percent).
5. Palm Terrace annual operating budget for operating expenses of \$1,799,143 (a decrease of \$23,112, or 1.3 percent).
6. Cedar Pointe annual operating budget of \$634,755 (an increase of \$45,257, or 7.7 percent).
7. Gardens at South Bay annual operating budget of \$1,337,711 (an increase of \$93,462, or 7.5 percent).
8. Osborne Landing, LTD annual operating budget of \$306,280 (a decrease of \$48,551, or 13.7 percent).
9. The Ella at Encore annual operating budget of \$1,123,634 (an increase of \$79,743, or 7.6 percent).
10. The Trio at Encore annual operating budget of \$1,155,941 (an increase of \$12,176, or 1.1 percent).
11. The Reed at Encore annual operating budget of \$1,083,584 (an increase of \$86,894, or 8.7 percent).

12. The Tempo at Encore annual operating budget of \$1,313,475 (a decrease of \$126,582, or 8.8 percent).
13. All administrative and operating programs of the Tampa Housing Authority \$4,974,272 (an increase of \$243,240, or 5.1 percent).

In making these commitments, the Board additionally reaffirms its fiscal policy guidance that all programs must be managed within available resources.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of The Housing Authority of the City of Tampa hereby approves the Annual Budget for Fiscal Year Ending March 31, 2020 as presented by the President/CEO and authorizes the Chairperson to sign H.U.D.'s required budget approval form.

Adopted this 20<sup>th</sup> day of May 2020.

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James Cloar, Chairperson

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Jerome D. Ryans, President / Secretary

# Tampa Housing Authority 2020 – 2021 Annual Budget Summary

## **Overall assumptions used in preparing the budget:**

1. Salary Allocations and staffing levels were based on actual employment allocations and information as of end of February 2020. Known open positions were also factored into each department/property budget. As such total salary and benefit expense projected for FY 2021 is approximately \$16,630,648;
2. A three percent (3%) salary increase was included in the budget for any potential cost of living adjustments or merit-based pay increases which may occur during the 2020-21 fiscal year;
3. An average five percent (5%) increase in health insurance was also factored in to the budget;

## **Rental Assistance Demonstration (RAD) Properties**

### **RAD Overall Assumptions**

1. Each property is budgeted for maximum RAD rent based on 100% occupancy of the entire year. Then a 3% vacancy loss was calculated for all properties (except Robles Park which was budgeted at 5%);
2. Assumption of 2.3% Operating Cost Adjustment Factor (OCAF) for all properties (OCAFs are annual factors used primarily to adjust rents);
3. Management fee paid to THA was established as 8% of total revenue;
4. Based on the discovery of the Zion cemetery at Robles Park during the 2019-20 fiscal year the budget for this property was budgeted for 399 units (a loss of 32 units from the prior year). These factors, along with an expected reduction in filled units at the end of the year in preparation of the anticipated redevelopment of the property, has led to an over \$944K reduction in revenues for Robles Park;
5. Replacement reserves were set amounts established within each property's Physical Condition Assessment (PCA) plan and include an inflation factor of 2.5% each year. However, Robles Park replacement reserve amount was prorated to reflect the 32-unit loss from last year;
6. In accordance with our emphasis on using NTHDC funds for development activities the RAD properties have continued funding certain allowable resident expenses which we funded with NTHDC funds in prior years. You will notice under the "Other Out Flow" section of RAD property budgets amounts for Resident Enrichment programs and the funding of the Oaks at Riverview youth programs;

7. Operating Reserves were calculated at \$20 per unit per month. Total contribution from the RAD properties to Corporate Overhead is budgeted at \$663K. Total contribution for the funding of Program and Property Services (PPS) is \$972K and additions to replacement reserves at \$1.1M.
8. Overall, the RAD Properties revenue is budgeted at \$13.9M (a decrease of \$700K from prior year). The expenses are budgeted at \$10.5M (a decrease of \$100K). Net Operating Income is budgeted at \$3.4M. Other Outflows are budgeted at \$3.2M and this will result in net cash of \$207K.

### **Low Income Public Housing (LIPH)**

1. The Authority's LIPH portfolio is extremely limited now since the majority of units were converted to RAD properties in prior years. This budget represents the expenses related to the two projects which were taken offline as part of our West River re-development (North Boulevard Homes and Mary McLeod Bethune Homes);
2. Operating Subsidy ended in December 2018 for North Blvd. and April 2019 for Mary Bethune. Therefore, no subsidy income will be earned for 2020-21 and all expenses will be funded with existing reserves held by these properties;
3. As of April 1, 2020, these properties had a combined \$4.7 million in reserves from prior year operations and amounts received as part of West River closings;
4. Expenses being supported include 60% of salaries/benefits for four project managers working on the West River project and the salaries/benefits for 6 Case Managers who work with prior residents. Additionally, we have budgeted \$10,000 for RAD consulting fees and other miscellaneous expenses.

### **Assisted Housing Voucher Program**

1. Maintained the same administrative fee rate used for budgeting (78%) however an increase in number of vouchers led to increase in overall program revenue;
2. HUD regulations allow for the Authority to charge a management fee not to exceed \$12.50 per unit and a bookkeeping fee not to exceed \$7.50 per unit during the year to fund corporate overhead. Historically we have not charged the full amount of these fees which in part has led to over a \$5 million administrative fee reserve held by HUD. This year we have increased these fees by over \$500K in order to begin building a reserve for the Assisted Housing program under the Authority's corporate overhead umbrella – this will allow us to utilize those funds independent of the Assisted Housing program restrictions.
3. In addition to the large increase in management fees there is an over \$376K increase in salary/benefits related to the addition of additional positions which have been necessary as the program continues to grow.

4. Overall budget projects a \$878,734 deficit which will be covered by use of administrative reserves. However of this amount only \$378,734 relates to this year's operations – the remaining \$500,000 represents an accumulation of an Assisted Housing reserve as discussed under item #4 above.

## **Program and Property Services (PPS)**

### **Summary**

1. Change in the method used to fund programs occurred during the 2019-20 fiscal year (shift of support from NTHDC to RAD properties);
2. While the RAD properties provided \$972,376 for PPS salary/benefits, tenant events, and Oaks at Riverview Community Center (ORCC) operations, the reductions in revenues expected from Robles Park limited support to this amount. Therefore, support from NTHDC increased by over \$100,000 this year;
3. The Center for Homeownership was discontinued in 2020-21 therefore you will not see a budget for this program.

### **PPS Department (only)**

- PPS salary/benefits (total of \$404K) and tenant annual events (total of \$140K) are being funded directly by the RAD properties;
- Remaining expenses (utilities, insurance, office supplies, etc.) of \$215K are funded by NTHDC;
- Total PPS budget represents an increase of \$81,715. This increase is primarily attributable to:
  - Increases in technology costs (related to implementation of ADP/Ring Central/Yardi)
  - Increases in other tenant services (such as Connecthome, Americorp, bus passes, etc)
  - Increases in auto insurance and other miscellaneous expenses

### **Oaks at Riverview Community Center (ORCC)**

- Funded primarily by the RAD properties in the current year;
- Other sources of income include tuition charges and funding from Radiant Child Academy;
- Overall \$26,618 increase in expenses primarily related to needed HVAC replacement and grant match for playground equipment grant are being funded by NTHDC.

### **Boys and Girls Club Building**

- This budget is fully funded by NTHDC and generally includes operations and upkeep of facility only (no salaries);
- Decrease in overall budget expenses of \$35,682 primarily attributable to HVAC work budgeted under "extraordinary maintenance" last year which was completed. This year's budget includes an amount for work related to the completion of the locker room and electrical work.

## Capital Grant Program

1. The Capital Grant program is an element of the LIPH program therefore revenues have been on steady decline since the conversion of majority of eligible properties to the RAD program;
2. Current budget reflects remaining funds from Capital Grants for the 2016 – 2019 calendar years. No budget has been included for the 2020 year as no amount has been approved as of March 31, 2020.

## Corporate Overhead

1. General increase in corporate overhead expense of \$243K is primarily related to increases in salaries (3%) and health insurance costs (5.2%). Other additional increases relate to:
  - Security technology upgrades in response to recent cyber attacks;
  - Additional technology upgrades in relation to payroll, HR, phone service, and cloud-based services;
  - New cameras for main Authority office building;
  - Other miscellaneous building and equipment improvements (such as flooring, new computers, etc);
2. Increase in contribution from Meridian River Development Corporation (MRDC) of \$100K and North Tampa Housing Development Corporation (NTHDC) of \$203K helps to cover the increase in corporate overhead of \$243K (discussed above) and loss of management fees received from the RAD properties of \$65K (related to planned re-development of Robles Park).
3. Assisted Housing (AH) Program – as discussed under the “**Assisted Housing Voucher Program**” section we have increased the management fees we would have charged by \$500K in order to establish an AH reserve fund which can be spent for the benefit of the AH program without the AH program restrictions. This funding will be separated from other funding and will be exclusively reserved for the use of the Assisted Housing Department on a separate line item within the corporate overhead budget. This increase is possible as the Authority has historically not charged the full management and bookkeeping fees allowed by HUD in an effort to present a break-even AH budget each year.

## Business Activities

### Palm Terrace

- Revenues are budgeted to increase by \$124,200 primarily in relation to expected increases in assisted living program and private pay revenues;
- Overall increase of \$23,112 in budgeted expenses mostly attributable to increases in dietary salaries and food service costs offset by reductions in maintenance and electricity costs;
- Replacement reserve is set at \$350 per unit (totaling \$26,250 for the year);
- An overall net income of \$127,025 is budgeted.

### **Cedar Pointe (Phase 1)**

- Revenues in line with prior year and inclusive of 3% vacancy loss;
- Increase in operating expenses most attributable to addition of one position;
- Replacement reserve set at \$500 per unit per year (total of \$30,000 for the year);
- Exterior painting costs of \$105,000 are being budgeted to be paid out of replacement reserves;
- City Loan repayment is budgeted at 83% of cash flow per our agreement with the city however as we are budgeting negative cash flow for the year, we do not anticipate any amounts being due at year end.

### **Cedar Pointe (Phase 2)**

- Revenues projected are approximately \$20K less than last year along with a 3% vacancy loss. Prior year budgeted amounts were projections and included a much smaller vacancy loss since the building was just being occupied;
- Operating expenses are in line with prior year and includes funds budgeted for computer maintenance and repair program as this is a “smart” community.
- Replacement reserve set at \$500 per unit per year (total of \$12,000 for the year);
- City Loan repayment is budgeted at 49% of cash flow per our agreement with the City.

## **Blended Component Units**

### **North Tampa Housing Development Corporation (NTHDC)**

- Primary revenue relates to HUD Administration fees related to Performance Based Contract Administration of project-based Section 8 housing vouchers for the State of Florida and the Virgin Islands;
- NTHDC retains 35% of the administration fees earned with 65% being paid to CGI – Federal, a sub-contractor hired to administer the contract;
- NTHDC is provided an average of 1.9% administrative fee for each voucher. This rate is lower than last year (2%) however revenue is still projected to grow based on an increase in the number of vouchers administered;
- Budget also includes \$1.1 million related to Management and Occupancy Reviews, or MORs. MOR property inspections are conducted in order to assess management performance and property compliance with HUD regulations.
- Budget anticipates an increase of over \$291K in net income. New financial support for affiliated entities includes \$100K for a HUD EnVision Center and support for some ORCC capital items such as HVAC replacement and matching funds for playground equipment grant. Completion of the Encore related Choice Neighborhood Initiatives (CNI) commitments of \$650K and other departmental contributions that are routinely supported every year.

### **THA Affordable Housing Development Corporation (AHDC)**

- Budget consists of Affordable Housing Development Corp, B Street Warehouse building, and former Bridges building (on N. Rome Ave);
- Revenues consist primarily of rents collected from Youth build program and local church. NTHDC funds remainder of budget;
- Overall decrease in expenses primarily related to replacement of HVAC units in the previous year budget.

### **Meridian River Development Corporation**

- Made up of the following facilities: River Pines, River Place, Meridian Apartments;
- Projecting \$548K in net income after capital reserves and debt service;
- Increase in budgeted overall revenues of 3.8% expected based primarily on general rent increases, budgeting for interest earnings, and reduction of loss to lease amounts;
- Vacancy loss budgeted at 5%
- Overall expenses in line with prior year, budgeting for only an expected \$73,351, or 2.3%, increase.

## **Related Entities**

### **Gardens at South Bay**

- Total revenues projected to increase by 2.2% primarily related to average rental rate increases;
- Increases in expenses primarily related to expected increases in legal fees and property insurance.
- It should be noted that of the \$1.25 million of budgeted debt services only approximately \$800K relates to actual cash outflows – the rest relates to deferred developer fee and Replacement Housing Factor (RHF) loan interest which are accrued until the property adequately cash flows.

### **Osborne Landing**

- Revenues are in line with prior year with a small budgeted increase;
- Decrease in operating expenses primarily related to elimination of over \$83K of interest expense since the Authority acquired the property;
- This is the first year that the property has been able to support full payment of management fees (8% of revenues);
- Replacement reserves budgeted at \$350 per unit per year (total of \$15,050).

### **Belmont Heights**

- Budget includes only public housing units and indicates a net income of over \$235K.

### **Oaks at Riverview**

- Revenues and expenses in total in line with prior year with increases in utilities, maintenance, and administration being offset by a decrease in taxes and insurances.

### **Encore Properties**

- **Ella at Encore, LP**
  - General increase in projected rental income partially offset by increases in salaries and administrative/management expenses, utilities, and property insurances/taxes;
  - Replacement reserves budgeted at \$361 per unit per year (total of \$57,792);
  - Budget includes total debt service expense of \$234,528.
- **Trio at Encore, LP**
  - Increase in rental income primarily due to increase in average rent and reduction in vacancy loss projection;
  - Expenses are in line with prior year with increases in property taxes and insurance offset by reduction of maintenance supplies and contracts;
  - Replacement reserves budgeted at \$709 per unit per year (total of \$99,996);
  - Budget includes total debt service expense of \$443,250.
- **Reed at Encore, LP**
  - Increase in rental income primarily due to increase in average rent;
  - Expenses budgeted to increase by over \$86K primarily based on increases in utilities, maintenance, and property insurance/taxes;
  - Replacement reserves budgeted at \$350 per unit per year (total of \$55,300);
  - Budget includes total debt service expense of \$345,726, a \$313,109 reduction in the prior year's budget. This reduction is the result of the elimination of budget line item for a THA construction loan which has already been paid.
- **Tempo at Encore, LP**
  - Second year budgeted (property was opened during last fiscal year). Projecting over \$517K net income;
  - Replacement reserves budgeted at \$350 per unit per year (total of \$71,050);
  - Budget includes total debt service expense of \$898,195.