

**HOUSING AUTHORITY
OF THE CITY OF
TAMPA, FLORIDA**

**Basic
Financial Statements and
Supplemental Information**

**Year ended
March 31, 2018**



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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Tampa, Florida
Tampa, Florida

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Tampa, Florida (the "Authority"), as of and for the year ended March 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's business-type activities as of March 31, 2018, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on this information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's financial statements as a whole. The accompanying financial data schedule and schedules of actual program costs and advances are presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and are not a required part of the financial statements of the Authority. The accompanying schedule of expenditures of federal awards and local assistance is presented for purposes of additional analysis as required by the Title 2 U.S. Code of Federal Regulation Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is not a required part of the financial statements of the Authority. This supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. This information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 20, 2018, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

December 20, 2018
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Housing Authority of the City of Tampa, Florida MANAGEMENT DISCUSSION AND ANALYSIS



Housing Authority of the City of Tampa, Florida

MANAGEMENT DISCUSSION AND ANALYSIS

For the Year Ended March 31, 2018

This section of the Housing Authority of the City of Tampa, Florida's (the "Authority" or "THA") annual financial report presents the management discussion and analysis of the Authority's financial performance during the fiscal year ended March 31, 2018. The management discussion and analysis ("MD&A") is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position and identify issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, we encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which follow this section.

Financial Highlights

- The assets and deferred outflows of resources of the Authority exceeded its liabilities by \$208,570,823 (net position).
- The Authority's total cash as of March 31, 2017 and 2018 are \$42,684,357 and \$41,685,704 respectively, representing a decrease of \$998,653.
- During the 2018 fiscal year the Authority continued the conversion process of Public Housing to RAD with the conversion of JL Young, Ella, Trio, and Reed. RAD properties maintained occupancy of 96.7% for the fiscal year.

Overview of the Housing Authority of the City of Tampa

The Authority was created pursuant to the Housing Authorities Law, Part I, Chapter 421, Florida Statutes, as amended (the "Housing Authorities Law"), and the provisions of a resolution of the City of Tampa, Florida (the "City"). The Authority's mission is to promote the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents, while also assuring equal access to safe, quality housing for low and moderate income families throughout the community.

Required Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of capital assets. The following statements are included:

The **Statement of Net Position** includes all of the Authority's assets and deferred outflows of resources, liabilities and deferred inflows of resources, and net position and provides information about the amounts invested in capital assets and the obligations to creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority.

Required Financial Statements (continued)

The ***Statement of Revenues, Expenses and Changes in Net Position*** accounts for the current year's revenues and expenses. This statement measures the activity of the Authority's operations over the past fiscal year.

The ***Statement of Cash Flows*** is to provide information about the Authority's cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations.

The Authority's Programs

Rental Assistance Demonstration (RAD) – During 2015 the Tampa Housing Authority applied and received approval from HUD to convert its entire portfolio (3,120 units) under the "Annual Contributions Contract" ("ACC") with the U.S. Department of Housing and Urban Development to the Rental Assistance Demonstration ("RAD") Project Base Voucher ("PBV"). During FY2017 the Authority converted to RAD 1073 units and created five Limited Liability Companies ("LLC'S). During FY 2018 the Authority continued its RAD conversion efforts by converting to RAD additional 528 units. Under the Rental Assistance Demonstration, the Authority manages the RAD units under a "Master Management Agreement" approved by the THA Board of Commissioners. The Rental Assistance Demonstration Program is operated under the Housing Choice Voucher Program ("HCV") which provides Housing Assistance Payments ("HAP") subsidy to enable the Public Housing Agencies ("PHAs") to provide the housing at affordable rents based upon 30% of adjusted household income, adjusted for family composition, and certain allowances. The RAD program combines the "Operating Subsidy and the Capital Fund Subsidy" under one HAP payment. The Capital Fund Program which used to be the primary funding source for physical and management improvements to the Authority's properties is being eliminated. As part of the RAD conversion the Agency has committed to a 20 year Capital Improvements Plan specific to each Development.

Housing Choice Voucher Program ("HCV") - Under the Housing Choice Voucher Program, the Authority administers contracts with independent owners of rental property. The Authority subsidizes a family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an ACC with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income, adjusted for family composition and certain allowances. In addition, THA administers the Section 8 Project Based Vouchers for the Authority's RAD program, Palm Terrace Adult Living Facility, Belmont Heights, the Oaks at Riverview, the Gardens at South Bay, LTD, the Ella at Encore, the Trio at Encore, and the Reed at Encore.

Blended Component Units - include North Tampa Housing Development Corp. ("NTHDC"), Robles Park, LLC ("Robles."), Arbors Estates, LLC ("Arbors"), Seminole Park Apartments, LLC ("Seminole"), Shimberg Estates, LLC ("Shimberg"), Scruggs Manor, LLC ("Scruggs"), THA Affordable Housing Development Corp. ("AHDC"), Osborne Landing, LTD ("Osborne"), Meridian River Development Corporation, Inc. ("MRDC"), Tampa Housing Funding Corporation ("THFC"), THA Trio, LLC ("THA Trio"), THA Reed, LLC ("THA Reed"), THA Tempo, LLC ("THA Tempo"), Tampa Housing Authority Development Corp. ("THADC"), THA Encore Retail, LLC ("Encore Retail"), Encore Affordable Housing Development Corporation ("EAHDC"), CP Development Group 3 ("CPDG3"), CP Development Group 4 ("CPDG4"), CP Development Group 7 ("CPDG7"), and JL Young. The blended component units' activity is reported within the primary government financial statements.

The Authority's Programs (continued)

Blended Component Units (continued)- *NTHDC* was established to support the Statewide Administration of Project Based Section 8 Contracts. *NTHDC* currently administers these contracts for the State of Florida and the Virgin Islands.

The RAD, or Rental Assistance Demonstration, multi-family program converts existing public housing properties to multi-family rental housing units owned by affiliates of the Authority to provide decent and affordable housing to low-income families. Funding of the program is provided by federal housing assistance contributions from HUD for the difference between the approved contract rent and the rent paid by the tenants. The following blended component units are part of *THA's* RAD program: *Robles, Arbors, Seminole, Shimberg, JL Young, and Scruggs*.

AHDC was created for the purpose of supporting new development activities such as Gardens at South Bay, LTD., and during the fiscal year, owned two warehouses utilized by the Authority for various purposes. *AHDC* is the 99.9% owner of *Osborne*, an apartment complex for low income residents.

MRDC is a non-profit Florida Corporation which was created as an instrumentality of the Authority for the purpose of providing and developing affordable housing opportunities in implementing housing policies and programs. It currently owns three apartment buildings. The daily operations are managed by an outside management company.

THFC operates as a Type 2 public charity under section 509(a)(3) of the IRS Code. The entity receives contributions from various sources in the form of tax deductible bequests, devises, transfers, and gifts under various sections of the Federal Tax Code and is exempt from federal income taxation under section 501(c)(3) of the IRS Code. It operates to seek and apply for grants, funds, awards, and/or any other type of funding designed to advance the governmental purposes, goals, and missions of the Authority.

THA Trio, LLC, THA Reed, LLC and THA Tempo, LLC serve as General Partners in related partnerships formed to develop and operate properties at the Encore development in downtown Tampa, Florida. *Encore Retail* owns and leases out the commercial property located adjacent to the Encore development apartments.

THADC primarily operates as the owner entity of *THA Trio, THA Reed and THA Tempo*.

CPDG3 serves as the Developer and *EAHDC* serves as the General Partner in the *Ella* at Encore, LP, which was formed to develop and operate, respectively, the *Ella* apartments at the Encore development. *CPDG4* serves as the Developer and *THADEV* serves as the General Partner in the *Reed* at Encore, LP, which was formed to develop and operate, respectively, the *Reed* apartments at the Encore development. *CPDG7* serves as the Developer and *THADEV* serves as the General Partner in the *Trio* at Encore, LP, which was formed to develop and operate, respectively, the *Reed* apartments at the Encore development.

Business Activities - Includes *Palm Terrace Apartments ("PTA")* and other business activities.

PTA is a facility owned by the Authority that provides subsidized housing for the elderly, including services designed to meet the physical, social and psychological needs of the tenants. This facility has a capacity of 73 beds and receives Project Based Section 8 subsidies for tenants' housing assistance payments through the Authority. The daily operations were managed by Elder Managed Care and Consulting, Inc. As of November 2015, Mia Consulting, Inc. was the licensed assisted care provider for *Palm Terrace*.

The Authority's Programs (continued)

Shelter Plus Care ("SPC") - Shelter Plus Care is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome ("AIDS") or related diseases), and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. This program allows for a variety of housing choices, and a range of supportive services funded by other sources, in response to the needs of the hard-to-reach homeless population with disabilities.

Community Development Block Grant ("CDBG") - Community Development activities include many different programs that provide assistance to a wide variety of grantees. Begun in 1974, CDBG is one of the oldest programs in HUD. The CDBG program provides annual grants on a formula basis to many different types of grantees through several programs.

Resident Opportunity and Supportive Services ("ROSS") - This program provides funds for job training and supportive services to help residents of Public Housing transition from welfare to work. ROSS also provides funding to link elderly/disabled residents to critical services which can help them continue to live independently.

Housing Opportunities for Persons with AIDS ("HOPWA") - This program provides housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

Youthbuild ("YOUTH") - Youthbuild is an alternative education and employment program that aims to help out-of-school, high-risk youth between the ages of 16 and 24 complete their high school education and provide post-secondary education assistance, broad-based construction/vocations trade training, job preparedness training, life skills development, leadership building and family support counseling.

Bridges, a JUST Neighborhood Collaborative - The Bridges program is to target the West Tampa neighborhood within the zip code of 33607 with a special focus on the catchment area for Just Elementary School. The Bridges program will provide and enhance services to a minimum of 300 children ages 2 through 3rd grade and their families. The services include case management, parent support/engagement, mentoring, social skills, tutoring, and afterschool care enhancements. Funding for this program is provided from the Children's Board of Hillsborough County.

Byrne Criminal Justice Innovation ("BCJI") - The goal of BCJI is to improve community safety by designing and implementing effective, comprehensive approaches to addressing the crime within a targeted neighborhood as part of a broader strategy to advance neighborhood revitalization through cross-sector community-based partnerships. Funding for this program was awarded for \$987,379 for the term of October 1, 2013 to December 31, 2017.

FINANCIAL ANALYSIS

The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities and are summarized in the following sections.

FINANCIAL ANALYSIS (continued)

The following table reflects the Authority's Statement of Net Position:

Housing Authority of the City of Tampa, Florida Statement of Net Position

Table I

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>
Current assets	\$ 39,531,124	\$ 36,064,808	\$ 3,466,316
Capital assets, net	83,813,888	100,767,066	(16,953,178)
Other noncurrent assets	119,718,385	118,182,677	1,535,708
Total Assets	<u>243,063,397</u>	<u>255,014,551</u>	<u>(11,951,154)</u>
Total Deferred Outflows of Resources	<u>368,909</u>	<u>412,181</u>	<u>(43,272)</u>
Current liabilities	7,132,822	12,832,982	(5,700,160)
Noncurrent liabilities	27,728,661	27,072,073	656,588
Total Liabilities	<u>34,861,483</u>	<u>39,905,055</u>	<u>(5,043,572)</u>
Net investment in capital assets	65,931,247	76,768,263	(10,837,016)
Restricted net position	105,457,859	104,611,438	846,421
Unrestricted net position	37,181,717	34,141,976	3,039,741
Total Net Position	<u>\$ 208,570,823</u>	<u>\$ 215,521,677</u>	<u>\$ (6,950,854)</u>

Current assets - Current assets increased by \$3,466,316 primarily due to the increases in the amounts receivable from HUD of approximately \$1.8 million, increase in miscellaneous accounts receivable of \$1 million, and amounts due from other Housing Authorities of \$476 thousand. The increase in receivables due from HUD is primarily due to the increase in the Choice Neighborhood Grant program of approximately \$1.6 million and the increase in miscellaneous receivables which is primarily due to the increase of \$662 thousand in the THA Development Corp. (Blended Component Unit) due from a related party.

Net capital assets - Net capital assets decreased by \$16,953,178 in the current year primarily due to current year depreciation expense of \$7,820,963 and net disposals totaling \$15 million primarily from the conversion of J.L Young to the RAD Program.

Other noncurrent assets - Other noncurrent assets increased by \$1,535,708 primarily due to the increase of notes due from related parties in the amount of \$1.1 million (see Note B-11). Additionally, the Authority had an increase in interest receivable related to the notes of approximately \$1.4 million.

Deferred outflows of resources - Deferred outflows of resources decreased by \$43,272 in the current year due to the amortization of the original balance in MRDC.

FINANCIAL ANALYSIS (continued)

Total liabilities - The \$5,043,562 decrease in total liabilities is primarily due to the reduction of the 2009 EPC capital lease of \$1.97 million and the 2015 EPC capital lease of \$4.63 million offset by the increase in other current liabilities of \$1.38 million primarily due to increases in accrued expenses of \$713 thousand and accrued landlord payments of \$313 thousand.

Net Position - Total net position of the Authority decreased by \$6,950,854.

The single largest portion of THA's net position is represented by the restricted net position, which is the component of net position whose use is subject to constraints imposed by law or agreement and consists primarily of HAP equity, restricted receivables related to HOPE VI and other HUD-funded loans, and restricted RAD property escrows. The next largest portion is represented by the investment in capital assets (e.g. land, buildings, machinery, and equipment), less accumulated depreciation and any related debt used to acquire those assets that are still outstanding. THA uses these capital assets to provide services to its program participants. Although the Authority's investment in capital assets is reported net of accumulated depreciation and related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities. The Authority's unrestricted net position represents the remaining component of net position that does not fall into the other two categories of net position.

Net investment in capital assets component of net position decreased by \$10,873,016 primarily due to the significant Public Housing properties undergoing RAD conversions.

The restricted component of net position increased by \$846,421, primarily due to the issuance of new restricted notes receivable for the Encore properties offset by the settling of EPC capital lease with the EPC capital lease reserves.

The unrestricted component of net position increased by \$3,039,741.

While Table I shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position breaks down our revenues and expenses further. Table II, as follows, provides a statement of these changes.

FINANCIAL ANALYSIS (continued)

**Housing Authority of the City of Tampa, Florida
Statement of Revenues, Expenses and Change in Net Position**

Table II

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>
Operating Revenues			
HUD grant funding	\$ 98,577,072	\$ 97,832,996	\$ 744,076
Other government grants	355,338,884	339,614,913	15,723,971
Tenant revenue, net	10,789,500	13,027,136	(2,237,636)
Other operating revenue	8,005,873	4,916,596	3,089,277
Total Operating Revenues	<u>472,711,329</u>	<u>455,391,641</u>	<u>17,319,688</u>
Operating Expenses			
Administrative	23,153,307	25,805,954	(2,652,647)
Tenant Services	3,895,704	6,002,683	(2,106,979)
Utilities	1,731,660	1,759,602	(27,942)
Maintenance	8,748,833	8,718,952	29,881
Protective Services	666,016	685,171	(19,155)
General	5,548,895	4,227,959	1,320,936
Depreciation	7,820,963	8,767,911	(946,948)
Housing assistance payments	415,964,669	395,826,885	20,137,784
Total Operating Expenses	<u>467,530,047</u>	<u>451,795,117</u>	<u>15,734,930</u>
Operating Income (Loss)	<u>5,181,282</u>	<u>3,596,524</u>	<u>1,584,758</u>
Nonoperating Revenues (Expenses)			
Gain (Loss) on disposal of capital assets	(14,287,349)	75,199	(14,362,548)
Interest income	1,384,422	1,891,317	(506,895)
Interest expense	(911,250)	(1,051,734)	140,484
Total Nonoperating Revenues (Expenses)	<u>(13,814,177)</u>	<u>914,782</u>	<u>(14,728,959)</u>
Change in Net Position Before Capital Contributions and Transfers	<u>(8,632,895)</u>	<u>4,511,306</u>	<u>(13,144,201)</u>
Capital contributions	1,814,859	3,408,180	(1,593,321)
Osborne equity transfer	-	(1,745,306)	1,745,306
Change in Net Position	<u>(6,818,036)</u>	<u>6,174,180</u>	<u>(12,992,216)</u>
Beginning net position	215,521,677	209,347,497	6,174,180
Prior period adjustment	(132,818)	-	(132,818)
Beginning net position - restated	215,388,859	209,347,497	6,041,362
Ending Net Position	<u>\$ 208,570,823</u>	<u>\$ 215,521,677</u>	<u>\$ (6,950,854)</u>

FINANCIAL ANALYSIS (continued)

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 95% of the Authority's operating revenues were derived from grants from HUD for fiscal year 2018. This high percentage reflects the continued growth of HUD Section 8 Project Based Contract Administration for the State of Florida through NTHDC which accounted for 78% of the total HUD grant funding. Additionally, the continued strength of the Authority's HCV programs accounted for 19% of all subsidies from HUD, or 77% of HUD subsidy exclusive of that earned by NTHDC.

Tenant Revenue, Net - The Authority had a decrease of \$2,237,636, or approximately 17%, in net tenant revenue compared to the previous year. This decrease was primarily due the West River Development and the demolition of units at North Boulevard and Bethune Hi Rise renovations.

Other Government Grants - The Authority had an increase of \$15,723,971 in other government grants primarily due to increase in HUD revenue in North Tampa Housing Development (blended component unit) of \$13.8 million.

Expenses

The Authority experienced an increase in operating expenses and housing assistance payments from \$452 million in 2017 to \$468 million in 2018 (3.5%). The highlights of the expenses and significant changes for the current year are as follows:

Administrative - Administrative expense in the current year decreased by \$2,652,647 primarily as a result of the write-offs on accounts receivable and related interest in the prior year.

Tenant Services – Tenant services expense in the current year decreased by \$2,106,979 primarily as a result of the RAD conversation of Public Housing which transferred operations of the sites to related parties for the current year.

General - General expense in the current year increased by \$1,320,936 primarily due to the RAD conversion and increases in compensated absences in the current year.

Housing Assistance Payments - Housing Assistance Payments consist of rental payments to owners of private property for which the Authority has a HAP agreement with the tenant and owner. The payment from the Authority to the owner represents the difference between the tenant's portion of rent and the applicable fair market rent to the owner. The Authority had an increase in funding and expenditures of this program. During the year the HAP expense increased 5% or approximately \$20.1 million. This increase in HAP is attributed to the continuing growth of the HCV programs and the Statewide Project Based Section 8 Contract administered by NTHDC.

In addition, the Authority had a prior period adjustment in the current year of \$132,818 relating to an adjustment to correct HCV beginning equity due to HAP expense based on a HUD review.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets at Year-End (Net of Depreciation)

As of year-end, the Authority had approximately \$84 million invested in a variety of capital assets (net of depreciation) as reflected in the following schedule, which represents a net decrease of approximately \$17 million or 17% from the end of last year.

Housing Authority of the City of Tampa, Florida
Capital Assets
Table III

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>
Land	\$ 18,141,529	\$ 15,848,721	\$ 2,292,808
Structure and Improvements	166,035,216	231,251,851	(65,216,635)
Infrastructure	24,274,364	24,274,364	-
Equipment - Dwelling	4,155,575	5,204,919	(1,049,344)
Equipment - Administrative	3,872,794	5,191,423	(1,318,629)
Construction in Progress	4,452,199	3,444,514	1,007,685
Accumulated Depreciation	<u>(137,117,789)</u>	<u>(184,448,726)</u>	<u>47,330,937</u>
Total	<u><u>\$ 83,813,888</u></u>	<u><u>\$ 100,767,066</u></u>	<u><u>\$ (16,953,178)</u></u>

During the year there was \$5,827,443 of improvement and repair additions to fixed assets which were primarily due to capital improvements for Public Housing of approximately \$2.3 million North Boulevard Homes and \$888 thousand for Central Park and for Palm Terrace (Business Activity) of approximately \$1.3 million. In addition the Authority had net disposals of \$15 million primarily due RAD conversation which is also the driver for the \$14.4 million increase for the loss on disposal.

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Long-Term Debt

Housing Authority of the City of Tampa, Florida Outstanding Debt & Guaranteed Liabilities

Table IV

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>
1996 Multifamily Housing Revenue			
Bonds	\$ 9,425,101	\$ 9,695,512	\$ (270,411)
Cedar Pointe Note Payable	1,839,257	1,839,257	-
Cedar Pointe SHIP Note Payable	752,653	-	752,653
Cedar Pointe NSP Note Payable	4,542,980	4,542,980	-
EPC Capital Lease 2009	-	1,969,015	(1,969,015)
EPC Capital Lease 2015	-	4,629,390	(4,629,390)
Osborne Landing SHIP loan	582,000	582,000	-
PTA CDBG Note Payable	1,322,650	1,322,650	-
FHLB for Reed	1,500,000	1,500,000	-
FHLB for Trio	990,000	990,000	-
FHLB for Ella	1,000,000	1,000,000	-
Total Outstanding Debt	<u>21,954,641</u>	<u>28,070,804</u>	<u>(6,116,163)</u>
CPDG Loan Payable	1,532,000	1,532,000	-
CPDG Accrued Interest Payable	<u>834,197</u>	<u>732,979</u>	<u>101,218</u>
Total Outstanding Debt and Guaranteed Liabilities	<u><u>\$ 24,320,838</u></u>	<u><u>\$ 30,335,783</u></u>	<u><u>\$ (6,014,945)</u></u>

At the end of the current year, THA had total debt outstanding of \$24,320,838 as presented on page 38.

The Authority's total outstanding debt decreased by \$6,014,945 during 2018. This decrease was due to payments made on debt, specifically the 2009 and 2015 EPC Capital Lease, offset by the addition of Cedar Pointe SHIP note payable of \$753,653.

In addition, the Authority has guaranteed loans payable of \$1,532,000, as well as interest in the amount of \$834,197 of Central Park Development Group ("CPDG"), a joint venture of the Authority, which is a total increase of \$101,218 over the amount reported in the prior year.

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Several factors may affect the financial position of the Authority in the subsequent fiscal year. These factors include:

- Federal funding provided by Congress to HUD;
- Local labor supply and demand, which can affect salary and wage rates;
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore tenant rental income;
- Natural disasters which can have a devastating impact on the local economy; and
- Inflationary pressure on utility rates, supplies and other costs.

The Urban Land Institute's Rose Fellowship program recently conducted a study of the West Tampa area, highlighting challenges and opportunities for the area. The study found that a master plan was needed for the West Tampa area, including North Boulevard and Mary McLeod Bethune Homes. Recently the Authority, the City of Tampa and McCormack Baron Salazar partnered with the "InVision Tampa" planning program to reach out to community stakeholders, local officials and the public to develop a plan for the West River area. The new master plan creates initiatives for: housing redevelopment, land planning, transit, zoning and economic development and financing. The Authority is in the process of relocating 820 families with plans to demolish and redevelop North Boulevard and Mary McLeod Bethune Homes as part of the West River Project.

CONCLUSION

The Authority continues to diversify its housing portfolio and income production real estate holdings to enhance its long term financial stability. The Authority is committed to staying abreast of regulations and appropriations as well as maintaining an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and the U.S. Department of Housing and Urban Development.

REQUESTS FOR INFORMATION

This financial report is designed to provide our residents, the citizens of Hillsborough County, Florida, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, they should be addressed to Jerome Ryans, President/CEO, 5301 W. Cypress Street, Tampa, Florida 33607.

Housing Authority of the City of Tampa, Florida

STATEMENT OF NET POSITION

March 31, 2018

ASSETS

CURRENT ASSETS

Cash and cash equivalents - unrestricted	\$ 25,755,043
Cash and cash equivalents - restricted	2,992,501
Investments - unrestricted	533,341
Receivables, net	9,619,849
Prepaid expenses	630,390
Total current assets	<u>39,531,124</u>

NONCURRENT ASSETS

Cash and cash equivalents - restricted	12,938,160
Investment in joint venture	2,366,197
Notes, loans and mortgages receivable - unrestricted	9,140,845
Notes, loans and mortgages receivable - restricted	92,163,405
Capital assets, net	83,813,888
Other noncurrent assets	3,109,778
Total assets	<u>243,063,397</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred charge on refunding bonds	<u>368,909</u>
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LIABILITIES

CURRENT LIABILITIES

Current portion of long-term debt	285,411
Accounts payable	324,456
Accrued interest payable	313,670
Accrued salaries	305,651
Accrued compensated absences	951,464
Tenant security deposits	596,648
Unearned revenue	560,966
Family self sufficiency escrow	167,762
Other current liabilities	3,626,794
Total current liabilities	<u>7,132,822</u>

NONCURRENT LIABILITIES

Accrued compensated absences	743,717
Family self sufficiency escrow	842,481
Long-term debt	24,035,427
Other noncurrent liabilities	2,107,036
Total liabilities	<u>34,861,483</u>

NET POSITION

Net investment in capital assets	65,931,247
Restricted	105,457,859
Unrestricted	37,181,717
Total net position	<u>\$ 208,570,823</u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Tampa, Florida

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Year ended March 31, 2018

OPERATING REVENUES	
HUD operating revenues	\$ 98,577,072
Other government operating grants	355,338,884
Tenant revenue, net	10,789,500
Other operating revenue	8,005,873
Total operating revenues	472,711,329
OPERATING EXPENSES	
Administrative	23,153,307
Tenant services	3,895,704
Utilities	1,731,660
Maintenance	8,748,833
Protective services	666,016
General	5,548,895
Depreciation	7,820,963
Housing assistance payments	415,964,669
Total operating expenses	467,530,047
OPERATING INCOME	5,181,282
NONOPERATING REVENUES (EXPENSES)	
Mortgage interest income	1,329,985
Loss on disposal of capital assets	(14,287,349)
Interest income	54,437
Interest expense	(911,250)
Total nonoperating revenues (expenses)	(13,814,177)
Change in net position before capital contributions and transfers	(8,632,895)
CAPITAL CONTRIBUTIONS	
HUD capital grants	1,814,859
Change in net position	(6,818,036)
Total net position - beginning	215,521,677
Prior period adjustment - See Note B-14	(132,818)
Total net position - beginning, restated	215,388,859
Total net position - ending	\$ 208,570,823

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Tampa, Florida

STATEMENT OF CASH FLOWS

Year ended March 31, 2018

CASH FLOWS FROM OPERATING ACTIVITIES

HUD operating grants received	\$ 96,745,668
Other government grants received	355,529,086
Collections from tenants	11,141,223
Collections from other sources	6,135,044
Payments to employees	(16,511,166)
Payments to suppliers	(25,888,214)
Housing assistance payments	<u>(415,964,669)</u>
Net cash provided by operating activities	<u>11,186,972</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

HUD capital grants received	1,335,957
Payments on long-term debt	(6,868,816)
Proceeds from long-term debt	752,653
Payments of interest	(915,608)
Purchase of property and equipment	(5,827,434)
Proceeds from sale of property and equipment	<u>672,300</u>
Net cash used in capital and related financing activities	<u>(10,850,948)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received - unrestricted	37,937
Investments in notes receivable	(1,418,111)
Proceeds from notes receivable	<u>45,497</u>
Net cash used in investing activities	<u>(1,334,677)</u>

NET DECREASE IN CASH AND CASH EQUIVALENTS

	(998,653)
Cash and cash equivalents at beginning of year	<u>42,684,357</u>
Cash and cash equivalents at end of year	<u>\$ 41,685,704</u>

AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION:

Cash and cash equivalents - unrestricted	\$ 25,755,043
Cash and cash equivalents - restricted	2,992,501
Cash and cash equivalents - restricted noncurrent	<u>12,938,160</u>
	<u>\$ 41,685,704</u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Tampa, Florida

STATEMENT OF CASH FLOWS (continued)

Year ended March 31, 2018

**RECONCILIATION OF OPERATING INCOME TO NET
CASH PROVIDED BY OPERATING ACTIVITIES**

Operating income	\$ 5,181,282
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	7,820,963
Provision for bad debt, net of recoveries	270,766
Equity method investment in affiliate	256,380
Income tax benefit	(99,712)
(Increase) decrease in assets and deferred outflows:	
Receivables, net	(3,461,446)
Prepaid expenses	184,425
Other noncurrent assets	(74,393)
Deferred charge on refunding bonds	43,272
Increase (decrease) in liabilities:	
Accounts payable	(721,675)
Accrued salaries	(14,216)
Accrued compensated absences	(188,730)
Tenant security deposits	118,690
Unearned revenues	11,394
Family self sufficiency escrow	105,720
Other liabilities	<u>1,754,252</u>
Net cash provided by operating activities	<u>\$ 11,186,972</u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

The Housing Authority of the City of Tampa, Florida (the "Authority"), a governmental agency, was created pursuant to Florida Statutes Chapter 421 by the City of Tampa, Florida (the "City") in 1937. The Authority promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods and provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low and moderate income families throughout the community. The specific mission of the Authority has four major facets: Housing Development, Housing Management, Supportive Services, and Communication.

The Authority's governing board consists of a seven member Board of Commissioners (the "Board"), who are appointed by the Mayor of the City for a term of four years. The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board's ("GASB") *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100, *Defining the Financial Reporting Entity*, and 2600, *Reporting Entity and Component Unit Presentation and Disclosure*, as the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB Codification Sections 2100 and 2600 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The Authority's reporting entity is comprised of an enterprise fund which includes the activities of several housing programs and component units.

Blended component units

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government and are therefore blended with the primary government. The Authority's operations include twenty blended component units which are included in the basic financial statements and consist of legally separate entities for which the Authority is financially accountable and that have the same governing board as the Authority.

All of the blended component units listed below are related entities created as instrumentalities of the Authority for the purpose of providing and developing affordable housing opportunities including RAD, administering the statewide performance based contract, or implementing housing policies and programs.

Separately issued financial statements for the years ended December 31, 2017 for MRDC and AHDC; and March 31, 2018 for NTHDC can be obtained by contacting the Authority at 5301 W. Cypress Street, Tampa, Florida 33607. See Note B-17 for condensed financial information for the blended component units.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Blended component units (continued)

The blended component units are as follows:

Encore Properties

- THA Trio, LLC (“THA Trio”)
- THA Reed, LLC (“THA Reed”)
- THA Tempo, LLC (“THA Tempo”)
- THA Encore Retail, LLC

RAD Properties

- Arbors Estates, LLC (“Arbors”)
- JL Young Apartments, Inc (“Young”)
- Robles Park, LLC (“Robles”)
- Scruggs Manor, LLC (“Scruggs”)
- Seminole Park Apartments, LLC (“Seminole”)
- Shimberg Estates, LLC (“Shimberg”)

Other Blended Component Units

- Osborne Landing, LTD. (“Osborne”)
- Tampa Housing Funding Corporation (“THFC”)
- CP Development Group 3, LLC (“CPDG3”)
- CP Development Group 4, LLC (“CPDG4”)
- CP Development Group 7, LLC (“CPDG7”)
- Meridian River Development Corporation, Inc. (“MRDC”)
- Tampa Housing Authority Development Corp. (“THADC”)
- THA Affordable Housing Development Corporation (“AHDC”)
- North Tampa Housing Development Corporation, Inc. (“NTHDC”)
- Encore Affordable Housing Development Corporation (“EAHDC”)

Related parties

The Authority has relationships with the for-profit limited partnerships listed below which were formed to develop and operate mixed finance housing properties.

- Ella at Encore, LP (“Ella”)
- Trio at Encore, LP (“Trio”)
- Reed at Encore, LP (“Reed”)
- RTD Phase I, LTD. (“RTD”)
- Gardens at South Bay, LTD. (“GSB”)
- Belmont Heights Associates, LTD. (“Belmont I”)
- Belmont Heights Associates Phase II, LTD. (“Belmont II”)
- Belmont Heights Associates Phase III, LTD. (“Belmont III”)

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Related parties (continued)

These limited partnerships are not considered to be component units of the Authority and, therefore, are not a part of the reporting entity. Various blended component units of the Authority serve as general partners in a number of these partnerships. As disclosed in Note A-4, the Authority has entered into Mixed-Finance Annual Contributions Contracts ("ACC") with these entities.

Joint venture

The Authority, along with Banc of America Community Development Corporation ("BACDC"), entered into a Limited Liability Company Operating Agreement for CP Development Group 2, LLC ("CPDG2"), CP Development Group 3, LLC ("CPDG3"), CP Development Group 4, LLC ("CPDG4") and CP Development Group 7, LLC ("CPDG7"), with original dates ranging from December 20, 2006 through November 17, 2010 and amendment dates ranging from November 17, 2010 through August 30, 2013.

The Authority and BACDC are 25% and 75% co-owners, respectively, of CPDG2 as of March 31, 2018. In 2014, the Authority purchased BACDC's interest for 100% ownership in CPDG3. In 2018, the Authority purchased BACDC's interest for 100% ownership in CPDG4 and CPDG7. The primary purpose of the CP Development Groups is to be the developer entity for the Central Park redevelopment. CPDG2 is not considered a component unit of the Authority as of March 31, 2018 and, therefore, are not a part of the reporting entity. See Note B-4-b and Note B-7-d for a description of the activity between the Authority and CPDG.

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

Governments use fund accounting, whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditures/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements (continued)

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants and operating grants from the Department of Housing and Urban Development ("HUD") and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Authority include the cost of administrative, maintenance, tenant services, general operations, utilities, protective services, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses, except for capital contributions and transfers, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than non-operating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after non-operating activity on the accompanying statement of revenues, expenses and changes in net position.

As provided by GASB Codification Section 2200.140, *Comprehensive Annual Financial Report: General Revenues*, and related guidance, tenant revenue is reported net of \$270,766.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs

The accompanying financial statements include the activities of several housing programs subsidized by HUD and other federal entities at the Authority. A summary of each significant program is provided below.

Low Rent Housing Programs

The Low Rent Public Housing Programs include asset management projects (“AMPs”) which collect both operating and capital fund subsidy and various other related HUD grants both directly and indirectly.

The purpose of the Public Housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD’s Development Capital Fund Program (“CFP”) cluster grants and various other related HUD grants.

Funding of the program’s operations and development is provided by annual federal contributions or appropriations, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

Central Office Cost Center

The Central Office Cost Center (“COCC”) is a business unit within the Authority that generates revenue through fees for service from the Authority’s AMPs, programs and activities.

Housing Assistance Payments (“HAP”) Programs

HAP Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher program is funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants. The Housing Opportunities for Persons with AIDS (“HOPWA”) program is funded through federal pass through assistance contributions from the City.

Statewide performance based contract administration agreement

NTHDC, a blended component unit of the Authority, is engaged as a Performance Based Contract Administrator for the State of Florida’s and the U.S. Virgin Islands’ Project Based Section 8 properties. NTHDC entered into an agreement with a subcontractor to establish and manage the performance based contract administration initiative. The contract calls for NTHDC to: perform management and occupancy reviews; report civil rights issues; manage rent adjustments and contract renewals; perform oversight over the updating of the HUD Form 50059 and voucher data; ensure that voucher payments are made on time; process special claims, provide oversight over life and non-life threatening issues; and manage opt-outs and contract terminations.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

Rental Assistance Demonstration (RAD) Multi-Family

The RAD program converts existing Public Housing properties to multi-family rental housing units owned by affiliates of the Authority to provide decent and affordable housing to low-income families. Funding of the program is provided by federal housing assistance contributions from HUD for the difference between the approved contract rent and the rent paid by the tenants. The following blended component units are part of the Authority's RAD program: Arbors, JL Young, Robles, Scruggs, Seminole, and Shimberg.

Mixed Financing

The Authority has entered into, or plans to enter into, Mixed-Finance Annual Contributions Contracts approved by HUD to provide Public Housing funding for the ACC units at the developments owned by the limited partnerships listed as related parties in Note A-1. HUD, through the Authority, has provided funds through various grants for a number of the developments. As disclosed in Note B-4-a, a portion of the funds received by the Authority from HUD were converted into mortgage notes and have been loaned to the respective related parties.

Other Federal Programs

Other Federal programs through which the Authority received funding from HUD and other Federal entities during the current year include: the Shelter Plus Care ("SPC") program, which provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded outside the program; Youthbuild ("YOUTH"), which assists high-risk youth between the ages of 16 and 24 complete their high school education, provides post-secondary education assistance and broad-based construction/vocation trade training; Bridges, a JUST Neighborhood Collaborative which provides services to children ages 2 through 3rd grade and their families within a special focus area of West Tampa; and Byrne Criminal Justice Innovation ("BCJI"), which aims to improve community safety by addressing the crime within a targeted neighborhood as part of a broader strategy to advance neighborhood revitalization.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows of resources, liabilities and net position

a. *Deposits and investments*

For purposes of the statement of cash flows, the Authority considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

b. *Receivables*

Receivables consist of revenues earned during the fiscal year and not yet received. Amounts due from HUD and other governments represent reimbursable expenses or grant subsidies earned that have not been collected as of March 31, 2018. The receivables are reported net of a total allowance for doubtful accounts of \$1,166,065 (see Note B-2). The allowance for uncollectible amounts is determined by management based on the specific accounts and prior experience. The Authority also has amounts collectible in the form of developer fees classified as other noncurrent assets, which are determined to be fully collectable, and as such have no allowance against them.

c. *Capital assets*

The Authority's policy is to capitalize assets with a value in excess of \$2,500 and a useful life in excess of one year. The Authority capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair value on the date contributed.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Infrastructure	40 years
Structures and improvements	10 - 27.5 years
Equipment (dwelling and administration)	5 - 7 years

d. *Impairment of long-lived assets*

Long-lived assets are evaluated for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The carrying amount of a long-lived asset is not considered recoverable if it exceeds the sum of the undiscounted cash flows expected to result from the use and eventual disposition of the asset. An impairment loss, if any, is measured as the amount by which the carrying amount of a long-lived asset exceeds its fair value. Management has determined that long-lived assets were not impaired at March 31, 2018.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows of resources, liabilities and net position (continued)

e. Deferred charge on refunding loss

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and thus, will not be recognized as an outflow of resources until then. The Authority has only one item that qualifies for reporting in this category. It is the deferred charge on refunding loss reported in the statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

As of March 31, 2018, deferred losses on refunding of \$368,909 have been classified as a deferred outflow of resources.

f. Accrued compensated absences

Full-time permanent employees are granted leave benefits to specified maximums depending on tenure with the Authority. Generally, after six months of service, employees are entitled to all accrued leave upon termination. Employees with 5 or more years of service are entitled to one additional day of leave for each 5 years of continuous service with no maximum accrual. Leave time in excess of 240 hours becomes sick leave, and employees with sick leave balances in excess of 500 hours are entitled to payment for half of the accumulated hours upon termination. The estimated liability for vested leave benefits is recorded when it is earned as an expense in the basic financial statements.

g. Impact of recently issued accounting principles

In June 2017, the GASB issued Statement No. 87, *Leases*, which establishes a single model for lease accounting. This statement is effective for the Authority's March 31, 2021 fiscal year end. Management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

h. Unearned revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned items consist of \$73,158 of prepaid tenant rents and \$487,808 related to a land lease with GSB.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows of resources, liabilities and net position (continued)

i. Eliminations of Interprogram Activity

For financial reporting purposes, certain amounts are internal and are therefore eliminated in the accompanying financial statements. The following have been eliminated from the financial statements:

i.) Interprogram due to/from

In the normal course of operations, certain programs may pay for common costs or advance funds for operations that create interprogram receivables or payables. These interprogram receivables and payables net to zero and are eliminated for the presentation of the Authority as a whole. As of March 31, 2018, a total of \$3,125,451 was eliminated.

ii.) Fee for service

The Authority's COCC internally charges fees to the AMPs and programs of the Authority. These charges may include management fees, bookkeeping fees, and asset management fees. For financial reporting purposes \$4,642,758 of fee for service charges have been eliminated for the year ended March 31, 2018.

iii.) Notes receivable

The Authority loaned \$420,000 to CPDG3 which is a blended component unit of the Authority (see Note A-1). As of March 31, 2018, the Authority's outstanding receivable and CPDG3's outstanding payable of \$154,581 has been eliminated for the presentation of the Authority as a whole.

The Authority loaned \$1,591,800 to Osborne which is a blended component unit of the Authority (see Note A-1) and as of March 31, 2018, Osborne maintains outstanding accrued interest on these loans which totaled \$708,529. As of March 31, 2018, the Authority's receivable and Osborne's payable and accrued interest have been eliminated for the presentation of the Authority as a whole.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows of resources, liabilities and net position (continued)

i. *Eliminations of Interprogram Activity (continued)*

iv.) *Rental Assistance Demonstration*

The Authority received Public Housing operating subsidy for AMPs that were converted through RAD. In accordance with HUD guidance, the subsidy is reported as HAP expense in the AMPs and as government grant revenue in the receiving entities. For financial reporting purposes, \$6,029,236 of HAP expense and grant revenue have been eliminated for the year ended March 31, 2018.

j. *Net position*

In accordance with GASB Codification Section 2200.172, *Comprehensive Annual Financial Report: Statement of Net Position*, total equity as of March 31, 2018, is classified into three components of net position:

i.) *Net investment in capital assets*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii.) *Restricted component of net position*

This category consists of components of net position restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports \$105,457,859 of restricted net position which consists of the following:

- \$92,163,405 of mortgage notes receivable that were loaned using HUD grant funds and therefore are restricted upon repayment by HUD guidelines (see Note B-4);
- \$1,110,220 of unspent housing assistance payments in the Housing Choice Voucher Program (see Note B-11-b);
- \$7,243,038 of restricted escrows in RAD properties, all blended component units;
- \$1,063,302 of restricted bond escrows in MRDC, a blended component unit;
- \$3,592,205 of other restricted escrows and reserves in the Public Housing program as detailed in Note B-1; and
- \$285,689 of other.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows of resources, liabilities and net position (continued)

j. Net position (continued)

iii.) Unrestricted component of net position

This category includes all of the remaining components of net position that do not meet the definition of the other two components.

6. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

7. Budgets

Budgets are prepared on an annual basis for each major program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

8. Income taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for federal or state income taxes has been made in the financial statements. The Authority's blended component units are subject to the income tax provisions of the State of Florida and the Internal Revenue Code.

The applicable blended component units of the Authority account for deferred income taxes using the liability method. Under this method, deferred tax assets and liabilities are determined based on differences between the financial reporting and income tax bases of assets and liabilities. Measurement of deferred income tax is based on enacted tax rates and laws that will be in effect when the differences are expected to reverse, with the measurement of deferred income tax assets being reduced by available tax benefits not expected to be realized. AHDC reports a deferred tax asset of \$677,859 as of December 31, 2017, which is presented within other noncurrent assets in the accompanying statement of net position.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

8. Income taxes (continued)

The applicable blended component units of the Authority account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC") 740, *Income Taxes*, which clarifies that accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken. The Authority's blended component units' income tax filings are subject to audit by various taxing authorities. The open audit periods for these entities are 2014 through 2018.

9. Leasing activities

The Authority is the lessor of dwelling units to low-income residents. The rents under the leases are determined generally by the residents' income as adjusted for eligible deductions regulated by HUD, although the residents may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue. In addition, the Authority maintains several ground leases as described in further detail in Note B-12-d.

NOTE B - DETAILED NOTES

1. Deposits and investments

As of March 31, 2018, the Authority's cash and cash equivalents consist of demand deposits of \$41,685,704 and their investment balance consists of a certificate of deposit with an original maturity greater than three months in the amount of \$533,341.

In accordance with GASB Codification Sections C20, *Cash Deposits with Financial Institutions*, and I50, *Investments*, the Authority's exposure to deposit and investment risk is disclosed as follows:

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's policy is to manage its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio. As of March 31, 2018, the Authority's risk of changes in interest rates is minimal since the maturities of their investments are less than one year.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies of the United States of America. As of March 31, 2018, the Authority mitigated their exposure to credit risk by only investing in fully insured certificates of deposit.

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits or investments may not be returned. The Authority's deposit policy for custodial credit risk requires collateral to be held in the Authority's name by its agent or by the bank's trust department. The Authority's deposits are insured by the Federal Depository Insurance Corporation up to \$250,000 per financial institution, per depositor. As of March 31, 2018, none of the Authority's total deposits with the bank of \$42,276,038 or total investments of \$533,341 were exposed to custodial credit risk, as all were either insured or collateralized.

Restricted Cash

As of March 31, 2018, restricted cash consists of:

<i>Current</i>	
Voucher HAP reserves	\$ 1,110,220
Tenant security deposits	596,648
Section 8 landlord retroactive payments due	801,161
HOPE VI Oak at Riverview escrow	233,077
HOPE VI Belmont - Affordability Reserve escrow	83,633
Section 8 FSS escrow	167,762
Subtotal current	<u>2,992,501</u>
<i>Noncurrent</i>	
RAD properties operating and capital reserves	7,243,038
Modernization and development reserves	3,275,495
MRDC bond trustee funds & escrows	1,291,457
Section 8 FSS escrow	842,481
THA Development escrows	92,421
Other restricted cash	193,268
Subtotal noncurrent	<u>12,938,160</u>
Total restricted cash	<u>\$ 15,930,661</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

As of March 31, 2018, receivables, net, as presented in the accompanying statement of net position consist of:

Due from HUD	\$ 5,204,026
Fraud recovery receivables	714,932
Due from GSB	845,104
Landlord overpayments	572,586
Due from other governments	725,147
Accounts receivable - related parties	841,849
Miscellaneous	636,539
Due from other public housing authorities	923,180
Tenant accounts receivable	322,551
	<hr/>
	10,785,914
Allowance for doubtful accounts - fraud	(714,932)
Allowance for doubtful accounts - landlords	(343,208)
Allowance for doubtful accounts - tenants	(107,925)
	<hr/>
	<u>\$ 9,619,849</u>

3. Other noncurrent assets

As of March 31, 2018, other noncurrent assets as presented in the accompanying statement of net position consist of:

Due from GSB - developer fee	\$ 707,432
Land lease receivable from GSB	949,487
AHDC unearned tax asset	677,859
Developer fee receivable for CPDG3	425,000
Investment in CDC of Tampa, Inc.	350,000
	<hr/>
	<u>\$ 3,109,778</u>

4. Notes, loans, and mortgages receivable

a. *Related party notes receivable*

HUD, through the Authority, has provided for HOPE VI, Replacement Housing Factor ("RHF"), Affordable Housing Program ("AHP"), Community Development Block Grant ("CDBG"), NSP, CFP, and Choice Neighborhoods funds for the development of the mixed-finance properties owned by related parties of the Authority. As funds were received by the Authority from HUD they were converted into mortgage notes under varying terms and loaned to the respective related parties. The Authority has directly provided loans to Ella, Trio, Reed, and Tempo as the following table shows.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

4. Notes, loans, and mortgages receivable (continued)

a. *Related party notes receivable (continued)*

<i>Related parties:</i>	Funding Source	Interest Rate	Date of Maturity	Loan Amount	Accrued Interest	Total Note Receivable
Belmont I	HOPE VI	4.00%	12/31/2052	\$ 8,336,243	\$ 6,660,314	
Belmont I	CDBG	0.50%	12/31/2052	450,000	34,226	
Belmont I	FHLB	0.00%	12/31/2052	600,000	-	
Total Belmont I						\$ 16,080,783
Belmont II	HOPE VI	0.50%	5/31/2055	8,630,450	637,311	9,267,761
Belmont III	CDBG	5.00%	1/1/2048	630,691	531,728	
Belmont III	AHP	5.00%	1/1/2048	600,000	434,199	
Total Belmont III						2,196,618
Ella	RHF	0.01%	8/30/2046	4,946,299	4,045	
Ella	NSP	0.01%	8/30/2046	2,563,805	2,093	
Ella	THA	3.60%	8/30/2046	1,600,000	426,779	
Ella	EAHDC	3.86%	8/30/2046	824,023	201,052	
Ella	CPDG3	0.00%	8/30/2046	154,591	-	
Ella	AHP	0.01%	8/30/2047	1,000,000	765	
Total Ella						11,723,452
Reed	RHF	2.86%	8/26/2048	2,191,747	235,734	
Reed	THA	2.86%	8/26/2048	1,570,000	279,002	
Reed	THA Reed	2.86%	8/26/2048	1,498,709	179,410	
Reed	AHP	0.00%	11/20/2049	1,500,000	-	
Total Reed						7,454,602
Tempo	RHF	0.00%	10/23/2044	3,295,780	-	
Tempo	CNG	0.00%	10/23/2044	11,495,579	-	
Tempo	THA	0.00%	10/23/2044	2,187,000	-	
Tempo	THA Tempo	0.00%	10/23/2044	474,249	-	
Total Tempo						17,452,608
Trio	RHF	0.01%	12/21/2047	2,881,870	1,968	
Trio	NSP	0.01%	12/21/2047	3,385,000	2,461	
Trio	CFP	0.01%	12/21/2047	2,500,000	5,656	
Trio	THA	2.40%	12/21/2047	1,425,000	182,361	
Trio	THA Trio	2.40%	12/21/2047	3,109,777	231,490	
Trio	AHP	5.00%	2049	990,000	150,915	
Total Trio						14,866,498
RTD	HOPE VI	0.50%	3/24/2053	14,607,352	898,999	15,506,351
GSB	RHF	2.00%	6/1/2055	3,426,829	861,204	4,288,033
Total notes receivable from related parties				<u>\$ 86,874,994</u>	<u>\$ 11,961,712</u>	<u>\$ 98,836,706</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

4. Notes, loans, and mortgages receivable (continued)

b. *Other notes receivable*

The Authority entered into several loan agreements with CPDG for a total of \$2,000,000. This note bears interest at an annual rate of 12%. As of March 31, 2018, a total of \$2,467,544 was outstanding on this note including interest.

The limited partners are required to repay the respective mortgage notes when the respective properties realize net cash flows from operations as defined in the respective partnership agreements. As such, all notes receivable listed above are classified as noncurrent by the Authority. All of the notes receivable are secured by the respective properties and are considered fully collectible.

When the above notes which originated through HUD grants are paid back they will be considered restricted program income to be used for similar project developments in the future. As of March 31, 2018, the notes and related interest receivable, as presented above, are classified as follows:

Restricted	\$ 92,163,405
Unrestricted	<u>9,140,845</u>
	<u>\$ 101,304,250</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

5. Capital assets, net

A summary of changes in capital assets is as follows:

	Balance at April 1, 2017	Transfers in/ Additions	Transfers out/ Deletions	Balance at March 31, 2018
Non-depreciable:				
Land	\$ 15,848,721	\$ 2,710,101	\$ (417,293)	\$ 18,141,529
Construction in progress	3,444,514	1,014,870	(7,185)	4,452,199
Total non-depreciable	<u>19,293,235</u>	<u>3,724,971</u>	<u>(424,478)</u>	<u>22,593,728</u>
Depreciated:				
Infrastructure	24,274,364	-	-	24,274,364
Structures and improvements	231,251,851	2,066,267	(67,282,902)	166,035,216
Equipment - dwelling	5,204,919	16,116	(1,065,460)	4,155,575
Equipment - administrative	5,191,423	20,080	(1,338,709)	3,872,794
Total depreciated	<u>265,922,557</u>	<u>2,102,463</u>	<u>(69,687,071)</u>	<u>198,337,949</u>
Total capital assets	<u>285,215,792</u>	<u>5,827,434</u>	<u>(70,111,549)</u>	<u>220,931,677</u>
Accumulated depreciation:				
Infrastructure	(6,815,164)	-	-	(6,815,164)
Structures and improvements	(168,634,024)	(7,146,323)	53,677,059	(122,103,288)
Equipment - dwelling	(3,868,971)	(23,448)	777,240	(3,115,179)
Equipment - administrative	(5,130,567)	(651,192)	697,601	(5,084,158)
Less accumulated depreciation	<u>(184,448,726)</u>	<u>(7,820,963)</u>	<u>55,151,900</u>	<u>(137,117,789)</u>
Capital assets, net	<u>\$ 100,767,066</u>	<u>\$ (1,993,529)</u>	<u>\$ (14,959,649)</u>	<u>\$ 83,813,888</u>

During the year ended March 31, 2018, the Authority's additions primarily consisted of \$3.7 million in land improvements and construction in progress for Public Housing. The Authority's disposals primarily consisted of approximately \$70 million of cost and \$55 million of accumulated depreciation of buildings and equipment related to RAD property conversions which resulted in a loss on disposal of approximately \$15 million.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

6. Other liabilities

As of March 31, 2018, other liabilities consist of:

Current

Administrative fees payable to CGI Federal (Note A-4)	\$ 1,250,000
Accrued landlord payments	801,161
Contract retention	159,712
Accrued expenses	959,595
Other	456,326
Subtotal current	<u>3,626,794</u>

Noncurrent

AHDC's equity method investment in GSB	2,085,937
Other	21,099
Subtotal noncurrent	<u>2,107,036</u>
	<u><u>\$ 5,733,830</u></u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at April 1, 2017	Additions	Reductions	Payable at March 31, 2018	Due within one year
Long-Term Debt					
MRDC Bonds payable					
Multi-Family Bonds	\$ 9,785,000	\$ -	\$ 275,000	\$ 9,510,000	\$ 290,000
Discount	(89,488)	-	(4,589)	(84,899)	(4,589)
Subtotal	9,695,512	-	270,411	9,425,101	285,411
Cedar Pointe note payable	1,839,257	-	-	1,839,257	-
Cedar Pointe NSP note payable	4,542,980	-	-	4,542,980	-
Cedar Pointe SHIP note payable	-	752,653	-	752,653	-
CPDG loan guarantees	1,532,000	-	-	1,532,000	-
CPDG accrued interest payable	732,979	101,218	-	834,197	-
EPC Capital lease 2009	1,969,015	-	1,969,015	-	-
EPC Capital lease 2015	4,629,390	-	4,629,390	-	-
Osborne Landing SHIP loan	582,000	-	-	582,000	-
PTA CDBG note payable	1,322,650	-	-	1,322,650	-
FHLB for Reed	1,500,000	-	-	1,500,000	-
FHLB for Trio	990,000	-	-	990,000	-
FHLB for Ella	1,000,000	-	-	1,000,000	-
Total long-term debt	30,335,783	853,871	6,868,816	24,320,838	285,411
Other Long Term Liabilities					
FSS Escrow - Section 8	904,523	592,032	486,312	1,010,243	167,762
Compensated absences	1,883,911	692,555	881,285	1,695,181	951,464
Total other long-term liabilities	2,788,434	1,284,587	1,367,597	2,705,424	1,119,226
Total noncurrent liabilities	<u>\$ 33,124,217</u>	<u>\$ 2,138,458</u>	<u>\$ 8,236,413</u>	<u>\$ 27,026,262</u>	<u>\$ 1,404,637</u>

a. MRDC Multi-Family Bonds payable

During June 2006, MRDC issued \$11,895,000 of Series 2006 Multi-Family Housing Revenue Refunding Bonds bearing an interest rate of 4.85% (5.65% inclusive of service and credit enhancement fees) per year and a maturity date of June 1, 2036. The bonds are secured by a signed Deed of Trust in all project revenues, land, structures, and equipment.

Terms of the bond indenture contain various restricted covenants and management believes that they are in compliance with all covenants as of December 31, 2017. For financial reporting purposes, bond discounts of \$84,899 are netted with long term debt.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

a. *MRDC Multi-Family Bonds payable (continued)*

The future principal and interest maturities for this bond payable are as follows:

Year End December 31,	<i>MRDC - Multifamily</i>	
	Principal	Interest
2018	\$ 290,000	\$ 452,939
2019	305,000	439,338
2020	325,000	424,923
2021	345,000	409,578
2022	365,000	393,303
2023-2027	2,140,000	1,684,789
2028-2032	2,825,000	1,099,374
2033-2036	2,915,000	328,588
	\$ 9,510,000	\$ 5,232,832

b. *Cedar Pointe notes payable*

i.) *Payment Purchase Money Mortgage Note*

On August 31, 2010, the Authority executed a note payable to Hillsborough County, Florida (the "County"), in the amount of \$1,839,257 to finance the acquisition of Cedar Pointe Apartments. The note is secured by the property. The term of the note after project completion and issuance of a certificate of occupancy is for 20 years, with no interest and deferred payments for the loan term. At the end of the loan term, the principal will be forgiven and cancelled. However, payment of the principal shall be paid in full if the property is sold, mortgaged, liened, refinanced, foreclosed upon or otherwise transferred by the Authority prior to the expiration of the loan term without prior written consent.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

b. *Cedar Pointe notes payable (continued)*

ii.) *NSP Mortgage Note*

On January 22, 2013, the Authority executed a note payable to the County derived from NSP funds in the amount of \$4,542,980 to finance the rehabilitation of Cedar Pointe Apartments. The note is secured by the property. The term of the note is for 30 years, with no interest and deferred payment for the loan term. At the end of the loan term, the principal will be forgiven and cancelled. However, payment of the principal shall be paid in full if the property is sold, mortgaged, liened, refinanced, foreclosed upon or otherwise transferred by the Authority prior to the expiration of the loan term without prior written consent.

iii.) *SHIP Mortgage Note*

On May 17, 2017, the Authority executed a note payable to the County derived from SHIP funds not to exceed \$1,762,200 of which \$752,653 was advanced during 2017. The term of the note is for 30 years, with 1.5% interest and to be paid out as the property is cash flowing. As of March 31, 2018, \$752,653 was outstanding.

c. *CPDG loan guaranty*

As previously disclosed, the Authority is involved in the development of Encore, previously known as The Central Park Village. The Authority has guaranteed various loans and related interest payable by CPDG, the master developer of Encore and a joint venture entity as described in Note A-1. As of March 31, 2018, the entire amount guaranteed by the Authority was \$2,366,197.

All amounts guaranteed have reached original maturity but are not considered in default under additional revised terms of the various loan agreements. As such, the full amount guaranteed is reflected as a noncurrent liability of the Authority, as the balances are not currently due. The Authority expects that the remaining balances of the loans will be repaid through future proceeds from the sale of individual lots in Encore, or through the use of additional earned developer fees.

Based on the Authority's guaranty of the loans described above, as of March 31, 2018, the Authority has recorded an investment in joint venture in the full amount of the guaranteed principal and interest of \$2,366,197.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

d. *Energy Performance Contract (EPC) capital leases*

i.) *2009 EPC capital lease*

On November 20, 2009, the Authority entered into an Equipment Lease/Purchase Agreement with a local financial institution as lessee for financing the acquisition of additional energy conservation equipment. The lease was fully paid off in 2018 with the conversion of Public Housing to RAD.

ii.) *2015 EPC capital lease*

On November 6, 2014, the Authority entered into an Equipment Lease/Purchase Agreement with a local financial institution as lessee for financing the acquisition of additional energy conservation equipment. The lease was fully paid off in 2018 with the conversion of Public Housing to RAD.

e. *Osborne Landing SHIP loan*

Osborne entered into loan agreements with the City of Tampa in the amount of \$582,000. The loans were funded in 2007 with proceeds from the State Housing Initiatives Partnership program ("SHIP") to be used to pay for construction costs related to a litigation settlement. Payment of principal is deferred if the project complies with the 30 year affordability requirement. The loans are non-interest bearing and secured by the property. As of March 31 2018, principal of \$582,000 was outstanding.

f. *PTA CDBG note payable*

On December 7, 2016, Hillsborough County loaned \$1,322,650 to PTA, a business activity of the Authority, through CDBG funds. This is a no interest loan that is due in full on the maturity date of May 31, 2022 and if the units are kept as affordable units for 74 months, the loan is forgiven.

g. *FHLB loans*

The Authority received loans from the Federal Home Loan Bank of San Francisco ("FHLB") which were then loaned to the Authority's limited partnership related parties: Ella, Trio and Reed (see Note B-4-a). Per the loan agreements the Authority is obligated to pay the balances on these loans once the amount for the associated notes are received from the individual partnerships.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

8. Retirement plans

The Authority offers a defined contribution pension plan created in accordance with Internal Revenue Service Code Section 401(b) and administered by CPI Qualified Plan Consultants, Inc. All employees are eligible to participate in the plan after six months of continuous service. Members may contribute up to 15% of their base salary. The Authority's contribution is discretionary and determined on a yearly basis at a rate of 12.25% of the plan participant's annual base salary. During the year ending March 31, 2018, the Authority and the employees contributed \$1,338,674 and \$107,000, respectively, to the plan. Provisions of the plan may be amended by the Authority's Board. The plan is held in a trust for the exclusive benefit of the participants and their beneficiaries, consequently, the Authority has no fiduciary responsibility, and therefore, the net assets of the plan are not included in the Authority's financial statements.

For the year ended March 31, 2018, the Authority recognized pension expense of \$1,338,674, which reflects no forfeitures.

The Authority also administers a 457 deferred compensation plan through Principal Life Insurance Company. All employees are eligible to participate in the plan after six months of continuous service. Non-matched tax free contributions may be deducted through payroll with a maximum of \$18,500 and \$6,000 catch-up over 50 for a combined total of \$24,500 per year or limits set by the Internal Revenue Service. Total amounts contributed by employees as of March 31, 2018, were \$133,613.

9. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased, and the Authority participates in an insurance pool and a risk retention group for property insurance and workers compensation. The insurance pool and risk retention group are reinsured through other reinsurance companies and are not retrospectively rated and do not pass on risk of loss to participants.

There were no significant reductions of insurance coverage from prior years and settlements did not exceed insurance coverage for each of the past three years.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

10. Related party transactions

As previously disclosed in Note A-4, the Authority has entered into Mixed-Finance ACC agreements with HUD for Public Housing units at several housing properties owned by related parties. Under these ACC agreements, the Authority receives operating subsidy from HUD and passes the funds through to the owners of the properties. In the current year, the Authority passed through total funds of \$2,406,089 to these related parties.

In addition, during the year the Authority was involved in several development projects with related parties. As further described in Note B-4, the Authority has loaned HUD grant funds to the Trio at Encore, LP ("Trio") and Tempo at Encore, LP ("Tempo"). During the year the Authority loaned HUD grant funds totaling \$143,171 to Trio and \$874,940 to Tempo.

11. Commitments and contingencies

a. *Legal*

In the normal course of operations, the Authority may be party to various pending or threatened legal actions. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any resulting liability is not expected to have a material effect on the Authority's financial position.

b. *Grants and contracts*

The Authority participates in various federally and locally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal and other regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a review or audit may become a liability of the Authority. As of the date of this report, management is not aware of any such examinations.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

b. *Grants and contracts (continued)*

The Authority has received cumulative funding in excess of housing assistance payments (“HAP”) and earned administrative fees through the Section 8 Housing Choice Voucher Program in accordance with current regulations. As of March 31, 2018, the remaining Housing Choice Voucher HAP reserve of \$1,110,220 is presented as restricted net position.

c. *Funds awarded*

The Authority receives funding from HUD through various programs to help subsidize the cost of redevelopment of projects, project repairs, improvements, component unit developments, and certain operating costs. Remaining unspent awards not yet received as of March 31, 2018, are as follows:

Choice Neighborhoods Grant	\$ 10,009,881
Replacement Housing Factor	4,799,258
Public Housing Capital Fund Program	3,600,608
Jobs-Plus Pilot Initiative	2,087,188
Resident Opportunity and Supportive Services	<u>655,020</u>
Total remaining unspent awards	<u>\$ 21,151,955</u>

d. *Ground leases*

On January 2, 2003, the Authority entered into a 75 year ground lease for \$1 per year with RTD, a related party. The Authority has a Purchase Option and a Right of First Refusal to purchase the property at the end of the tax credit compliance period, which began in 2005.

In addition, on June 1, 2005, the Authority entered into a 75 year ground lease for \$100 base rent bearing interest of 12 percent per year with GSB, a related party. GSB is responsible for all real estate taxes and maintenance of any improvements during the term of the lease. As part of the lease agreement, both the Authority and GSB are required to maintain and operate the mixed finance Public Housing units constructed on the land in accordance with applicable Public Housing rules and regulations for the longer of forty (40) years from the date of occupancy or twenty (20) years beginning on the latest date on which modernization with Public Housing capital funds is completed. Upon expiration of the lease, all improvements to the property revert to the Authority.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

e. *Guarantees*

The Authority, including certain blended component units, has entered into various performance guarantees with several of the related parties listed in Note A-1, including, but not limited to, operating and replacement reserve guarantees, operating deficit guarantees and tax credit recapture guarantees. The amount, if any, which the Authority may have to pay under these guarantees cannot be determined at this time.

In addition, the Authority has guaranteed various notes payable of CPDG, a joint venture entity (see Note A-1). The Authority has recorded a liability for the total outstanding balance of the guaranteed notes as described in Note B-7-d.

f. *Capital demand note obligations*

As described in Note A-1, several of the Authority's blended component units are single purpose general partner entities, related to a specific limited partnership. Certain limited partnerships will own and operate one specific mixed-use rental real estate apartment building in the Encore development in downtown Tampa, Florida.

As part of the development and implementation of a master plan for Encore, various lenders and limited partners have agreed to allow the Authority, as the sole owner of each general partner (in certain cases through another blended component unit), to substitute capital demand notes to fund future actual cash shortages of the Partnerships in lieu of capitalizing each general partner.

Below is a listing of the capital demand notes by limited partnerships:

<u>General Partner</u>	<u>Limited Partnership</u>	<u>Capital Demand Note Obligation</u>
EAHDC	The Ellas at Encore, LP	\$ 4,000,000
THA Trio, LLC	The Trio at Encore, LP	5,100,000
THA Reed, LLC	The Reed at Encore, LP	5,000,000
		<u>\$ 14,100,000</u>

Management of the Authority has determined the probability of events occurring that would require funding of all or a portion of these capital demand notes as remote. Accordingly, no provision for these obligations has been recorded in the financial statements.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

12. Concentrations

For the year ended March 31, 2018, approximately 93% of revenues and 49% of receivables reflected in the basic financial statements are from HUD not including blended component units and approximately 95% of these HUD revenues and 54% of these receivables are due from HUD including the blended component units.

The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes. In addition, any excess reserves may reduce future funding levels and possibly be subject to recapture.

13. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as non-operating such as depreciation expense, housing assistance payments and extraordinary maintenance expense. In addition, the schedule's format includes non-operating items as operating such as investment revenue, HUD capital grants revenue, interest expense, and gains and losses on the disposal of fixed assets. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

14. Prior period adjustment

For the fiscal year ended March 31, 2018, the statement of revenues, expenses, and changes in net position reflects a prior period adjustment decreasing net position by \$132,202. This adjustment was made to correct and decrease HCV's beginning equity due to HAP expense based on a HUD review.

15. Subsequent events

Management has evaluated events through December 20, 2018, the date the financial statements were available to be issued, and has determined that no additional material events have occurred that would require disclosure, except as follows.

In November 2018, the Authority closed on the Renaissance at West River. The Renaissance at West River is a senior development with 160 units, which are 100% RAD.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information

Condensed component unit information for the Authority's blended component units as listed in Note A-1 is presented below. THADC, EAHDC, THA Trio, THA Reed, THA Tempo, CPDG4, and CPDG7 are included in the reporting entity as a blended component unit but these entity had incurred no or limited activity as of March 31, 2018.

Condensed Statement of Net Position

	As of December 31, 2017					
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	JL Young Apartments, Inc	CP Development Group 3, LLC
ASSETS						
CURRENT ASSETS	\$ 3,201,536	\$ 1,732,826	\$ 29,129	\$ 626,642	\$ 69,479	\$ -
CAPITAL ASSETS, NET	13,667,482	234,168	1,413,239	648,156	-	-
OTHER NONCURRENT ASSETS	1,291,457	677,859	-	23,636	-	579,591
Total assets	18,160,475	2,644,853	1,442,368	1,298,434	69,479	579,591
DEFERRED OUTFLOWS OF RESOURCES	368,909	-	-	-	-	-
LIABILITIES						
CURRENT LIABILITIES	980,421	2,766	12,467	872,961	98,807	-
NONCURRENT LIABILITIES	9,139,690	2,085,937	-	2,200,478	-	154,591
Total liabilities	10,120,111	2,088,703	12,467	3,073,439	98,807	154,591
NET POSITION						
NET INVESTMENT IN CAPITAL ASSETS	4,242,381	234,168	1,413,239	648,156	-	-
RESTRICTED	1,063,302	-	-	23,636	-	-
UNRESTRICTED	3,103,590	321,982	16,662	(2,446,797)	(29,328)	425,000
Total net position	\$ 8,409,273	\$ 556,150	\$ 1,429,901	\$ (1,775,005)	\$ (29,328)	\$ 425,000

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information (continued)

Condensed Statement of Net Position (continued)

	As of March 31, 2018						
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC
ASSETS							
CURRENT ASSETS	\$ (305,850)	\$ 469,852	\$ 580,132	\$ 90,505	\$ 78,015	\$ 12,191,776	\$ 475,490
CAPITAL ASSETS, NET	1,828,856	5,099,459	7,332,971	2,925,203	1,643,950	-	-
OTHER NONCURRENT ASSETS	2,254,628	1,182,018	650,116	1,519,444	1,636,832	-	-
Total assets	3,777,634	6,751,329	8,563,219	4,535,152	3,358,797	12,191,776	475,490
DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-	-	-
LIABILITIES							
CURRENT LIABILITIES	177,691	124,973	93,503	77,008	56,049	1,266,114	-
NONCURRENT LIABILITIES	-	-	-	-	-	8,369	-
Total liabilities	177,691	124,973	93,503	77,008	56,049	1,274,483	-
NET POSITION							
NET INVESTMENT IN CAPITAL ASSETS	1,828,856	5,099,459	7,332,971	2,925,203	1,643,950	-	-
RESTRICTED	2,254,628	1,182,018	650,116	1,519,444	1,636,832	-	-
UNRESTRICTED	(483,541)	344,879	486,629	13,497	21,966	10,917,293	475,490
Total net position	\$ 3,599,943	\$ 6,626,356	\$ 8,469,716	\$ 4,458,144	\$ 3,302,748	\$ 10,917,293	\$ 475,490

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	As of December 31, 2017					
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	JL Young Apartments, Inc	CP Development Group 3, LLC
OPERATING REVENUES						
Other government operating grants	\$ -	\$ -	\$ -	\$ -	\$ 188,952	\$ -
Tenant revenue, net	4,973,777	-	-	356,259	106,591	-
Other operating revenue	-	112,111	15,100	2,015	5	-
Total operating revenues	4,973,777	112,111	15,100	358,274	295,548	-
OPERATING EXPENSES						
Other operating expenses	2,771,162	326,097	11,171	221,329	259,636	-
Depreciation	558,926	28,969	-	43,291	-	-
Total operating expenses	3,330,088	355,066	11,171	264,620	259,636	-
OPERATING INCOME (LOSS)	1,643,689	(242,955)	3,929	93,654	35,912	-
NONOPERATING REVENUES (EXPENSES)						
Loss on sale of fixed asset	(22,256)	-	-	-	-	-
Interest income	3,521	-	-	-	-	-
Interest expense	(592,235)	-	-	(91,075)	-	-
Total nonoperating revenues (expenses)	(610,970)	-	-	(91,075)	-	-
Change in net position before transfers	1,032,719	(242,955)	3,929	2,579	35,912	-
TRANSFERS						
Transfers in	-	125,748	-	-	-	-
Transfers out	-	-	-	-	(65,240)	-
Total transfers	-	125,748	-	-	(65,240)	-
Change in net position	1,032,719	(117,207)	3,929	2,579	(29,328)	-
Total net position - beginning	7,376,554	673,357	1,425,972	(1,777,584)	-	425,000
Total net position - ending	\$ 8,409,273	\$ 556,150	\$ 1,429,901	\$ (1,775,005)	\$ (29,328)	\$ 425,000

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position (continued)

	As of March 31, 2018						
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC
OPERATING REVENUES							
Other government operating grants	\$ 3,604,297	\$ 1,303,588	\$ 991,782	\$ 1,144,649	\$ 894,371	\$ 351,574,735	\$ -
Tenant revenue, net	454,837	526,455	498,975	436,887	359,381	-	-
Other operating revenue	56,324	7,306	29,535	4,400	6,602	-	16,229
Total operating revenues	<u>4,115,458</u>	<u>1,837,349</u>	<u>1,520,292</u>	<u>1,585,936</u>	<u>1,260,354</u>	<u>351,574,735</u>	<u>16,229</u>
OPERATING EXPENSES							
Other operating expenses	3,424,719	1,346,812	1,436,109	1,207,708	877,011	348,893,353	7,912
Depreciation	397,774	276,579	582,193	442,253	233,760	-	-
Total operating expenses	<u>3,822,493</u>	<u>1,623,391</u>	<u>2,018,302</u>	<u>1,649,961</u>	<u>1,110,771</u>	<u>348,893,353</u>	<u>7,912</u>
OPERATING INCOME (LOSS)	<u>292,965</u>	<u>213,958</u>	<u>(498,010)</u>	<u>(64,025)</u>	<u>149,583</u>	<u>2,681,382</u>	<u>8,317</u>
NONOPERATING REVENUES (EXPENSES)							
Loss on sale of fixed asset	-	-	-	-	-	-	-
Interest income	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position before transfers	<u>292,965</u>	<u>213,958</u>	<u>(498,010)</u>	<u>(64,025)</u>	<u>149,583</u>	<u>2,681,382</u>	<u>8,317</u>
TRANSFERS							
Transfers in	-	-	-	-	-	-	-
Transfers out	<u>(153,317)</u>	<u>(50,380)</u>	<u>(36,505)</u>	<u>(51,495)</u>	<u>(21,290)</u>	<u>(1,607,358)</u>	<u>(27,293)</u>
Total transfers	<u>(153,317)</u>	<u>(50,380)</u>	<u>(36,505)</u>	<u>(51,495)</u>	<u>(21,290)</u>	<u>(1,607,358)</u>	<u>(27,293)</u>
Change in net position	<u>139,648</u>	<u>163,578</u>	<u>(534,515)</u>	<u>(115,520)</u>	<u>128,293</u>	<u>1,074,024</u>	<u>(18,976)</u>
Total net position - beginning	<u>3,460,295</u>	<u>6,462,778</u>	<u>9,004,231</u>	<u>4,573,664</u>	<u>3,174,455</u>	<u>9,843,269</u>	<u>494,466</u>
Total net position - ending	<u>\$ 3,599,943</u>	<u>\$ 6,626,356</u>	<u>\$ 8,469,716</u>	<u>\$ 4,458,144</u>	<u>\$ 3,302,748</u>	<u>\$ 10,917,293</u>	<u>\$ 475,490</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	As of December 31, 2017					
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	JL Young Apartments, Inc	CP Development Group 3, LLC
NET CASH PROVIDED BY (USED IN):						
Operating activities	\$ 2,218,546	\$ 79,528	\$ 2,794	\$ (3,475)	\$ -	\$ -
Noncapital financing activities	-	-	-	-	-	-
Capital and related financing activities	(1,168,987)	-	-	(91,075)	-	(265,409)
Investing activities	3,521	-	-	-	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,053,080	79,528	2,794	(94,550)	-	(265,409)
Cash and cash equivalents at beginning of year	3,371,032	807,575	26,335	733,285	-	265,409
Cash and cash equivalents at end of year	<u>\$ 4,424,112</u>	<u>\$ 887,103</u>	<u>\$ 29,129</u>	<u>\$ 638,735</u>	<u>\$ -</u>	<u>\$ -</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2018

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows (continued)

	As of March 31, 2018						
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC
NET CASH PROVIDED BY (USED IN):							
Operating activities	\$ 348,172	\$ 457,133	\$ 25,331	\$ 343,070	\$ 380,186	\$ 1,036,115	\$ 139,644
Noncapital financing activities	-	-	-	-	-	-	-
Capital and related financing activities	(316,833)	(130,368)	(6,681)	(39,244)	-	-	-
Investing activities	-	-	-	-	-	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	31,339	326,765	18,650	303,826	380,186	1,036,115	139,644
Cash and cash equivalents at beginning of year	1,803,636	1,278,736	1,134,508	1,284,164	1,306,305	9,138,099	335,846
Cash and cash equivalents at end of year	<u>\$ 1,834,975</u>	<u>\$ 1,605,501</u>	<u>\$ 1,153,158</u>	<u>\$ 1,587,990</u>	<u>\$ 1,686,491</u>	<u>\$ 10,174,214</u>	<u>\$ 475,490</u>

SUPPLEMENTAL INFORMATION

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP1 Operating	AMP1 Capital	AMP8 Operating	AMP8 Capital	AMP9 Operating	AMP9 Capital	AMP10 Operating	AMP10 Capital	AMP12 Operating	AMP12 Capital	AMP15 Operating	AMP15 Capital	AMP17 Operating	AMP17 Capital	AMP23 Operating	AMP23 Capital
Line Item No.	Account Description	North Boulevard Homes	North Boulevard Homes	Robles Park Village	Robles Park Village	Central Park/Chiller, etc	Central Park/Chiller, etc	North Boulevard 2/Mary Bethune Homes	North Boulevard 2/Mary Bethune Homes	JL Young Garden	JL Young Garden	Seminole, Squire Villa	Seminole Squire Villa	Azzarelli	Azzarelli	Scruggs, JL Young Annex	Scruggs, JL Young Annex
111	Cash - Unrestricted	1,660,627	-	-	-	205,595	-	2,318,817	-	-	-	-	-	-	-	-	-
112	Cash - Restricted - Modernization and Development	3,275,495	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	4,936,122	-	-	-	205,595	-	2,318,817	-	-	-	-	-	-	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	488,268	-	-	-	-	-	-	-	140,741	-	-	-	-	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	416,000	-	-	-	-	-	194,719	-	-	-	-	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	904,268	-	-	-	-	-	194,719	-	140,741	-	-	-	-	-	-	-
131	Investments - Unrestricted	405,789	-	-	-	-	-	127,552	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	22,641	-	-	-	994	-	22,356	-	-	-	-	-	-	-	-	-
144	Interprogram due from	2,566,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	8,834,936	-	-	-	206,589	-	2,663,444	-	140,741	-	-	-	-	-	-	-
161	Land	3,806,136	-	-	-	3,054,306	-	925,663	-	-	-	-	-	-	-	-	-
162	Buildings	19,098,725	-	-	-	-	-	6,390,660	-	-	-	-	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	461,932	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	24,080	-	114,825	-	-	-	-	-	-	-	-	-
165	Leasehold Improvements	4,366,619	-	-	-	-	-	106,005	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(22,820,460)	-	-	-	(6,636,420)	-	(6,288,093)	-	-	-	-	-	-	-	-	-
167	Construction In Progress	-	-	-	-	1,187,920	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	14,619,787	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	4,451,020	-	-	-	12,249,673	-	1,710,992	-	-	-	-	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	4,451,020	-	-	-	12,249,673	-	1,710,992	-	-	-	-	-	-	-	-	-
190	Total Assets	13,285,956	-	-	-	12,456,262	-	4,374,436	-	140,741	-	-	-	-	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	13,285,956	-	-	-	12,456,262	-	4,374,436	-	140,741	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP1 Operating	AMP1 Capital	AMP8 Operating	AMP8 Capital	AMP9 Operating	AMP9 Capital	AMP10 Operating	AMP10 Capital	AMP12 Operating	AMP12 Capital	AMP15 Operating	AMP15 Capital	AMP17 Operating	AMP17 Capital	AMP23 Operating	AMP23 Capital
Line Item No.	Account Description	North Boulevard Homes	North Boulevard Homes	Robles Park Village	Robles Park Village	Central Park/Chiller, etc	Central Park/Chiller, etc	North Boulevard 2/Mary Bethune Homes	North Boulevard 2/Mary Bethune Homes	JL Young Garden	JL Young Garden	Seminole, Squire Villa	Seminole Squire Villa	Azzarelli	Azzarelli	Scruggs, JL Young Annex	Scruggs, JL Young Annex
312	Accounts Payable <= 90 Days	5,285	-	-	-	-	-	694	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	6,560	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
322	Accrued Compensated Absences	8,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	856,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	152,349	-	-	-	-	-	5,690	-	-	-	-	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	1,028,660	-	-	-	-	-	6,384	-	-	-	-	-	-	-	-	-
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	5,490	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	5,490	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
300	Total Liabilities	1,034,150	-	-	-	-	-	6,384	-	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	4,451,020	-	-	-	12,249,673	-	1,710,992	-	-	-	-	-	-	-	-	-
511.4	Restricted Net Position	3,275,495	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	4,525,291	-	-	-	206,589	-	2,657,060	-	140,741	-	-	-	-	-	-	-
513	Total Equity	12,251,806	-	-	-	12,456,262	-	4,368,052	-	140,741	-	-	-	-	-	-	-
600	Total Liabilities and Equity	13,285,956	-	-	-	12,456,262	-	4,374,436	-	140,741	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP1 Operating	AMP1 Capital	AMP8 Operating	AMP8 Capital	AMP9 Operating	AMP9 Capital	AMP10 Operating	AMP10 Capital	AMP12 Operating	AMP12 Capital	AMP15 Operating	AMP15 Capital	AMP17 Operating	AMP17 Capital	AMP23 Operating	AMP23 Capital
Line Item No.	Account Description	North Boulevard Homes	North Boulevard Homes	Robles Park Village	Robles Park Village	Central Park/Chiller, etc	Central Park/Chiller, etc	North Boulevard 2/Mary Bethune Homes	North Boulevard 2/Mary Bethune Homes	JL Young Garden	JL Young Garden	Seminole, Squire Villa	Seminole Squire Villa	Azzarelli	Azzarelli	Scruggs, JL Young Annex	Scruggs, JL Young Annex
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	747,843	-	-	-	-	-	63,354	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	19,588	-	-	-	-	-	1,612	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	767,431	-	-	-	-	-	64,966	-
70600	HUD PHA Grants	3,771,677	795,218	4,731	-	-	-	1,966,679	122,999	1,338,699	218,247	1,201	-	251	-	456,187	8,000
70610	HUD PHA Capital Grants	-	676,441	-	-	-	-	-	46,346	-	203,676	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	3,435	-	-	-	-	-	1,079	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	9,884	-	-	-	-	-	8,268	-	176	-	-	-	-	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	(5,626)	-	(12,630,543)	-	-	-	-	-	(1,646,290)	-
70000	Total Revenue	3,784,996	1,471,659	4,731	-	-	-	1,970,400	169,345	(10,524,237)	421,923	1,201	-	251	-	(1,125,137)	8,000
91100	Administrative salaries	8,634	-	-	-	-	-	10,717	-	196,691	-	-	-	-	-	18,944	-
91200	Auditing fees	14,462	-	-	-	-	-	10,606	-	7,713	-	-	-	-	-	2,892	-
91300	Management Fee	-	344,411	-	-	-	-	-	36,348	194,135	51,927	-	-	-	-	24,652	5,193
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	1,587	-	-	-	-	-	936	-	960	-	-	-	-	-	10	-
91500	Employee benefit contributions - administrative	93,676	-	-	-	-	-	1,978	-	46,150	-	-	-	-	-	7,103	-
91600	Office Expenses	7,888	-	-	-	30	-	3,804	-	21,450	-	-	-	-	-	977	-
91700	Legal Expense	17,996	-	-	-	-	-	37,746	-	122,657	-	-	-	-	-	277	-
91800	Travel	2,914	-	-	-	-	-	973	-	928	-	-	-	-	-	-	-
91900	Other	216,359	-	-	-	-	-	149,772	-	131,890	-	-	-	-	-	13,121	-
92000	Asset Management Fee	-	-	-	-	-	-	23,800	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	253,446	-	-	-	-	-	-	-	13,245	-	-	-	-	-	3,045	-
92300	Employee benefit contributions - tenant services	106,743	-	-	-	-	-	-	-	4,666	-	-	-	-	-	1,082	-
92400	Tenant Services - Other	148,207	-	-	-	-	-	4,765	-	37,820	-	-	-	-	-	2,798	-
93100	Water	32,035	-	-	-	-	-	18,508	-	46,730	-	-	-	-	-	9,537	-
93200	Electricity	63,999	-	-	-	-	-	13,673	-	181,789	-	-	-	-	-	6,848	-
93300	Gas	1,015	-	-	-	-	-	450	-	1,354	-	-	-	-	-	295	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	54,237	-	-	-	-	-	30,581	-	189,853	-	-	-	-	-	28,122	-
94200	OMO - Materials and Other	1,240	-	-	-	-	-	271	-	88,508	-	-	-	-	-	6,791	-
94300	Ordinary Maintenance and Operations - Contract Costs	60,252	-	-	-	-	-	21,633	-	300,955	-	-	-	-	-	36,100	-
94500	Employee Benefit Contributions - Ordinary Maintenance	23,878	-	-	-	-	-	11,512	-	90,402	-	-	-	-	-	13,621	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,569	-
95200	Protective Services - Other Contract Costs	52,258	-	-	-	-	-	22,109	-	69,953	-	-	-	-	-	8,022	-
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	198	-

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP1 Operating	AMP1 Capital	AMP8 Operating	AMP8 Capital	AMP9 Operating	AMP9 Capital	AMP10 Operating	AMP10 Capital	AMP12 Operating	AMP12 Capital	AMP15 Operating	AMP15 Capital	AMP17 Operating	AMP17 Capital	AMP23 Operating	AMP23 Capital
Line Item No.	Account Description	North Boulevard Homes	North Boulevard Homes	Robles Park Village	Robles Park Village	Central Park/Chiller, etc	Central Park/Chiller, etc	North Boulevard 2/Mary Bethune Homes	North Boulevard 2/Mary Bethune Homes	JL Young Garden	JL Young Garden	Seminole, Squire Villa	Seminole Squire Villa	Azzarelli	Azzarelli	Scruggs, JL Young Annex	Scruggs, JL Young Annex
96110	Property Insurance	158,566	-	-	-	14,371	-	25,353	-	38,492	-	-	-	-	-	-	-
96120	Liability Insurance	23,391	-	-	-	-	-	12,950	-	5,533	-	-	-	-	-	684	-
96130	Workmen's Compensation	16,889	-	-	-	-	-	1,202	-	16,985	-	-	-	-	-	2,949	-
96140	All other Insurance	5,472	-	-	-	-	-	-	-	1,917	-	-	-	-	-	833	-
96200	Other General Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	-	-	-	-	-	-	-	-	3,130	-	-	-	-	-	6,183	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	5,430	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	77,332	-	-	-	-	-	110,871	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	18,866	-	-	-	-	-	20,114	-
96900	Total Operating Expenses	1,442,476	344,411	-	-	14,401	-	514,210	36,348	1,838,202	51,927	-	-	-	-	216,767	5,193
97000	Excess Operating Revenue over Operating Expenses	2,342,520	1,127,248	4,731	-	(14,401)	-	1,456,190	132,997	(12,362,439)	369,996	1,201	-	251	-	(1,341,904)	2,807
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	150,441	-	-	-	-	-	38,511	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	1,465,992	-	-	-	1,922,453	-	-	-	-	-	-	-
90000	Total Expenses	1,442,476	344,411	-	-	1,480,393	-	514,210	36,348	3,911,096	51,927	-	-	-	-	255,278	5,193
10010	Operating transfers in	450,807	-	-	-	-	-	86,651	-	166,320	-	-	-	-	-	2,807	-
10020	Operating transfers out	-	(450,807)	-	-	-	-	-	(86,651)	-	(166,320)	-	-	-	-	-	(2,807)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	1,947,507	-	-	-	-	-	(14,552)	-	(1,792,395)	-	-	-	-	-	(460,038)	-
10093	Transfers between programs and projects in	9,013	-	-	-	888,397	-	-	-	90,885	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	(362,181)	-	(4,731)	-	-	-	(120,156)	-	(145,593)	-	(1,201)	-	(251)	-	(67,884)	-
10100	Total other financing sources (Uses)	2,045,146	(450,807)	(4,731)	-	888,397	-	(48,057)	(86,651)	(1,680,783)	(166,320)	(1,201)	-	(251)	-	(525,115)	(2,807)
10000	Excess (deficiency) of total revenue over (under) total expenses	4,387,666	676,441	-	-	(591,996)	-	1,408,133	46,346	(16,116,116)	203,676	-	-	-	-	(1,905,530)	-
11020	Debt Principal Payments - Enterprise Funds	2,368,844	-	-	-	-	-	1,301,338	-	2,647,195	-	-	-	-	-	281,028	-
11030	Beginning Equity	7,187,699	-	-	-	13,048,258	-	2,913,573	-	16,053,181	-	-	-	-	-	1,905,530	-
11040.1	Equity transfer CFP (14.872) Hard Costs to Operating Fund	676,441	(676,441)	-	-	-	-	46,346	(46,346)	203,676	(203,676)	-	-	-	-	-	-
11040.2	Prior period adjustment required by HUD review, relating to voucher expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	676,441	(676,441)	-	-	-	-	46,346	(46,346)	203,676	(203,676)	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	-	-	-	-	3,168	-	-	-	-	-	400	-
11210	Number of Unit Months Leased	-	-	-	-	-	-	-	-	3,150	-	-	-	-	-	400	-
11270	Excess Cash	4,387,934	-	-	-	204,395	-	2,591,853	-	(12,443)	-	-	-	-	-	(18,064)	-
11610	Land Purchases	-	676,441	-	-	-	-	-	46,346	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	203,676	-	-	-	-	-	-

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																	
Line Item No.	Account Description	AMP25 Operating	AMP25 Capital	AMP26 Operating	AMP26 Capital	AMP34 Operating	AMP34 Capital	AMP37 Operating	AMP37 Capital	AMP38 Operating	AMP38 Capital	AMP39 Operating	AMP39 Capital	AMP40 Operating	AMP40 Capital	AMP41 Operating	AMP41 Capital
		<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Shimberg, C Blythe</i>	<i>Shimberg, C Blythe</i>	<i>Belmont Phase I</i>	<i>Belmont Phase I</i>	<i>Belmont Phase II</i>	<i>Belmont Phase II</i>	<i>Gardens at South Bay</i>	<i>Gardens at South Bay</i>	<i>Oaks at Riverview</i>	<i>Oaks at Riverview</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Moses White</i>	<i>Moses White</i>
111	Cash - Unrestricted	-	-	-	-	2,648	-	78,225	-	3,774	-	40,745	-	1,634	-	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	83,633	-	-	-	-	-	233,077	-	-	-	-	-
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	-	-	-	-	86,281	-	78,225	-	3,774	-	273,822	-	1,634	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	500	-	42	-	10	-	431	-	202	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	-	-	-	3,884	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	-	-	-	-	500	-	42	-	10	-	4,315	-	202	-	-	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	2,013	-	-	-	32,945	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	-	-	-	-	86,781	-	80,280	-	3,784	-	311,082	-	1,836	-	-	-
161	Land	-	-	-	-	3,467,387	-	-	-	263,500	-	-	-	-	-	-	-
162	Buildings	-	-	-	-	1,579,367	-	1,989,955	-	-	-	791,444	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	27,369	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-	-	28,888	-	-	-	158,437	-	-	-	-	-
165	Leasehold Improvements	-	-	-	-	5,967,851	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	-	-	-	-	(6,569,759)	-	(2,005,552)	-	-	-	(475,173)	-	-	-	-	-
167	Construction In Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	3,731,046	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	8,203,261	-	13,291	-	263,500	-	474,708	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	16,080,783	-	9,267,761	-	4,288,033	-	15,506,351	-	2,196,618	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	-	-	-	-	24,284,044	-	9,281,052	-	4,551,533	-	15,981,059	-	2,196,618	-	-	-
190	Total Assets	-	-	-	-	24,370,825	-	9,361,332	-	4,555,317	-	16,292,141	-	2,198,454	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	-	-	-	-	24,370,825	-	9,361,332	-	4,555,317	-	16,292,141	-	2,198,454	-	-	-

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The Housing Authority of the City of Tampa, Florida

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Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																	
Line Item No.	Account Description	AMP25 Operating	AMP25 Capital	AMP26 Operating	AMP26 Capital	AMP34 Operating	AMP34 Capital	AMP37 Operating	AMP37 Capital	AMP38 Operating	AMP38 Capital	AMP39 Operating	AMP39 Capital	AMP40 Operating	AMP40 Capital	AMP41 Operating	AMP41 Capital
		<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Shimberg, C Blythe</i>	<i>Shimberg, C Blythe</i>	<i>Belmont Phase I</i>	<i>Belmont Phase I</i>	<i>Belmont Phase II</i>	<i>Belmont Phase II</i>	<i>Gardens at South Bay</i>	<i>Gardens at South Bay</i>	<i>Oaks at Riverview</i>	<i>Oaks at Riverview</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Moses White</i>	<i>Moses White</i>
312	Accounts Payable <= 90 Days	-	-	-	-	-	-	26	-	5	-	2,598	-	20	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	4,277	-	-	-	-	-
322	Accrued Compensated Absences	-	-	-	-	-	-	-	-	-	-	13,894	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	-	-	26	-	5	-	20,769	-	20	-	-	-
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	-	-	-	-	-	-	-	-	-	-	21,629	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	-	-	-	-	-	-	-	-	-	-	21,629	-	-	-	-	-
300	Total Liabilities	-	-	-	-	-	-	26	-	5	-	42,398	-	20	-	-	-
508.4	Net Investment in Capital Assets	-	-	-	-	8,203,261	-	13,291	-	263,500	-	474,708	-	-	-	-	-
511.4	Restricted Net Position	-	-	-	-	16,164,416	-	9,267,761	-	4,288,033	-	15,739,428	-	2,196,618	-	-	-
512.4	Unrestricted Net Position	-	-	-	-	3,148	-	80,254	-	3,779	-	35,607	-	1,816	-	-	-
513	Total Equity	-	-	-	-	24,370,825	-	9,361,306	-	4,555,312	-	16,249,743	-	2,198,434	-	-	-
600	Total Liabilities and Equity	-	-	-	-	24,370,825	-	9,361,332	-	4,555,317	-	16,292,141	-	2,198,454	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																	
Line Item No.	Account Description	AMP25 Operating	AMP25 Capital	AMP26 Operating	AMP26 Capital	AMP34 Operating	AMP34 Capital	AMP37 Operating	AMP37 Capital	AMP38 Operating	AMP38 Capital	AMP39 Operating	AMP39 Capital	AMP40 Operating	AMP40 Capital	AMP41 Operating	AMP41 Capital
		<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Azeele, Soho, St Lousi/St Conrad, Arbors</i>	<i>Shimberg, C Blythe</i>	<i>Shimberg, C Blythe</i>	<i>Belmont Phase I</i>	<i>Belmont Phase I</i>	<i>Belmont Phase II</i>	<i>Belmont Phase II</i>	<i>Gardens at South Bay</i>	<i>Gardens at South Bay</i>	<i>Oaks at Riverview</i>	<i>Oaks at Riverview</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Belmont Heights Estates, Phase III</i>	<i>Moses White</i>	<i>Moses White</i>
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	1,257	-	1,019	-	683,948	60,803	567,838	30,263	73,492	41,021	585,696	63,308	478,024	35,307	312	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	180	-	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	579,134	-	43,152	-	41,101	-	73,037	-	104,601	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-	-	-	-	42,125	-	-	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	1,257	-	1,019	-	1,263,262	60,803	610,990	30,263	114,593	41,021	700,858	63,308	582,625	35,307	312	-
91100	Administrative salaries	-	-	-	-	15	-	-	-	-	-	-	-	3,381	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	6,265	31,156	12,240	14,047	3,000	5,021	24,600	25,963	11,520	5,193	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	36	-	-	-	-	-	123	-	58	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	1	-	-	-	-	-	887	-	2,694	-	-	-
91600	Office Expenses	-	-	-	-	64	-	-	-	-	-	7,827	-	2,320	-	-	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	86	-	-	-	-	-	559	-	262	-	-	-
91900	Other	-	-	-	-	119	-	3,538	-	-	-	12,468	-	293	-	-	-
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	187,055	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	59,359	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	35,948	-	-	-	-	-
93100	Water	-	-	-	-	-	-	390	-	-	-	9,426	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	34,687	-	-	-	14,358	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	3,856	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	-	-	-	-	29,326	-	18,985	-	36,000	-	34,781	-	21,107	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	-	-	-	-	-	-	38,406	-	-	-	35,730	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP25 Operating	AMP25 Capital	AMP26 Operating	AMP26 Capital	AMP34 Operating	AMP34 Capital	AMP37 Operating	AMP37 Capital	AMP38 Operating	AMP38 Capital	AMP39 Operating	AMP39 Capital	AMP40 Operating	AMP40 Capital	AMP41 Operating	AMP41 Capital
Line Item No.	Account Description	Azeele, Soho, St Lousi/St Conrad, Arbors	Azeele, Soho, St Lousi/St Conrad, Arbors	Shimberg, C Blythe	Shimberg, C Blythe	Belmont Phase I	Belmont Phase I	Belmont Phase II	Belmont Phase II	Gardens at South Bay	Gardens at South Bay	Oaks at Riverview	Oaks at Riverview	Belmont Heights Estates, Phase III	Belmont Heights Estates, Phase III	Moses White	Moses White
96110	Property Insurance	-	-	-	-	-	-	12,179	-	-	-	7,377	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	5,218	-	-	-	-	-
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	47,725	-	-	-	-	-
96200	Other General Expenses	-	-	-	-	649,127	-	538,901	-	67,991	-	526,552	-	453,695	-	-	-
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	685,039	31,156	659,326	14,047	106,991	5,021	1,013,849	25,963	495,330	5,193	-	-
97000	Excess Operating Revenue over Operating Expenses	1,257	-	1,019	-	578,223	29,647	(48,336)	16,216	7,602	36,000	(312,991)	37,345	87,295	30,114	312	-
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	335,628	-	10,626	-	-	-	40,865	-	-	-	-	-
90000	Total Expenses	-	-	-	-	1,020,667	31,156	669,952	14,047	106,991	5,021	1,054,714	25,963	495,330	5,193	-	-
10010	Operating transfers in	-	-	-	-	29,647	-	16,216	-	36,000	-	37,345	-	30,114	-	-	-
10020	Operating transfers out	-	-	-	-	-	(29,647)	-	(16,216)	-	(36,000)	-	(37,345)	-	(30,114)	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	156,294	-	-	-	365,282	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-	7,897	-	87,803	-	8,000	-	-	-
10094	Transfers between programs and projects out	(1,257)	-	(1,019)	-	-	-	-	-	-	-	-	-	-	-	(312)	-
10100	Total other financing sources (Uses)	(1,257)	-	(1,019)	-	29,647	(29,647)	172,510	(16,216)	43,897	(36,000)	490,430	(37,345)	38,114	(30,114)	(312)	-
10000	Excess (deficiency) of total revenue over (under) total expenses	-	-	-	-	272,242	-	113,548	-	51,499	-	136,574	-	125,409	-	-	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	-	-	-	-	24,098,583	-	9,247,758	-	4,503,813	-	16,113,169	-	2,073,025	-	-	-
11040.1	Equity transfer CFP (14.872) Hard Costs to Operating Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Prior period adjustment required by HUD review, relating to voucher expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	2,316	-	1,224	-	300	-	2,460	-	1,152	-	-	-
11210	Number of Unit Months Leased	-	-	-	-	2,261	-	1,204	-	298	-	2,423	-	1,095	-	-	-
11270	Excess Cash	-	-	-	-	3,148	-	78,241	-	3,779	-	24,291	-	1,816	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	AMP 42 Operating <i>The Ella at Encore</i>	AMP 42 Capital <i>The Ella at Encore</i>	AMP 43 Operating <i>The Trio at Encore</i>	AMP 43 Capital <i>The Trio at Encore</i>	AMP 44 Operating <i>Cedar Pointe</i>	AMP 44 Capital <i>Cedar Pointe</i>	AMP 45 Operating <i>The Reed at Encore</i>	AMP 45 Capital <i>The Reed at Encore</i>	AMP46 Operating <i>THA Corporate Headquaters</i>	AMP46 Capital <i>THA Corporate Headquaters</i>	AMP125 Operating <i>Bay Ceia</i>	AMP125 Capital <i>Bay Ceia</i>	AMP99 Operating <i>Other AMP Project</i>	Total AMPs 14.850/14.872
111	Cash - Unrestricted	162	-	1,559	-	17,138	-	-	-	-	-	-	-	162,508	4,493,432
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495
113	Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	316,710
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	162	-	1,559	-	17,138	-	-	-	-	-	-	-	162,508	8,085,637
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	2	-	-	-	-	-	-	-	-	630,196
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	3,630	618,233
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	-	-	-	-	2	-	-	-	-	-	-	-	3,630	1,248,429
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	533,341
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	80,949
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	2,566,116
150	Total Current Assets	162	-	1,559	-	17,140	-	-	-	-	-	-	-	166,138	12,514,472
161	Land	-	-	-	-	-	-	-	-	-	-	-	-	-	11,516,992
162	Buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	29,850,151
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	489,301
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	326,230
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	10,440,475
166	Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	(44,795,457)
167	Construction In Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	1,187,920
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	18,350,833
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	27,366,445
171	Notes, loans, and mortgages receivable - Noncurrent	9,543,021	-	27,362,675	-	-	-	4,276,483	-	-	-	-	-	-	88,521,725
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	9,543,021	-	27,362,675	-	-	-	4,276,483	-	-	-	-	-	-	115,888,170
190	Total Assets	9,543,183	-	27,364,234	-	17,140	-	4,276,483	-	-	-	-	-	166,138	128,402,642
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	9,543,183	-	27,364,234	-	17,140	-	4,276,483	-	-	-	-	-	166,138	128,402,642

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	AMP 42 Operating <i>The Ella at Encore</i>	AMP 42 Capital <i>The Ella at Encore</i>	AMP 43 Operating <i>The Trio at Encore</i>	AMP 43 Capital <i>The Trio at Encore</i>	AMP 44 Operating <i>Cedar Pointe</i>	AMP 44 Capital <i>Cedar Pointe</i>	AMP 45 Operating <i>The Reed at Encore</i>	AMP 45 Capital <i>The Reed at Encore</i>	AMP46 Operating <i>THA Corporate Headquarters</i>	AMP46 Capital <i>THA Corporate Headquarters</i>	AMP125 Operating <i>Bay Ceia</i>	AMP125 Capital <i>Bay Ceia</i>	AMP99 Operating <i>Other AMP Project</i>	Total AMPs 14.850/14.872
312	Accounts Payable <= 90 Days	-	-	-	-	-	-	-	-	-	-	-	-	-	8,628
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	10,837
322	Accrued Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	22,010
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	856,350
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	158,039
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	1,055,864
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	27,119
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	27,119
300	Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	1,082,983
508.4	Net Investment in Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	27,366,445
511.4	Restricted Net Position	9,543,021	-	27,362,675	-	-	-	4,276,483	-	-	-	-	-	-	92,113,930
512.4	Unrestricted Net Position	162	-	1,559	-	17,140	-	-	-	-	-	-	-	166,138	7,839,284
513	Total Equity	9,543,183	-	27,364,234	-	17,140	-	4,276,483	-	-	-	-	-	166,138	127,319,659
600	Total Liabilities and Equity	9,543,183	-	27,364,234	-	17,140	-	4,276,483	-	-	-	-	-	166,138	128,402,642

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	AMP 42 Operating <i>The Ella at Encore</i>	AMP 42 Capital <i>The Ella at Encore</i>	AMP 43 Operating <i>The Trio at Encore</i>	AMP 43 Capital <i>The Trio at Encore</i>	AMP 44 Operating <i>Cedar Pointe</i>	AMP 44 Capital <i>Cedar Pointe</i>	AMP 45 Operating <i>The Reed at Encore</i>	AMP 45 Capital <i>The Reed at Encore</i>	AMP46 Operating <i>THA Corporate Headquarters</i>	AMP46 Capital <i>THA Corporate Headquarters</i>	AMP125 Operating <i>Bay Ceia</i>	AMP125 Capital <i>Bay Ceia</i>	AMP99 Operating <i>Other AMP Project</i>	Total AMPs 14.850/14.872
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	811,197
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	21,200
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	832,397
70600	HUD PHA Grants	74,181	-	46,780	331,000	4,130	52	46,285	-	-	-	242	-	-	11,808,847
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	926,463
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	4,694
71200	Mortgage interest income	63,055	-	39,956	-	-	-	113,553	-	-	-	-	-	-	1,057,589
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	143,572	-	3,517	-	-	-	-	-	-	-	61,129	268,671
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	(14,282,459)
70000	Total Revenue	137,236	-	230,308	331,000	7,647	52	159,838	-	-	-	242	-	61,129	616,202
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	238,382
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	35,673
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	795,671
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	3	-	-	-	-	-	-	-	-	3,713
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	152,489
91600	Office Expenses	-	-	-	-	3	-	-	-	-	-	-	-	6,580	50,943
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	178,676
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	5,722
91900	Other	-	-	-	-	45	-	-	-	-	-	-	-	7,525	535,130
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	23,800
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	456,791
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	171,850
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	229,538
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	116,626
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	315,354
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	6,970
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	302,793
94200	OMO - Materials and Other	-	-	-	-	-	-	-	-	-	-	-	-	17,298	254,307
94300	Ordinary Maintenance and Operations - Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	493,076
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	139,413
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	1,569
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	152,342
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	198

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AMP 42 Operating	AMP 42 Capital	AMP 43 Operating	AMP 43 Capital	AMP 44 Operating	AMP 44 Capital	AMP 45 Operating	AMP 45 Capital	AMP46 Operating	AMP46 Capital	AMP125 Operating	AMP125 Capital	AMP99 Operating	Total AMPs 14.850/14.872
Line Item No.	Account Description	The Ella at Encore	The Ella at Encore	The Trio at Encore	The Trio at Encore	Cedar Pointe	Cedar Pointe	The Reed at Encore	The Reed at Encore	THA Corporate Headquarters	THA Corporate Headquarters	Bay Ceia	Bay Ceia	Other AMP Project	
96110	Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	256,338
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	42,558
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	43,243
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	90,310	146,257
96200	Other General Expenses	74,019	-	46,594	-	67,478	-	49,208	-	-	-	-	-	-	2,473,565
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	9,313
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	5,430
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	188,203
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	38,980
96900	Total Operating Expenses	74,019	-	46,594	-	67,529	-	49,208	-	-	-	-	-	121,713	7,864,913
97000	Excess Operating Revenue over Operating Expenses	63,217	-	183,714	331,000	(59,882)	52	110,630	-	-	-	242	-	(60,584)	(7,248,711)
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	188,952
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	3,775,564
90000	Total Expenses	74,019	-	46,594	-	67,529	-	49,208	-	-	-	-	-	121,713	11,829,429
10010	Operating transfers in	-	-	331,000	-	52	-	-	-	-	-	-	-	-	1,186,959
10020	Operating transfers out	-	-	-	(331,000)	-	(52)	-	-	-	-	-	-	-	(1,186,959)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	521,576
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	(319,478)
10093	Transfers between programs and projects in	-	-	549,337	-	9,491	-	12,414	-	-	-	-	-	-	1,663,237
10094	Transfers between programs and projects out	-	-	-	-	-	-	(9,491)	-	-	-	(242)	-	-	(714,318)
10100	Total other financing sources (Uses)	-	-	880,337	(331,000)	9,543	(52)	2,923	-	-	-	(242)	-	-	1,151,017
10000	Excess (deficiency) of total revenue over (under) total expenses	63,217	-	1,064,051	-	(50,339)	-	113,553	-	-	-	-	-	(60,584)	(10,062,210)
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	6,598,405
11030	Beginning Equity	9,479,966	-	26,300,183	-	67,479	-	4,162,930	-	-	-	-	-	226,722	137,381,869
11040.1	Equity transfer CFP (14.872) Hard Costs to Operating Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Prior period adjustment required by HUD review, relating to voucher expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	384	-	384	-	828	-	168	-	-	-	-	-	-	12,784
11210	Number of Unit Months Leased	377	-	360	-	828	-	168	-	-	-	-	-	-	12,564
11270	Excess Cash	162	-	1,559	-	17,140	-	-	-	-	-	-	-	155,995	7,439,807
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	722,787
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	203,676

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	COCC	COCC Capital 14.872	COCC Total	Business Activities Total (PTA, Cedar Pointe, Delaney Creek, THA Development, etc)	Section 8 Housing Choice Voucher Program 14.871	Housing Opportunities for Persons with AIDS 14.241	Shelter Plus Care 14.238	Emergency Shelter Grant Program 14.231	State/Local	Resident Opportunity and Supportive Services 14.870	Youthbuild Program 17.274	Choice Neighborhoods Grant 14.889	Jobs-Plus Pilot Initiative 14.895	Byrne Criminal Justice Innovation Program 16.817
111	Cash - Unrestricted	72,227	-	72,227	1,667,765	3,826,676	59,122	185,626	8,350	35,045	-	-	-	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	256,397	1,952,701	-	-	-	-	5,656	-	-	-	-
114	Cash - Tenant Security Deposits	-	-	-	68,404	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	968,923	-	-	-	-	-	-	-	-	-
100	Total Cash	72,227	-	72,227	1,992,566	6,748,300	59,122	185,626	8,350	35,045	5,656	-	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	923,180	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	35,216	-	2,616,341	-	-
124	Accounts Receivable - other government	-	-	-	130,300	-	112,584	-	-	64,824	-	42,266	-	335,260	35,404
125	Accounts Receivable - Miscellaneous	4,920	-	4,920	843,879	572,586	1,014	537	-	-	-	-	1,560	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	114,354	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	(3,961)	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	(343,208)	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	682,448	-	3,216	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	(682,448)	-	(3,216)	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	4,920	-	4,920	1,084,572	1,152,558	113,598	537	-	64,824	35,216	42,266	2,617,901	335,260	35,404
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	71,966	-	71,966	32,784	46,376	-	-	-	11,803	-	-	11,809	-	-
144	Interprogram due from	-	-	-	559,335	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	149,113	-	149,113	3,669,257	7,947,234	172,720	186,163	8,350	111,672	40,872	42,266	2,629,710	335,260	35,404
161	Land	-	-	-	2,566,440	-	-	-	-	-	-	-	-	-	-
162	Buildings	9,439,304	-	9,439,304	9,921,128	62,083	-	-	-	-	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	45,239	-	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	2,599,707	-	2,599,707	218,737	101,705	-	-	-	20,419	-	-	-	18,500	-
165	Leasehold Improvements	1,125	-	1,125	4,523	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(5,048,727)	-	(5,048,727)	(5,595,704)	(149,333)	-	-	-	(20,419)	-	-	-	(5,583)	-
167	Construction In Progress	-	-	-	1,551,284	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	5,923,531	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	6,991,409	-	6,991,409	14,635,178	14,455	-	-	-	-	-	-	-	12,917	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	15,082,854	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	1,656,919	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	2,716,197	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	6,991,409	-	6,991,409	34,091,148	14,455	-	-	-	-	-	-	-	12,917	-
190	Total Assets	7,140,522	-	7,140,522	37,760,405	7,961,689	172,720	186,163	8,350	111,672	40,872	42,266	2,629,710	348,177	35,404
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	7,140,522	-	7,140,522	37,760,405	7,961,689	172,720	186,163	8,350	111,672	40,872	42,266	2,629,710	348,177	35,404

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	COCC	COCC Capital 14.872	COCC Total	Business Activities Total (PTA, Cedar Pointe, Delaney Creek, THA Development, etc)	Section 8 Housing Choice Voucher Program 14.871	Housing Opportunities for Persons with AIDS 14.241	Shelter Plus Care 14.238	Emergency Shelter Grant Program 14.231	State/Local	Resident Opportunity and Supportive Services 14.870	Youthbuild Program 17.274	Choice Neighborhoods Grant 14.889	Jobs-Plus Pilot Initiative 14.895	Byrne Criminal Justice Innovation Program 16.817
312	Accounts Payable <= 90 Days	-	-	-	42,676	11,019	-	537	-	13,572	-	3,080	18,548	13,934	418
321	Accrued Wage/Payroll Taxes Payable	70,636	-	70,636	143,651	71,363	1,367	-	-	489	-	-	-	-	-
322	Accrued Compensated Absences	287,989	-	287,989	545,445	80,027	4,102	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	68,404	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	499,005	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	176,380	167,762	-	-	-	-	-	-	45,065	-	-
346	Accrued Liabilities - Other	-	-	-	8,874	801,161	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	35,255	39,186	2,566,116	321,326	34,986
310	Total Current Liabilities	358,625	-	358,625	1,484,435	1,131,332	5,469	537	-	14,061	35,255	42,266	2,629,729	335,260	35,404
351	Long-term debt, net of current - capital projects	-	-	-	8,457,540	-	-	-	-	-	-	-	-	-	-
352	Long-Term debt, net of current - operating borrowings	-	-	-	3,490,000	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	2,366,197	842,481	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	544,924	-	544,924	-	137,448	19,179	-	-	-	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	544,924	-	544,924	14,313,737	979,929	19,179	-	-	-	-	-	-	-	-
300	Total Liabilities	903,549	-	903,549	15,798,172	2,111,261	24,648	537	-	14,061	35,255	42,266	2,629,729	335,260	35,404
508.4	Net Investment in Capital Assets	6,991,409	-	6,991,409	6,177,638	14,455	-	-	-	-	-	-	-	12,917	-
511.4	Restricted Net Position	-	-	-	3,898,077	1,110,220	-	-	-	-	5,656	-	-	-	-
512.4	Unrestricted Net Position	(754,436)	-	(754,436)	11,886,518	4,725,753	148,072	185,626	8,350	97,611	(39)	-	(19)	-	-
513	Total Equity	6,236,973	-	6,236,973	21,962,233	5,850,428	148,072	185,626	8,350	97,611	5,617	-	(19)	12,917	-
600	Total Liabilities and Equity	7,140,522	-	7,140,522	37,760,405	7,961,689	172,720	186,163	8,350	111,672	40,872	42,266	2,629,710	348,177	35,404

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	COCC	COCC Capital 14.872	COCC Total	Business Activities Total (PTA, Cedar Pointe, Delaney Creek, THA Development, etc)	Section 8 Housing Choice Voucher Program 14.871	Housing Opportunities for Persons with AIDS 14.241	Shelter Plus Care 14.238	Emergency Shelter Grant Program 14.231	State/Local	Resident Opportunity and Supportive Services 14.870	Youthbuild Program 17.274	Choice Neighborhoods Grant 14.889	Jobs-Plus Pilot Initiative 14.895	Byrne Criminal Justice Innovation Program 16.817
70300	Net Tenant Rental Revenue	-	-	-	2,273,747	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	14,447	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	2,288,194	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	-	-	-	-	83,648,914	630,247	414,627	-	-	739,700	-	1,334,737	-	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	888,396	-	-
70710	Management Fee	4,102,994	-	4,102,994	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	23,800	-	23,800	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	515,964	-	515,964	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	4,642,758	-	4,642,758	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	59,794	-	-	-	48,515	644,378	-	296,847	-	396,432	219,780
71100	Investment Income - Unrestricted	-	-	-	43,065	3,157	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	272,396	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	52,148	-	-	-	-	-	-	-	-	-
71500	Other revenue	99,620	-	99,620	3,822,150	3,496,657	-	-	-	17,000	-	-	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	12,290	-	12,290	-	5,076	-	-	-	-	-	-	-	-	-
70000	Total Revenue	4,754,668	-	4,754,668	6,485,599	87,205,952	630,247	414,627	48,515	661,378	739,700	296,847	2,223,133	396,432	219,780
91100	Administrative salaries	2,734,166	-	2,734,166	949,139	2,659,827	56,193	-	-	-	348,116	-	199,889	-	31,077
91200	Auditing fees	23,140	-	23,140	38,900	5,785	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	63,451	609,915	-	-	-	17,343	-	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	515,964	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	1,402	-	1,402	6,471	120	-	-	-	556	-	-	486	-	-
91500	Employee benefit contributions - administrative	862,281	-	862,281	222,292	946,134	17,064	-	-	-	139,181	-	49,022	-	15,029
91600	Office Expenses	222,633	-	222,633	35,560	123,671	-	-	-	723	743	-	3,698	-	497
91700	Legal Expense	88,502	-	88,502	307,520	11,177	-	-	-	-	-	-	-	-	-
91800	Travel	44,614	-	44,614	31,021	2,862	-	-	-	1,571	-	-	4,533	-	6,990
91900	Other	193,094	-	193,094	372,196	612,914	-	-	-	41,471	1,174	856	107,383	44,864	74,299
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	910,670	-	-	-	-	261,529	168,982	112,879	156,892	213,435	-
92300	Employee benefit contributions - tenant services	-	-	-	35,922	-	-	-	-	87,333	69,857	69,256	54,106	79,074	-
92400	Tenant Services - Other	2,610	-	2,610	46,066	10,000	-	-	-	243,877	1,995	102,221	160,976	48,059	13,600
93100	Water	31,570	-	31,570	101,275	-	-	-	155	901	-	-	-	-	-
93200	Electricity	88,787	-	88,787	78,525	-	-	-	-	4,830	-	-	-	-	-
93300	Gas	716	-	716	9,195	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	107,437	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	132,749	-	132,749	833,578	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	91,778	-	91,778	567,656	11,937	-	-	-	11,836	-	3,002	876	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	118,669	-	118,669	125,616	-	-	-	220	8,910	-	-	29,793	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	59,735	-	59,735	393,450	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	103,887	-	103,887	63,948	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	32,613	-	32,613	69,941	-	-	-	-	-	-	-	-	-	-
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	77,299
95500	Employee benefit contributions - protective services	60,696	-	60,696	17,627	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018															
Line Item No.	Account Description	COCC	COCC Capital 14.872	COCC Total	Business Activities Total (PTA, Cedar Pointe, Delaney Creek, THA Development, etc)	Section 8 Housing Choice Voucher Program 14.871	Housing Opportunities for Persons with AIDS 14.241	Shelter Plus Care 14.238	Emergency Shelter Grant Program 14.231	State/Local	Resident Opportunity and Supportive Services 14.870	Youthbuild Program 17.274	Choice Neighborhoods Grant 14.889	Jobs-Plus Pilot Initiative 14.895	Byrne Criminal Justice Innovation Program 16.817
96110	Property Insurance	39,483	-	39,483	45,535	-	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	-	-	-	44,317	56,640	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	80,045	-	80,045	5,366	48,447	-	-	-	6,208	9,219	8,633	9,065	-	-
96140	All other Insurance	33,320	-	33,320	4,517	3,863	-	-	-	1,072	433	-	12,703	-	-
96200	Other General Expenses	-	-	-	87,339	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	136,793	-	136,793	487,099	36,824	2,097	-	-	-	-	-	-	-	989
96400	Bad Debt - Tenant Rents	-	-	-	37,443	-	-	-	1,380	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	757	-	757	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	5,184,040	-	5,184,040	6,099,072	5,656,080	75,354	-	1,755	688,160	739,700	296,847	789,422	385,432	219,780
97000	Excess Operating Revenue over Operating Expenses	(429,372)	-	(429,372)	386,527	81,549,872	554,893	414,627	46,760	(26,782)	-	-	1,433,711	11,000	-
97100	Extraordinary Maintenance	-	-	-	239	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	77,359,168	513,599	381,457	56,744	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	3,315,721	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	448,085	-	448,085	1,026,680	2,556	-	-	-	-	-	-	-	4,333	-
90000	Total Expenses	5,632,125	-	5,632,125	7,125,991	86,333,525	588,953	381,457	58,499	688,160	739,700	296,847	789,422	389,765	219,780
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	49	-	49	987,278	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	697,705	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	484,792	-	484,792	234,008	-	-	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	-	-	-	(234,008)	-	-	-	-	-	-	-	(1,433,711)	-	-
10100	Total other financing sources (Uses)	484,841	-	484,841	1,684,983	-	-	-	-	-	-	-	(1,433,711)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(392,616)	-	(392,616)	1,044,591	872,427	41,294	33,170	(9,984)	(26,782)	-	-	-	6,667	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	6,629,589	-	6,629,589	20,917,642	5,110,819	106,778	152,456	18,334	124,393	5,617	-	(19)	6,250	-
11040.1	Equity transfer CFP (14.872) Hard Costs to Operating Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Prior period adjustment required by HUD review, relating to voucher expense	-	-	-	-	(132,818)	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	(132,818)	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	4,740,208	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	1,110,220	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	103,061	900	648	76	-	-	-	-	-	-
11210	Number of Unit Months Leased	-	-	-	-	101,103	846	634	76	-	-	-	-	-	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018		AHDC	EAHDC	NTHDC	MRDC	Tampa Housing Funding Corp	Robles Park, LLC	JL Young Apartments, Inc	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	Osborne Landing, Ltd	THA Encore Retail, LLC	THA Trio, LLC	THA REED, LLC	THA TEMPO, LLC	CPDG3	Blended Component Units Total	Elimination	Total Primary Government	
111	Cash - Unrestricted	884,337	-	10,174,214	2,903,211	475,490	(510,930)	-	386,522	462,715	36,801	27,550	595,649	16,662	(26,424)	(9,498)	(9,499)	-	15,406,800	-	25,755,043	
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495
113	Cash - other restricted	-	-	-	1,291,457	-	2,254,628	-	1,182,018	650,116	1,519,444	1,636,832	23,636	-	-	-	-	-	-	-	-	11,089,595
114	Cash - Tenant Security Deposits	2,766	-	-	229,444	-	91,277	41,698	36,961	40,327	31,745	22,109	19,450	12,467	-	-	-	-	-	-	-	596,648
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	968,923
100	Total Cash	887,103	-	10,174,214	4,424,112	475,490	1,834,975	41,698	1,605,501	1,153,158	1,587,990	1,686,491	638,735	29,129	(26,424)	(9,498)	(9,499)	-	24,493,175	-	41,685,704	
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	923,180
122	Accounts Receivable - HUD Other Projects	-	-	1,922,273	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,204,026
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	4,509	-	-	-	-	-	-	-	-	-	725,147
125	Accounts Receivable - Miscellaneous	845,104	-	-	-	-	392	-	2,015	5,557	238	43	-	-	-	-	-	-	-	-	-	2,896,078
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	4,046	-	128,927	7,448	8,451	15,111	25,174	15,756	3,284	-	-	-	-	-	-	-	-	322,551
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	(64,401)	(744)	(1,779)	(5,761)	(19,819)	(10,917)	(543)	-	-	-	-	-	-	-	-	(107,925)
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(343,208)
128	Fraud recovery	-	-	-	-	-	13,162	-	16,106	-	-	-	-	-	-	-	-	-	-	-	-	714,932
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	(13,162)	-	(16,106)	-	-	-	-	-	-	-	-	-	-	-	-	(714,932)
120	Total Receivables, net of allowances for doubtful accounts	845,104	-	1,922,273	4,046	-	64,918	6,704	8,687	14,907	5,593	9,391	2,741	-	-	-	-	-	-	-	-	9,619,849
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	533,341
142	Prepaid Expenses and Other Assets	619	-	95,289	64,835	-	48,885	21,077	37,682	62,183	16,366	18,965	8,802	-	-	-	-	-	-	-	-	630,390
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,125,451)	-
150	Total Current Assets	1,732,826	-	12,191,776	4,492,993	475,490	1,948,778	69,479	1,651,870	1,230,248	1,609,949	1,714,847	650,278	29,129	(26,424)	(9,498)	(9,499)	-	27,752,242	(3,125,451)	52,469,284	
161	Land	-	-	-	1,370,000	-	490,359	-	858,296	402,961	267,660	498,821	170,000	-	-	-	-	-	-	-	-	18,141,529
162	Buildings	1,095,879	-	-	17,832,253	-	23,967,165	-	16,222,934	14,998,651	13,546,498	10,226,919	2,049,371	-	-	-	-	-	-	-	-	149,212,336
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	1,330,615	-	1,335,431	-	227,058	73,385	281,104	365,859	7,583	-	-	-	-	-	-	-	-	4,155,575
164	Furniture, Equipment & Machinery - Administration	-	-	4,577	51,428	-	165,393	-	119,404	130,839	20,126	9,522	86,207	-	-	-	-	-	-	-	-	3,872,794
165	Leasehold Improvements	-	-	-	-	-	3,072,424	-	1,061,910	319,621	515,725	1,407,077	-	-	-	-	-	-	-	-	-	16,822,880
166	Accumulated Depreciation	(861,711)	-	(4,577)	(6,916,814)	-	(27,201,916)	-	(13,468,932)	(8,592,486)	(11,708,410)	(10,864,248)	(1,883,472)	-	-	-	-	-	-	-	-	(137,117,789)
167	Construction In Progress	-	-	-	-	-	-	-	78,789	-	2,500	-	218,467	1,413,239	-	-	-	-	-	-	-	4,452,199
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,274,364
160	Total Fixed Assets, Net of Accumulated Depreciation	234,168	-	-	13,667,482	-	1,828,856	-	5,099,459	7,332,971	2,925,203	1,643,950	648,156	1,413,239	-	-	-	-	-	-	-	83,813,888
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	154,591	154,591	(2,454,920)	-	101,304,250
174	Other Assets	677,859	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	425,000	-	-	2,759,778
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,716,197
180	Total Non-Current Assets	912,027	-	-	13,667,482	-	1,828,856	-	5,099,459	7,332,971	2,925,203	1,643,950	648,156	1,413,239	-	-	-	579,591	36,050,934	(2,454,920)	-	190,594,113
190	Total Assets	2,644,853	-	12,191,776	18,160,475	475,490	3,777,634	69,479	6,751,329	8,563,219	4,535,152	3,358,797	1,298,434	1,442,368	(26,424)	(9,498)	(9,499)	579,591	63,803,176	(5,580,371)	-	243,063,397
200	Deferred Outflow of Resources	-	-	-	368,909	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	368,909
290	Total Assets and Deferred Outflow of Resources	2,644,853	-	12,191,776	18,529,384	475,490	3,777,634	69,479	6,751,329	8,563,219	4,535,152	3,358,797	1,298,434	1,442,368	(26,424)	(9,498)	(9,499)	579,591	64,172,085	(5,580,371)	-	243,432,306

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																					
Line Item No.	Account Description	AHDC	EAHDC	NTHDC	MRDC	Tampa Housing Funding Corp	Robles Park, LLC	JL Young Apartments, Inc	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	Osborne Landing, Ltd	THA Encore Retail, LLC	THA Trio, LLC	THA REED, LLC	THA TEMPO, LLC	CPDG3	Blended Component Units Total	Elimination	Total Primary Government
312	Accounts Payable <= 90 Days	-	-	508	-	-	51,696	136	76,254	34,772	15,400	22,299	-	-	1,033	-	-	-	202,098	-	314,510
321	Accrued Wage/Payroll Taxes Payable	-	-	4,808	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	7,308	-	305,651
322	Accrued Compensated Absences	-	-	10,798	-	-	-	-	-	-	-	-	1,093	-	-	-	-	-	11,891	-	951,464
325	Accrued interest payable	-	-	-	228,155	-	-	-	-	-	-	-	794,044	-	-	-	-	-	1,022,199	(708,529)	313,670
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	1,049	-	-	-	-	-	1,049	-	1,049
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	8,897	-	-	-	-	-	-	-	8,897	-	8,897
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	856,350
341	Tenant Security Deposits	2,766	-	-	229,444	-	91,277	41,698	36,961	40,327	31,745	22,109	19,450	12,467	-	-	-	-	528,244	-	596,648
342	Unearned Revenues	-	-	-	3,845	-	24,167	989	6,097	7,591	13,753	5,088	431	-	-	-	-	-	61,961	-	560,966
343	Current portion of L-T debt - capital projects	-	-	-	285,411	-	-	-	-	-	-	-	-	-	-	-	-	-	285,411	-	285,411
345	Other current liabilities	-	-	-	33,877	-	10,551	2,174	5,661	10,813	7,213	6,553	-	-	-	-	-	-	76,842	-	624,088
346	Accrued Liabilities - Other	-	-	1,250,000	199,689	-	-	-	-	-	-	-	54,394	-	-	-	-	-	1,504,083	-	2,314,118
347	Interprogram due to	-	25,455	-	-	-	-	53,810	-	-	-	-	-	-	18,371	16,643	14,303	-	128,582	(3,125,451)	-
310	Total Current Liabilities	2,766	25,455	1,266,114	980,421	-	177,691	98,807	124,973	93,503	77,008	56,049	872,961	12,467	19,404	16,643	14,303	-	3,838,565	(3,833,980)	7,132,822
351	Long-term debt, net of current - capital projects	-	-	-	9,139,690	-	-	-	-	-	-	-	-	-	-	-	-	-	9,139,690	-	17,597,230
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	1,041,800	-	-	-	-	154,591	1,196,391	(1,196,391)	3,490,000
353	Noncurrent Liabilities - Other	2,085,937	501	-	-	-	-	-	-	-	-	-	570,000	-	487	111	-	-	2,657,036	(550,000)	5,315,714
354	Accrued compensated Absences - Non Current	-	-	8,369	-	-	-	-	-	-	-	-	6,678	-	-	-	-	-	15,047	-	743,717
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	582,000	-	-	-	-	-	582,000	-	582,000
350	Total Noncurrent Liabilities	2,085,937	501	8,369	9,139,690	-	-	-	-	-	-	-	2,200,478	-	487	111	-	154,591	13,590,164	(1,746,391)	27,728,661
300	Total Liabilities	2,088,703	25,956	1,274,483	10,120,111	-	177,691	98,807	124,973	93,503	77,008	56,049	3,073,439	12,467	19,891	16,754	14,303	154,591	17,428,729	(5,580,371)	34,861,483
508.4	Net Investment in Capital Assets	234,168	-	-	4,242,381	-	1,828,856	-	5,099,459	7,332,971	2,925,203	1,643,950	648,156	1,413,239	-	-	-	-	25,368,383	-	65,931,247
511.4	Restricted Net Position	-	-	-	1,063,302	-	2,254,628	-	1,182,018	650,116	1,519,444	1,636,832	23,636	-	-	-	-	-	8,329,976	-	105,457,859
512.4	Unrestricted Net Position	321,982	(25,956)	10,917,293	3,103,590	475,490	(483,541)	(29,328)	344,879	486,629	13,497	21,966	(2,446,797)	16,662	(46,315)	(26,252)	(23,802)	425,000	13,044,997	-	37,181,717
513	Total Equity	556,150	(25,956)	10,917,293	8,409,273	475,490	3,599,943	(29,328)	6,626,356	8,469,716	4,458,144	3,302,748	(1,775,005)	1,429,901	(46,315)	(26,252)	(23,802)	425,000	46,743,356	-	208,570,823
600	Total Liabilities and Equity	2,644,853	-	12,191,776	18,529,384	475,490	3,777,634	69,479	6,751,329	8,563,219	4,535,152	3,358,797	1,298,434	1,442,368	(26,424)	(9,498)	(9,499)	579,591	64,172,085	(5,580,371)	243,432,306

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																					
Line Item No.	Account Description	AHDC	EAHDC	NTHDC	MRDC	Tampa Housing Funding Corp	Robles Park, LLC	JL Young Apartments, Inc	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	Osborne Landing, Ltd	THA Encore Retail, LLC	THA Trio, LLC	THA REED, LLC	THA TEMPO, LLC	CPDG3	Blended Component Units Total	Elimination	Total Primary Government
70300	Net Tenant Rental Revenue	-	-	-	4,835,177	-	523,615	102,954	530,932	491,157	439,363	355,157	351,596	-	-	-	-	-	7,629,951	-	10,714,895
70400	Tenant Revenue - Other	-	-	-	160,708	-	42,432	4,382	22,142	34,911	20,290	20,196	4,663	-	-	-	-	-	309,724	-	345,371
70500	Total Tenant Revenue	-	-	-	4,995,885	-	566,047	107,336	553,074	526,068	459,653	375,353	356,259	-	-	-	-	-	7,939,675	-	11,060,266
70600	HUD PHA Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,577,072
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,814,859
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,102,994)	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(23,800)	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(515,964)	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,642,758)	-
70800	Other government grants	-	-	351,574,735	-	-	3,604,297	188,952	1,303,588	991,782	1,144,649	894,371	-	-	-	-	-	-	359,702,374	(6,029,236)	355,338,884
71100	Investment Income - Unrestricted	-	-	-	3,521	-	-	-	-	-	-	-	-	-	-	-	-	-	3,521	-	54,437
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,329,985
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,148
71500	Other revenue	112,111	-	-	-	16,229	56,324	5	7,306	29,535	4,400	6,602	2,015	15,100	-	-	-	-	249,627	-	7,953,725
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	(22,256)	-	-	-	-	-	-	-	-	-	-	-	-	-	(22,256)	-	(14,287,349)
70000	Total Revenue	112,111	-	351,574,735	4,977,150	16,229	4,226,668	296,293	1,863,968	1,547,385	1,608,702	1,276,326	358,274	15,100	-	-	-	-	367,872,941	(10,671,994)	461,894,027
91100	Administrative salaries	-	5,774	271,765	298,426	-	-	-	-	-	-	-	23,715	-	5,774	5,774	5,774	-	617,002	-	7,833,791
91200	Auditing fees	13,000	-	19,500	16,000	2,000	-	-	12,542	5,777	8,677	4,821	5,476	-	-	-	-	-	87,793	-	191,291
91300	Management Fee	9,996	-	699,276	72,000	5,000	723,493	42,294	308,925	265,413	272,726	200,292	17,199	-	-	-	-	-	2,616,614	(4,102,994)	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(515,964)	-
91400	Advertising and Marketing	-	-	-	62,630	-	123	-	62	134	330	31	240	-	-	-	-	-	63,550	-	76,298
91500	Employee benefit contributions - administrative	-	1,994	34,596	63,857	-	-	-	-	-	-	-	9,791	-	1,994	1,994	1,995	-	116,221	-	2,519,713
91600	Office Expenses	1,095	-	8,409	116,140	-	28,529	-	11,203	20,770	11,561	4,202	9,932	-	-	-	-	-	211,841	-	650,309
91700	Legal Expense	-	-	6,523	97,985	-	73,398	240	13,879	13,895	3,914	3,937	4,647	9,340	16,926	-	-	-	244,684	-	830,559
91800	Travel	-	-	2,621	-	-	309	-	2,232	213	121	101	-	-	-	-	-	-	5,597	-	102,910
91900	Other	4,459	70	7,483,041	149,546	912	457,222	95,261	201,931	196,417	213,392	149,246	7,227	1,831	1,500	1,500	1,500	-	8,965,055	-	10,948,436
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(23,800)	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,281,178
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	567,398
92400	Tenant Services - Other	-	-	25,842	-	-	42,733	26,759	17,308	30,463	25,274	18,903	904	-	-	-	-	-	188,186	-	1,047,128
93100	Water	2,950	-	-	121,557	-	149,599	-	70,237	144,287	80,758	68,089	15,614	-	-	-	-	-	653,091	-	903,618
93200	Electricity	11,493	-	-	86,761	-	27,890	-	15,779	28,836	20,989	8,197	4,910	-	-	-	-	-	204,855	-	692,351
93300	Gas	-	-	-	5,538	-	129	67	-	-	291	-	-	-	-	-	-	-	6,025	-	22,906
93600	Sewer	213	-	-	-	-	-	-	-	-	-	-	4,978	-	-	-	-	-	5,191	-	5,191
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	157	-	-	-	-	-	157	-	107,594
94100	Ordinary Maintenance and Operations - Labor	-	-	-	237,574	-	-	-	-	-	-	-	25,621	-	-	-	-	-	263,195	-	1,532,315
94200	OMO - Materials and Other	1,861	-	-	201,561	-	1,218,085	55,357	383,284	336,528	284,970	214,408	12,245	-	-	-	-	-	2,708,299	-	3,649,691
94300	Ordinary Maintenance and Operations - Contract Costs	10,433	-	183	406,155	-	502,718	-	185,620	273,378	209,170	130,537	40,880	-	-	-	-	-	1,759,074	-	2,535,358
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	28,013	-	-	-	-	-	-	-	12,734	-	-	-	-	-	40,747	-	633,345
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	169,404
95200	Protective Services - Other Contract Costs	1,907	-	-	-	-	29,430	2,849	16,233	13,632	12,690	9,155	-	-	-	-	-	-	85,896	-	340,792
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77,299
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	78,521

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2018

PHA: FL003 FYE: 03/31/2018																					
Line Item No.	Account Description	AHDC	EAHDC	NTHDC	MRDC	Tampa Housing Funding Corp	Robles Park, LLC	JL Young Apartments, Inc	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	Osborne Landing, Ltd	THA Encore Retail, LLC	THA Trio, LLC	THA REED, LLC	THA TEMPO, LLC	CPDG3	Blended Component Units Total	Elimination	Total Primary Government
96110	Property Insurance	9,816	-	-	305,058	-	117,927	14,581	54,992	56,965	46,119	35,025	20,078	-	-	-	-	-	660,561	-	1,001,917
96120	Liability Insurance	2,494	-	135,624	-	-	17,347	18,979	8,856	9,770	5,472	6,450	-	-	-	-	-	-	204,992	-	348,507
96130	Workmen's Compensation	-	232	-	26,812	-	27,249	-	13,099	7,922	8,137	5,346	1,263	-	231	231	230	-	90,752	-	300,978
96140	All other Insurance	-	94	13,671	-	-	8,538	3,249	28,393	31,709	3,117	18,271	453	-	-	-	-	-	107,495	-	309,660
96200	Other General Expenses	256,380	-	-	77,664	-	-	-	-	-	-	-	100	-	120	110	-	-	334,374	-	2,895,278
96210	Compensated Absences	-	-	14,038	-	-	-	-	2,237	-	-	-	3,165	-	-	-	-	-	19,440	-	692,555
96400	Bad Debt - Tenant Rents	-	-	-	22,108	-	111,210	745	26,619	27,093	22,766	15,972	-	-	-	-	-	-	226,513	-	270,766
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	592,235	-	-	-	-	-	-	-	-	-	-	-	-	-	592,235	-	780,438
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	91,075	-	-	-	-	-	91,075	-	130,812
96900	Total Operating Expenses	326,097	8,164	8,715,089	2,987,620	7,912	3,535,929	260,381	1,373,431	1,463,202	1,230,474	892,983	312,404	11,171	26,545	9,609	9,499	-	21,170,510	(4,642,758)	44,528,307
97000	Excess Operating Revenue over Operating Expenses	(213,986)	(8,164)	342,859,646	1,989,530	8,317	690,739	35,912	490,537	84,183	378,228	383,343	45,870	3,929	(26,545)	(9,609)	(9,499)	-	346,702,431	(6,029,236)	417,365,720
97100	Extraordinary Maintenance	-	-	-	397,885	-	-	-	-	-	-	-	-	-	-	-	-	-	397,885	-	398,124
97300	Housing Assistance Payments	-	-	340,178,264	-	-	-	-	-	-	-	-	-	-	-	-	-	-	340,178,264	(6,029,236)	412,648,948
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,315,721
97400	Depreciation Expense	28,969	-	-	558,926	-	397,774	-	276,579	582,193	442,253	233,760	43,291	-	-	-	-	-	2,563,745	-	7,820,963
90000	Total Expenses	355,066	8,164	348,893,353	3,944,431	7,912	3,933,703	260,381	1,650,010	2,045,395	1,672,727	1,126,743	355,695	11,171	26,545	9,609	9,499	-	364,310,404	(10,671,994)	468,712,063
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,186,959)	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,186,959	-
10040	Operating transfers from/to component unit	125,748	-	(1,607,358)	-	(27,293)	-	-	-	-	-	-	-	-	-	-	-	-	(1,508,903)	-	-
10080	Special items, net gain/loss	-	-	-	-	-	(153,317)	(65,240)	(50,380)	(36,505)	(51,495)	(21,290)	-	-	-	-	-	-	(378,227)	-	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,382,037)	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,382,037	-
10100	Total other financing sources (Uses)	125,748	-	(1,607,358)	-	(27,293)	(153,317)	(65,240)	(50,380)	(36,505)	(51,495)	(21,290)	-	-	-	-	-	-	(1,887,130)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(117,207)	(8,164)	1,074,024	1,032,719	(18,976)	139,648	(29,328)	163,578	(534,515)	(115,520)	128,293	2,579	3,929	(26,545)	(9,609)	(9,499)	-	1,675,407	-	(6,818,036)
11020	Debt Principal Payments - Enterprise Funds	-	-	-	592,235	-	-	-	-	-	-	-	-	-	-	-	-	-	592,235	-	7,190,640
11030	Beginning Equity	673,357	(17,792)	9,843,269	7,376,554	494,466	3,460,295	-	6,462,778	9,004,231	4,573,664	3,174,455	(1,777,584)	1,425,972	(19,770)	(16,643)	(14,303)	425,000	45,067,949	-	215,521,677
11040.1	Equity transfer CFP (14.872) Hard Costs to Operating Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Prior period adjustment required by HUD review, relating to voucher expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(132,818)
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(132,818)
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,740,208
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,110,220
11190	Unit Months Available	-	-	-	-	-	5,182	397	2,412	2,028	2,002	1,392	-	-	-	-	-	-	13,413	-	130,882
11210	Number of Unit Months Leased	-	-	-	-	-	4,579	395	2,323	1,878	1,878	1,302	-	-	-	-	-	-	12,355	-	127,578
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,439,807
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	722,787
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203,676

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES

Year ended March 31, 2018

PROGRAM	FL14 P003 501-13	FL14 P003 501-14	FL14 P003 501-15	FL14 P003 501-16	FL003 P003 501-17	SUBTOTAL CFP
BUDGET	\$ 3,385,207	\$ 3,818,305	\$ 3,886,059	\$ 3,989,975	\$ 3,172,396	\$ 18,251,942
ADVANCES						
Cash receipts - prior years	\$ 3,301,072	\$ 3,414,103	\$ 2,672,919	\$ 2,617,932	\$ -	\$ 12,006,026
Cash receipts - current year	84,135	404,202	539,186	543,448	444,142	2,015,113
Cumulative as of March 31, 2018	3,385,207	3,818,305	3,212,105	3,161,380	444,142	14,021,139
COSTS						
Prior years	3,385,207	3,549,253	2,714,373	2,700,820	-	12,349,653
Current year	-	269,052	942,728	645,849	444,052	2,301,681
Cumulative as of March 31, 2018	3,385,207	3,818,305	3,657,101	3,346,669	444,052	14,651,334
RECEIVABLE DUE FROM HUD	\$ -	\$ -	\$ 444,996	\$ 185,289	\$ (90)	\$ 630,195
SOFT COSTS						
Prior years	\$ 2,606,737	\$ 2,963,522	\$ 2,299,038	\$ 2,451,221	\$ -	\$ 10,320,518
Current year	-	269,052	487,968	174,146	444,052	1,375,218
Cumulative as of March 31, 2018	2,606,737	3,232,574	2,787,006	2,625,367	444,052	11,695,736
HARD COSTS						
Prior years	778,470	585,731	415,335	249,599	-	2,029,135
Current year	-	-	454,760	471,703	-	926,463
Cumulative as of March 31, 2018	778,470	585,731	870,095	721,302	-	2,955,598
OTHER COSTS (Loans)						
Prior years	-	-	-	-	-	-
Current year	-	-	-	-	-	-
Cumulative as of March 31, 2018	-	-	-	-	-	-
CUMULATIVE SOFT, HARD AND OTHER COSTS	\$ 3,385,207	\$ 3,818,305	\$ 3,657,101	\$ 3,346,669	\$ 444,052	\$ 14,651,334

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES (continued)

Year ended March 31, 2018

PROGRAM	SUBTOTAL CFP	FL14 R003 504-09	FL14 R003 502-10	FL 14 R003 502-11	FL14 R003 502-12	TOTAL CFP/RHF
BUDGET	\$ 18,251,942	\$ 686,757	\$ 1,626,861	\$ 1,502,806	\$ 621,924	\$ 22,690,290
ADVANCES						
Cash receipts - prior years	\$ 12,006,026	\$ 681,340	\$ 1,448,624	\$ 1,391,672	\$ 580,294	\$ 16,107,956
Cash receipts - current year	2,015,113	-	178,237	111,134	41,630	2,346,114
Cumulative as of March 31, 2018	14,021,139	681,340	1,626,861	1,502,806	621,924	18,454,070
COSTS						
Prior years	12,349,653	681,340	1,448,625	1,391,672	580,294	16,451,584
Current year	2,301,681	-	178,236	111,134	41,630	2,632,681
Cumulative as of March 31, 2018	14,651,334	681,340	1,626,861	1,502,806	621,924	19,084,265
RECEIVABLE DUE FROM HUD	\$ 630,195	\$ -	\$ -	\$ -	\$ -	\$ 630,195
SOFT COSTS						
Prior years	\$ 10,320,518	\$ 507,662	\$ 15,758	\$ -	\$ -	\$ 10,843,938
Current year	1,375,218	-	-	-	-	1,375,218
Cumulative as of March 31, 2018	11,695,736	507,662	15,758	-	-	12,219,156
HARD COSTS						
Prior years	2,029,135	173,678	105,315	-	-	2,308,128
Current year	926,463	-	-	-	-	926,463
Cumulative as of March 31, 2018	2,955,598	173,678	105,315	-	-	3,234,591
OTHER COSTS (Loans)						
Prior years	-	-	1,327,552	1,391,672	580,294	3,299,518
Current year	-	-	178,236	111,134	41,630	331,000
Cumulative as of March 31, 2018	-	-	1,505,788	1,502,806	621,924	3,630,518
CUMULATIVE SOFT, HARD AND OTHER COSTS	\$ 14,651,334	\$ 681,340	\$ 1,626,861	\$ 1,502,806	\$ 621,924	\$ 19,084,265

The following grants have been awarded and are unspent as of March 31, 2018:

FL14R003-501-13	\$ 694,753
FL14R003-502-13	586,885
FL14R003-501-14	713,406
FL14R003-502-14	577,745
FL14R003-501-15	689,360
FL14R003-502-15	581,684
FL14R003-501-16	705,431
FL14R003-502-16	244,577
	<u>\$ 4,793,841</u>

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

SCHEDULE OF ACTUAL CHOICE NEIGHBORHOOD GRANT COSTS AND ADVANCES

Year ended March 31, 2018

PROGRAM	FLD003 CNG112
BUDGET	<u>\$ 30,000,000</u>
ADVANCES	
Cash receipts - prior years	\$ 16,712,014
Cash receipts - current year	<u>661,764</u>
Cumulative as of March 31, 2018	<u>17,373,778</u>
COSTS	
Prior years	17,766,986
Current year	<u>2,223,133</u>
Cumulative as of March 31, 2018	<u>19,990,119</u>
RECEIVABLE DUE FROM HUD	<u>\$ 2,616,341</u>
SOFT COSTS	
Prior years	\$ 5,924,552
Current year	<u>789,422</u>
Cumulative as of March 31, 2018	<u>6,713,974</u>
HARD COSTS	
Prior years	314,894
Current year	<u>888,396</u>
Cumulative as of March 31, 2018	<u>1,203,290</u>
OTHER COSTS	
Prior years - loans	11,527,540
Current year - loans	<u>545,315</u>
Cumulative as of March 31, 2018	<u>12,072,855</u>
CUMULATIVE SOFT AND HARD COSTS	<u>\$ 19,990,119</u>

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

SCHEDULE OF ACTUAL JOBS-PLUS PILOT INITIATIVE GRANT COSTS AND ADVANCES

Year ended March 31, 2018

PROGRAM	FL003
	FJP000116
BUDGET	<u>\$ 2,500,000</u>
ADVANCES	
Cash receipts - prior years	\$ -
Cash receipts - current year	<u>77,552</u>
Cumulative as of March 31, 2018	<u>77,552</u>
COSTS	
Prior years	16,380
Current year	<u>396,432</u>
Cumulative as of March 31, 2018	<u>412,812</u>
RECEIVABLE DUE FROM HUD	<u>\$ 335,260</u>
SOFT COSTS	
Prior years	\$ 8,880
Current year	<u>385,432</u>
Cumulative as of March 31, 2018	<u>394,312</u>
HARD COSTS	
Prior years	7,500
Current year	<u>11,000</u>
Cumulative as of March 31, 2018	<u>18,500</u>
CUMULATIVE SOFT AND HARD COSTS	<u>\$ 412,812</u>

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

SCHEDULE OF ACTUAL RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES COSTS AND ADVANCES

Year ended March 31, 2018

PROGRAM	FL003 RPS034 A015	FL003 FSH120 A016	FSS17 FL1020	Total
BUDGET	<u>\$ 682,560</u>	<u>\$ 424,887</u>	<u>\$ 432,738</u>	<u>\$ 1,540,185</u>
ADVANCES				
Cash receipts - prior years	\$ 63,382	\$ 57,454	\$ -	\$ 120,836
Cash receipts - current year	<u>247,268</u>	<u>367,433</u>	<u>114,412</u>	<u>729,113</u>
Cumulative as of March 31, 2018	<u>310,650</u>	<u>424,887</u>	<u>114,412</u>	<u>849,949</u>
COSTS				
Prior years	80,314	65,151	-	145,465
Current year	<u>246,871</u>	<u>359,736</u>	<u>133,093</u>	<u>739,700</u>
Cumulative as of March 31, 2018	<u>327,185</u>	<u>424,887</u>	<u>133,093</u>	<u>885,165</u>
RECEIVABLE DUE FROM HUD	<u>\$ 16,535</u>	<u>\$ -</u>	<u>\$ 18,681</u>	<u>\$ 35,216</u>
SOFT COSTS				
Prior years	\$ 80,314	\$ 65,151	\$ -	\$ 145,465
Current year	<u>246,871</u>	<u>359,736</u>	<u>133,093</u>	<u>739,700</u>
CUMULATIVE SOFT COSTS	<u>\$ 327,185</u>	<u>\$ 424,887</u>	<u>\$ 133,093</u>	<u>\$ 885,165</u>

See Independent Auditor's Report.

SINGLE AUDIT SECTION

Housing Authority of the City of Tampa, Florida

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2018

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	CFDA Number	Federal Expenditures
FEDERAL AWARDS		
<u>Direct from the U.S. Department of Housing and Urban</u>		
<u>Development ("HUD"):</u>		
Shelter Plus Care	14.238	\$ 414,627
Public and Indian Housing	14.850	10,102,629
Resident Opportunity and Supportive Services	14.870	739,700
Housing Voucher Cluster:		
Housing Choice Voucher Program	14.871	83,648,914
Public Housing Capital Fund Program	14.872	2,632,681
HOPE VI Cluster:		
Choice Neighborhoods Grant	14.889	2,223,133
Jobs-Plus Pilot Initiative	14.895	396,432
		<u>100,158,116</u>
<u>Direct from the U.S. Department of Labor:</u>		
Youthbuild Program	17.274	296,847
<u>Direct from the U.S. Department of Justice:</u>		
Byrne Criminal Justice Innovation Program	16.817	219,780
<u>Pass through from the City of Tampa, Florida:</u>		
Emergency Shelter Grant	14.231	48,515
Housing Opportunities for Persons with AIDS	14.241	630,247
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>101,353,505</u>
LOCAL ASSISTANCE		
<u>Pass through from the City of Tampa, Florida:</u>		
Bridges Grant		340,180
Various other local grants		304,198
TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE		<u><u>\$ 101,997,883</u></u>

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2018

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and local assistance includes the federal grant activity of the Housing Authority of the City of Tampa, Florida and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program ("HCV"), CFDA Number 14.871, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the expenditures paid by the Authority.

NOTE 2 - FEDERAL AWARDS RECEIVING SEPARATE AUDITS

The accompanying schedule of expenditures of federal awards and local assistance excludes \$351,574,736 of expenditures for a Performance Based Contract Administrator Agreement with HUD for the State of Florida and the U.S. Virgin Islands. There is a separately issued schedule of expenditures of federal awards and audit performed in accordance with the requirements of Uniform Guidance dated November 7, 2018 for North Tampa Housing Development Corporation, a blended component unit of the Authority, in which that federal award is included. If the amount had been included in the accompanying schedule the total expenditures of federal and local awards would have been \$453,572,619.

NOTE 3 - INDIRECT COST RATE

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

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

Board of Commissioners
Housing Authority of the City of Tampa, Florida
Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Tampa, Florida (the "Authority"), as of and for the year ended March 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 20, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over compliance. Accordingly, this communication is not suitable for any other purpose.

December 20, 2018
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Housing Authority of the City of Tampa, Florida
Tampa, Florida

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Tampa, Florida's (the "Authority") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2018. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

The Authority's basic financial statements include the operations of North Tampa Housing Development Corporation ("NTHDC"), a blended component unit, which received \$351,574,735 in federal awards that is not included in the schedule of expenditures of federal awards and local assistance during the year ended March 31, 2018. Our audit, described below, did not include the operations of NTHDC because we issued a separate report on NTHDC's compliance with requirements that could have a direct and material effect on each major program and internal control over compliance in accordance with the *OMB Compliance Supplement* for the year ended March 31, 2018.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a

Auditor's Responsibility (continued)

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2018.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

December 20, 2018
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Housing Authority of the City of Tampa, Florida
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

March 31, 2018

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Type of auditor's report issued on compliance for major programs:

Housing Voucher Cluster - **Unmodified**

Any audit findings that are required to be reported in accordance with 2 CFR 200.516(a) are included in this schedule.

The programs tested as major programs are as follows:

Housing Voucher Cluster:

Section 8 Housing Choice Voucher Program - CFDA No. 14.871

The threshold for distinguishing types A and B programs was **\$3,000,000**

Did the auditee qualify as a low-risk auditee? **No**

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None.

C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None.

Housing Authority of the City of Tampa, Florida
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

March 31, 2018

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

2017-001 Eligibility

Public and Indian Housing - CFDA Number 14.850

Significant deficiency in internal control

Other matter required to be reported in accordance with the Uniform Guidance

Repeated in part from 2016

Condition: Out of a total tenant population of approximately 500 tenants, 24 tenant files were tested and exceptions were noted as follows:

- 4 files had unreimbursed medical expense calculation errors,
- 1 file contained an income calculation error, and
- 1 file had missing or incomplete Declaration of U.S. Citizenship for members of the household.

Auditor's Recommendations: The Authority should correct the deficiencies noted in the tested files and review the remaining population for similar errors. In addition, the Authority should follow the quality control review procedures to ensure proper monitoring of the Authority's compliance with the requirements related to tenant eligibility.

Current Year Status: Cleared in the current year.