

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

**Basic
Financial Statements and
Supplemental
Information**

**Year ended
March 31, 2019**



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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

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, 2019, 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 opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority's business-type activities as of March 31, 2019, and the 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 Supplemental 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 the 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 basic 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 basic 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 basic 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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 basic 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 18, 2019, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's 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 18, 2019
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, 2019

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, 2019. 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 \$230,158,111 (net position).
- The Authority's total cash as of March 31, 2019 and 2018 are \$49,106,276 and \$41,685,704, respectively, representing an increase of \$7,420,572.
- During the 2019 fiscal year the RAD properties maintained occupancy of 95.2% 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). As of March 31, 2019, the Authority has converted all of its remaining Low Rent Public Housing units to RAD. 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 - The blended component unit activity is reported within the primary government financial statements. The main categories of blended component units are: the Encore Properties, the West River Properties, the RAD Properties, and Other Blended Component Units (see Note A-1).

The Encore Properties' blended component units serve as General Partners in related partnerships formed to develop and operate properties at the Encore development in downtown Tampa, Florida, as well as one blended component unit that owns and leases out the commercial property located adjacent to the Encore development apartments.

The West River Properties' blended component units serve as General Partners in related partnerships formed to develop and operate properties at the West River development in downtown Tampa, Florida.

The Authority's Programs (continued)

Blended Component Units (continued)

The RAD Properties consist of a multi-family program converted from 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 Other Blended Component Units consist of varied separate legal entities created for the purpose of supporting the mission of the Authority.

- North Tampa Housing Development Corporation was established to support the Statewide Administration of Project Based Section 8 Contracts and currently administers these contracts for the State of Florida and the Virgin Islands.
- THA Affordable Housing Development Corporation was created for the purpose of supporting new development activities, Gardens at South Bay, LTD., and Osborne Landing, LTD, an apartment complex for low-income residents, as well as owning two warehouses utilized by the Authority for various purposes.
- Meridian River Development Corporation, Inc. 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 through its three apartment buildings.
- Tampa Housing Funding Corporation operates as a Type 2 public charity under section 501(c)(3) of the IRS Code and receives contributions as well as operating 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.
- Tampa Housing Authority Development Corporation primarily operates as the owner entity of the Encore Properties' blended component units.
- CP Development Group 3, LLC, CP Development Group 4, LLC, and CP Development Group 7, LLC serve as the Developers and Encore Affordable Housing Development Corporation serves as the General Partner in the Limited Partnerships of the Encore Properties.

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.

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.

The Authority's Programs (continued)

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.

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

	2019	2018	Total Change
Current assets	\$ 43,373,356	\$ 39,531,124	\$ 3,842,232
Capital assets, net	94,720,078	97,742,624	(3,022,546)
Other noncurrent assets	127,221,673	119,718,385	7,503,288
Total Assets	265,315,107	256,992,133	8,322,974
Total Deferred Outflows of Resources	325,639	368,909	(43,270)
Current liabilities	7,714,423	7,132,822	581,601
Noncurrent liabilities	27,768,212	27,728,661	39,551
Total Liabilities	35,482,635	34,861,483	621,152
Net investment in capital assets	72,623,301	77,224,401	(4,601,100)
Restricted net position	111,092,300	105,457,859	5,634,441
Unrestricted net position	46,442,510	39,817,299	6,625,211
Total Net Position	\$ 230,158,111	\$ 222,499,559	\$ 7,658,552

Current assets - Current assets increased by \$3,842,232 primarily due to the increases in current cash of approximately \$7.0 million due to timing of subsidy received and payments made. This increase was offset by a decrease in HUD other projects accounts receivable of \$2.2 million and amounts due from PHA properties of \$487 thousand. The decrease in receivables due from HUD is primarily due to the decrease in the Choice Neighborhood Grant program receivable of approximately \$2.1 million.

Net capital assets - Net capital assets decreased by \$3,022,546 in the current year primarily due to current year depreciation expense of approximately \$8.4 million offset by additions of \$5.5 million.

Other noncurrent assets - Other noncurrent assets increased by \$7,503,288 primarily due to the increase of notes receivable of approximately \$5.2 million and an increase in interest receivable of approximately \$1.9 million more than the prior year (see Note B-4).

Total liabilities - The \$621,152 increase in total liabilities is primarily due to the increase in long-term debt of \$1.1 million in new debt. This increase was offset by the decrease in accrued expenses of \$723 thousand primarily due to the timing in construction related payments for the fiscal year.

FINANCIAL ANALYSIS (continued)

Net Position - Total net position of the Authority increased by \$7,658,552.

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 restricted receivables related to HOPE VI and other HUD-funded loans, HAP equity, 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.

The net investment in capital assets component of net position decreased by \$4,601,100, primarily due to the changes in net capital assets as discussed above and the net increase in capital related debt during the fiscal year.

The restricted component of net position increased by \$5,634,441, primarily due to the issuance of new restricted notes receivable for the Encore and West River properties.

The unrestricted component of net position increased by \$6,625,211.

While Table I shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position breaks down the 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>2019</u>	<u>2018</u>	<u>Total Change</u>
Operating Revenues			
HUD grant funding	\$ 102,135,040	\$ 98,577,072	\$ 3,557,968
Other government grants	365,198,846	355,338,884	9,859,962
Tenant revenue, net	11,276,087	10,789,500	486,587
Other operating revenue	4,892,368	8,005,873	(3,113,505)
Total Operating Revenues	<u>483,502,341</u>	<u>472,711,329</u>	<u>(10,791,012)</u>
Operating Expenses			
Administrative	22,117,419	23,153,307	(1,035,888)
Tenant Services	5,125,602	3,895,704	1,229,898
Utilities	1,564,242	1,731,660	(167,418)
Maintenance	7,628,472	8,748,833	(1,120,361)
Protective Services	565,358	666,016	(100,658)
General	7,079,229	5,578,523	1,500,706
Depreciation	8,424,161	8,086,649	337,512
Housing assistance payments	425,441,501	415,964,669	9,476,832
Total Operating Expenses	<u>477,945,984</u>	<u>467,825,361</u>	<u>10,120,623</u>
Operating Income (Loss)	<u>5,556,357</u>	<u>4,885,968</u>	<u>670,389</u>
Nonoperating Revenues (Expenses)			
Gain (Loss) on disposal of capital assets	(271,831)	(63,299)	(208,532)
Interest income	2,107,307	1,384,422	722,885
Interest expense	(716,612)	(911,250)	194,638
Total Nonoperating Revenues (Expenses)	<u>1,118,864</u>	<u>409,873</u>	<u>708,991</u>
Change in Net Position Before Capital Contributions	<u>6,675,221</u>	<u>5,295,841</u>	<u>1,379,380</u>
Capital contributions	983,331	1,814,859	(831,528)
Change in Net Position	<u>7,658,552</u>	<u>7,110,700</u>	<u>547,852</u>
Beginning net position	222,499,559	215,521,677	6,977,882
Prior period adjustment	-	(132,818)	132,818
Beginning net position - restated	<u>222,499,559</u>	<u>215,388,859</u>	<u>7,110,700</u>
Ending Net Position	<u>\$ 230,158,111</u>	<u>\$ 222,499,559</u>	<u>\$ 7,658,552</u>

FINANCIAL ANALYSIS (continued)

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 96.7% of the Authority's operating revenues were derived from grants from HUD and other governments for fiscal year 2019. 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 77.5% of the total HUD grant funding. Additionally, the continued strength of the Authority's HCV programs accounted for 19.0% of all subsidies from HUD, or 84.1% of HUD subsidy exclusive of that earned by NTHDC.

Expenses

The Authority experienced an increase in operating expenses and housing assistance payments from \$467.8 million in fiscal year 2018 to \$477.9 million in fiscal year 2019, or 2.2%. The highlights of the expenses and significant changes for the current year are as follows:

Administrative - Administrative expense in the current year decreased by \$1,035,888 primarily as a result of the write-offs on receivables and interest in the prior year.

Tenant Services - Tenant services expense in the current year increased by \$1,229,898 primarily as a result of an increased focus on resident services offered at the Authority's RAD Properties.

Maintenance - Maintenance expense in the current year decreased by \$1,120,361 due to lower maintenance costs at the Authority's RAD properties. During the conversion to RAD process in prior years, the Authority performed a number of capital related improvements lowering the amount of maintenance needed during the current year.

General - General expense in the current year increased by \$1,500,706 primarily due to increases in compensated absences, bad debt, and other general expenses.

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 2.3% or approximately \$9.5 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.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets at Year-End (Net of Depreciation)

As of year-end, the Authority had approximately \$94.7 million in a variety of capital assets (net of depreciation) as reflected in the following schedule, which represents a net decrease of approximately \$3.0 million or 3% from the end of last year.

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Capital Assets at Year-End (Net of Depreciation) (continued)

	2019	2018	Total Change
Land	\$ 19,948,379	\$ 18,558,822	\$ 1,389,557
Structure and Improvements	205,146,755	203,397,460	1,749,295
Infrastructure	24,274,364	24,274,364	-
Equipment - Dwelling	4,873,662	4,813,184	60,478
Equipment - Administrative	4,465,390	4,210,515	254,875
Construction in Progress	6,782,174	4,685,050	2,097,124
Accumulated Depreciation	(170,770,646)	(162,196,771)	(8,573,875)
Total	\$ 94,720,078	\$ 97,742,624	\$ (3,022,546)

During the year there was approximately \$4.9 million of improvement and repair additions to fixed assets which were primarily for Public Housing sites being converted to RAD and tax credit units.

Long-Term Debt

	2019	2018	Total Change
1996 Multifamily Housing			
Revenue Bonds	\$ 9,139,690	\$ 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	1,762,200	752,653	1,009,547
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	22,678,777	21,954,641	724,136
CPDG Loan Payable	1,532,000	1,532,000	-
CPDG Accrued Interest Payable	956,117	834,197	121,920
Total Outstanding Debt and Guaranteed Liabilities	\$ 25,166,894	\$ 24,320,838	\$ 846,056

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Long-Term Debt (continued)

At the end of the current year, THA had total debt outstanding of \$25,166,894 as presented in Note B-7.

The Authority's total outstanding debt increased by \$846,056 during 2019. This increase was primarily due to the Cedar Pointe SHIP note payable of \$1,009,547 offset by payments made on debt.

In addition, the Authority has guaranteed loans payable of \$1,532,000, as well as interest in the amount of \$956,117 of the Central Park Development Group ("CPDG"), a joint venture of the Authority, which is a total increase of \$121,920 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;
- Award status of the Project Based Contract Administrator contract through NTHDC, a blended component unit;
- 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.

During 2011 and 2012, the Urban Land Institute's Rose Fellowship program conducted a study of the West Tampa area, highlighting challenges and opportunities for the area. This study found that a master plan was needed for the West Tampa area, which at the time included North Boulevard and Mary McLeod Bethune Homes (Mary Bethune). Subsequently 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. This new master plan creates initiatives for: housing redevelopment, land planning, transit, zoning and economic development and financing.

In accordance with this master plan the Authority began the process of redeveloping its properties in the area during the 2015-2016 fiscal year. As of March 31, 2019, the Authority had initiated the process of redeveloping North Boulevard and Mary Bethune by relocating 820 families residing in those properties, demolishing North Boulevard Homes, and preparing infrastructure necessary to accommodate planned redevelopment activities. As part of the master plan for redevelopment the Authority has plans to complete multiple projects which include, but are not limited to, certain multi-family and senior housing projects, townhomes, retail, and commercial space. More specifically this West River redevelopment is planned to include:

- The construction of the Renaissance at West River which will provide 160 fully affordable housing units;
- The renovation of Mary Bethune which will provide 150 fully affordable housing units;
- The construction of the Boulevard at West River which will include 4 individual towers providing a total of 475 mixed-income and fully affordable housing units;

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS (continued)

- The construction of 30 fully affordable townhomes allowing for the opportunity of homeownership; and
- The construction of a yet to be named project which will provide 112 fully affordable housing units.

This redevelopment of Authority properties within the West River area is scheduled to be fully completed and available for occupancy by winter 2022 and in total will provide 927 new or renovated housing units representing a net increase of 107 units in the ever-growing Tampa urban core.

Additionally, the Authority recently completed the Tempo at Encore! Building, the fourth building to be completed within the Encore District (formally Central Park Homes). This 203 unit, mixed-income development includes a mixture of one-to-four bedroom units at both affordable and market-rate rents. Amenities within this building include a pool, 5,000 square foot clubhouse, fitness center, library, and business center. The Authority plans to continue future development of the Encore District with the addition of a solar art park, 100-seat capacity theater, an urban farm, a career center, and a computer learning center.

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 Susi Begazo-McGourty, CFO, 5301 W. Cypress Street, Tampa, Florida 33607.

Housing Authority of the City of Tampa, Florida

STATEMENT OF NET POSITION

March 31, 2019

ASSETS

CURRENT ASSETS

Cash and cash equivalents - unrestricted	\$ 32,792,081
Cash and cash equivalents - restricted	3,000,191
Investments - unrestricted	543,625
Receivables, net	6,266,323
Prepaid expenses	771,136
Total current assets	<u>43,373,356</u>

NONCURRENT ASSETS

Cash and cash equivalents - restricted	13,314,004
Investment in joint venture	2,488,117
Notes, loans and mortgages receivable - unrestricted	11,230,133
Notes, loans and mortgages receivable - restricted	96,991,593
Capital assets, net	94,720,078
Other noncurrent assets	3,197,826
Total noncurrent assets	<u>221,941,751</u>
Total assets	<u>265,315,107</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred charge on refunding bonds	<u>325,639</u>
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LIABILITIES

CURRENT LIABILITIES

Current portion of long-term debt	300,411
Accounts payable	791,126
Accrued interest payable	327,667
Accrued salaries	275,298
Accrued compensated absences	1,565,601
Tenant security deposits	771,102
Unearned revenue	609,475
Family self sufficiency escrow	531,523
Other current liabilities	2,542,220
Total current liabilities	<u>7,714,423</u>

NONCURRENT LIABILITIES

Accrued compensated absences	237,805
Family self sufficiency escrow	576,888
Long-term debt	24,866,483
Other noncurrent liabilities	2,087,036
Total noncurrent liabilities	<u>27,768,212</u>
Total liabilities	<u>35,482,635</u>

NET POSITION

Net investment in capital assets	72,623,301
Restricted	111,092,300
Unrestricted	46,442,510
Total net position	<u>\$ 230,158,111</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, 2019

OPERATING REVENUES	
HUD operating revenues	\$ 102,135,040
Other government operating grants	365,198,846
Tenant revenue, net	11,276,087
Other operating revenue	4,892,368
Total operating revenues	<u>483,502,341</u>
OPERATING EXPENSES	
Administrative	22,117,419
Tenant services	5,125,602
Utilities	1,564,242
Maintenance	7,628,472
Protective services	565,358
General	7,079,229
Depreciation	8,424,161
Housing assistance payments	425,441,501
Total operating expenses	<u>477,945,984</u>
OPERATING INCOME	<u>5,556,357</u>
NONOPERATING REVENUES (EXPENSES)	
Mortgage interest income	1,915,343
Interest income	191,964
Loss on disposal of capital assets	(271,831)
Interest expense	(716,612)
Total nonoperating revenues (expenses)	<u>1,118,864</u>
Change in net position before capital contributions	6,675,221
CAPITAL CONTRIBUTIONS	
HUD capital grants	<u>983,331</u>
Change in net position	7,658,552
Total net position - beginning	<u>222,499,559</u>
Total net position - ending	<u>\$ 230,158,111</u>

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, 2019

CASH FLOWS FROM OPERATING ACTIVITIES

HUD operating grants received	\$ 104,383,667
Other government grants received	365,563,164
Collections from tenants	11,589,994
Collections from other sources	5,557,164
Payments to employees	(17,131,102)
Payments to suppliers	(27,436,896)
Housing assistance payments	<u>(425,441,501)</u>
Net cash provided by operating activities	<u>17,084,490</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

HUD capital grants received	823,619
Proceeds from long-term debt	1,009,547
Payments on long-term debt	(285,411)
Payments of interest	(702,615)
Purchase of property and equipment	(5,690,001)
Proceeds from sale of property and equipment	<u>16,555</u>
Net cash used in capital and related financing activities	<u>(4,828,306)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	181,680
Proceeds from notes receivable	215,056
Investments in notes receivable	<u>(5,232,348)</u>
Net cash used in investing activities	<u>(4,835,612)</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

Cash and cash equivalents at beginning of year	<u>7,420,572</u> <u>41,685,704</u>
Cash and cash equivalents at end of year	<u>\$ 49,106,276</u>

AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION:

Cash and cash equivalents - unrestricted	\$ 32,792,081
Cash and cash equivalents - restricted	3,000,191
Cash and cash equivalents - restricted noncurrent	<u>13,314,004</u>
	<u>\$ 49,106,276</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, 2019

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

Operating income	\$ 5,556,357
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	8,424,161
Provision for bad debt, net of recoveries	324,959
(Increase) decrease in assets and deferred outflows:	
Receivables, net	3,043,726
Prepaid expenses	(140,746)
Other noncurrent assets	(88,048)
Deferred charge on refunding bonds	43,270
Increase (decrease) in liabilities:	
Accounts payable	429,329
Accrued salaries	15,885
Accrued compensated absences	108,225
Tenant security deposits	174,454
Unearned revenues	48,509
Family self sufficiency escrow	98,168
Other liabilities	(953,759)
Net cash provided by operating activities	<u>\$ 17,084,490</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, 2019

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 Codification of *Governmental Accounting and Financial Reporting Standards* ("GASB Codification"), Section 2100, *Defining the Financial Reporting Entity*, as the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB Codification Section 2100 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 27 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, 2018 for MRDC; and March 31, 2019 for NTHDC can be obtained by contacting the Authority at 5301 W. Cypress Street, Tampa, Florida 33607. See Note B-15 for condensed financial information for the blended component units.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

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 (“Encore Retail”)

West River Properties

- THA T3A, LLC (“THA T3A”)
- THA T3B, LLC (“THA T3B”)
- THA T3C, LLC (“THA T3C”)
- THA T3D, LLC (“THA T3D”)
- THA T4, LLC (“THA T4”)
- THA West River Phase 1A, 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”)
- Mary Bethune Development Corporation

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

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”)
- West River Phase 1A, LP (“West River 1A”)
- West River Development Group, LLC (“WRDG”)
- WRDG T3A, LP (“WRDG T3A”)
- WRDG Mary Bethune, LP (“Mary Bethune”)

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”) on December 20, 2006. The Authority and BACDC are 50% and 50% co-owners, respectively, of CPDG2 as of March 31, 2019. The primary purpose of the CP Development Group 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, 2019 and, therefore, is not a part of the reporting entity. See Note B-4-b and Note B-7-c for a description of the activity between the Authority and CPDG.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting (continued)

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 P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of \$324,959.

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.

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, CGI Federal, 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, 2019

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.

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") 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). As of the end of fiscal year 2019, the Authority has converted all of its Public Housing units to RAD or Mixed Finance.

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 Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

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.

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

a. *Cash and cash equivalents*

For financial statement purposes cash and cash equivalents are considered to be cash in banks and 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, 2019. The receivables are reported net of a total allowance for doubtful accounts of \$1,307,642 (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 collectible, 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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

c. *Capital assets (continued)*

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, 2019.

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, 2019, deferred losses on refunding of \$325,639 have been classified as a deferred outflow of resources.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

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. Unearned revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned items consist of \$76,294 of prepaid tenant rents and \$533,181 related to a land lease with GSB.

h. 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, 2019, a total of \$1,027,788 was eliminated.

ii.) Fee for service

The Authority's COCC internally charges fees to the programs of the Authority. These charges may include management fees, bookkeeping fees, and other fees. For financial reporting purposes \$3,117,952 of fee for service charges have been eliminated for the year ended March 31, 2019.

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, 2019, the Authority's outstanding receivable and CPDG3's outstanding payable of \$154,591 has 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, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

h. Eliminations of Interprogram Activity (continued)

iii.) Notes receivable (continued)

In prior years, the Authority loaned \$1,591,800 to Osborne which is a blended component unit of the Authority (see Note A-1) of which all was settled during 2019. As of March 31, 2019, Osborne maintains outstanding accrued interest on this loan which totaled \$178,080. As of March 31, 2019, the Authority's accrued interest receivable and Osborne's accrued interest payable have been eliminated for the presentation of the Authority as a whole.

iv.) Rental Assistance Demonstration

The Authority received HCV program subsidy for AMPs that were converted through RAD. In accordance with HUD guidance, the subsidy is reported as HAP expense in the HCV program and as government grant revenue in the receiving entities. For financial reporting purposes, \$2,210,314 of HAP expense and grant revenue have been eliminated for the year ended March 31, 2019.

i. Net position

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of March 31, 2019, 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 \$111,092,300 of restricted net position which consists of the following:

- \$96,991,593 of mortgage notes receivable and related accrued interest that were loaned using HUD grant funds and therefore are restricted upon repayment by HUD guidelines (see Note B-4);

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

i. *Net position (continued)*

ii.) *Restricted component of net position (continued)*

- \$1,064,543 of unspent housing assistance payments in the Housing Choice Voucher Program (see Note B-11-b);
- \$7,879,898 of restricted escrows in RAD properties, all blended component units;
- \$1,143,666 of restricted bond escrows in MRDC, a blended component unit;
- \$3,275,495 of modernization and development reserves; and
- \$737,105 of various other programmatic restrictions.

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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

8. Income taxes (continued)

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, 2018, which is presented within other noncurrent assets in the accompanying statement of net position.

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 2015 through 2019.

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-11-d.

10. 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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

10. Impact of recently issued accounting principles (continued)

In April 2018, the GASB issued Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*, which redefines debt by clarifying what liabilities the Authority should include when disclosing information related to debt. This statement is effective for the Authority's March 31, 2020 fiscal year end. Management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*, to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period. 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.

In August 2018, the GASB issued Statement No. 90, *Majority Equity Interests*, which clarifies situations in which the Authority's purpose for holding a majority equity interest meets both the definition of an investment and the criteria to be reported as a component unit. This statement is effective for the Authority's March 31, 2020 fiscal year end. Management is currently evaluating the impact of the adoption of this statement on the Authority's financial statements.

NOTE B - DETAILED NOTES

1. Deposits and investments

As of March 31, 2019, the Authority's cash and cash equivalents consist of demand deposits of \$49,106,276 and their investment balance consists of a certificate of deposit with an original maturity greater than three months in the amount of \$543,625.

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, 2019, 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, 2019

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, 2019, 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, 2019, none of the Authority's deposits with the bank or investments were exposed to custodial credit risk, as all were either insured or collateralized.

Restricted Cash and Cash Equivalents

As of March 31, 2019, restricted cash and cash equivalents consists of:

<i>Current</i>	
Voucher HAP reserves	\$ 1,064,543
Tenant security deposits	771,102
Section 8 landlord retroactive payments due	333,975
HOPE VI Oak at Riverview escrow	233,077
HOPE VI Belmont - Affordability Reserve escrow	65,971
Section 8 FSS escrow	531,523
Subtotal current	<u>3,000,191</u>
<i>Noncurrent</i>	
RAD properties operating and capital reserves	7,879,898
Modernization and development reserves	3,275,495
MRDC bond trustee funds and escrows	1,143,666
Section 8 FSS escrow	576,888
THA Development escrows	92,421
Other government grants	5,657
Other restricted cash	339,979
Subtotal noncurrent	<u>13,314,004</u>
Total restricted cash and cash equivalents	<u>\$ 16,314,195</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

As of March 31, 2019, receivables, net, as presented in the accompanying statement of net position consist of:

Due from HUD	\$ 2,955,399
Landlord overpayments	891,679
Due from GSB	845,104
Accounts receivable - related parties	789,521
Fraud recovery receivables	766,777
Due from other public housing authorities	435,951
Due from other governments	360,829
Miscellaneous	291,207
Tenant accounts receivable	237,498
	<hr/>
	7,573,965
Allowance for doubtful accounts - fraud	(766,754)
Allowance for doubtful accounts - landlords	(429,870)
Allowance for doubtful accounts - tenants	(111,018)
	<hr/>
	<u>\$ 6,266,323</u>

3. Other noncurrent assets

As of March 31, 2019, other noncurrent assets as presented in the accompanying statement of net position consist of:

Land lease receivable from GSB	\$ 1,037,535
Due from GSB - developer fee	707,432
AHDC unearned tax asset	677,859
Developer fee receivable for CPDG3	425,000
Investment in CDC of Tampa, Inc.	350,000
	<hr/>
	<u>\$ 3,197,826</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

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"), Neighborhood Stabilization Program ("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 partnerships 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 below are classified as noncurrent by the Authority. All of the notes receivable are secured by the respective properties and are considered fully collectible.

The Authority has directly provided loans to related parties as the following table shows.

<u>Related parties:</u>	<u>Loan Amount</u>	<u>Accrued Interest</u>	<u>Total Note Receivable</u>
Belmont I	\$ 9,386,243	\$ 7,296,823	\$ 16,683,066
Belmont II	8,630,450	680,463	9,310,913
Belmont III	1,230,691	975,176	2,205,867
Ella	11,088,718	740,356	11,829,074
Reed	6,760,456	851,337	7,611,793
Tempo	20,627,621	-	20,627,621
Trio	14,291,647	741,608	15,033,255
West River Phase 1A	860,618	-	860,618
WRDG T3A	260,000	-	260,000
WRDG	270,000	-	270,000
Mary Bethune	430,000	-	430,000
RTD	14,607,352	852,092	15,459,444
GSB	3,426,829	946,965	4,373,794
Total notes receivable from related parties	<u>\$ 91,870,625</u>	<u>\$ 13,084,820</u>	<u>\$ 104,955,445</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

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

a. Related party notes receivable (continued)

Belmont I - No payments were received on this note in fiscal 2019. A break-out of Belmont I's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
HOPE VI	4.00%	12/31/2052	\$ 8,336,243	\$ 8,336,243
CDBG	0.50%	12/31/2052	450,000	450,000
FHLB	0.00%	12/31/2052	600,000	600,000
			<u>\$ 9,386,243</u>	<u>\$ 9,386,243</u>

Belmont II - No payments were received on this note in fiscal 2019. A break-out of Belmont II's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
HOPE VI	0.50%	5/31/2055	<u>\$ 8,630,450</u>	<u>\$ 8,630,450</u>

Belmont III - No payments were received on this note in fiscal 2019. A break-out of Belmont III's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
CDBG	5.00%	1/1/2048	\$ 630,691	\$ 630,691
AHP	5.00%	1/1/2048	600,000	600,000
			<u>\$ 1,230,691</u>	<u>\$ 1,230,691</u>

Ella - No payments were received on this note in fiscal 2019. A break-out of Ella's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	0.01%	8/30/2046	\$ 4,946,299	\$ 4,946,299
NSP	0.01%	8/30/2046	3,250,000	2,563,805
THA	3.60%	8/30/2046	1,600,000	1,600,000
EAHDC	3.86%	8/30/2046	824,023	824,023
CPDG3	0.00%	8/30/2046	420,000	154,591
AHP	0.01%	8/30/2047	1,000,000	1,000,000
			<u>\$ 12,040,322</u>	<u>\$ 11,088,718</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

Reed - No payments were received on this note in fiscal 2019. A break-out of Reed's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	2.86%	8/26/2048	\$ 1,570,000	\$ 1,570,000
THA	2.86%	8/26/2048	2,191,747	2,191,747
THA Reed	2.86%	8/26/2048	1,998,709	1,498,709
AHP	0.00%	11/20/2049	1,500,000	1,500,000
			<u>\$ 7,260,456</u>	<u>\$ 6,760,456</u>

Tempo - No payments were received on this note in fiscal 2019. The Authority advanced Tempo \$3,190,172 during 2019. A break-out of Tempo's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	0.00%	10/23/2044	\$ 3,297,530	\$ 3,295,780
CNG	0.00%	10/23/2044	16,494,000	14,489,346
THA	0.00%	10/23/2044	2,187,000	2,187,000
THA Tempo	0.00%	10/23/2044	655,495	655,495
			<u>\$ 22,634,025</u>	<u>\$ 20,627,621</u>

Trio - No payments were received on this note in fiscal 2019. A break-out of Trio's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	0.01%	12/21/2047	\$ 2,881,870	\$ 2,881,870
NSP	0.01%	12/21/2047	3,385,000	3,385,000
CFP	0.01%	12/21/2047	2,500,000	2,500,000
THA	2.40%	12/21/2047	1,425,000	1,425,000
THA Trio	2.40%	12/21/2047	3,885,890	3,109,777
AHP	5.00%	11/20/2049	990,000	990,000
			<u>\$ 15,067,760</u>	<u>\$ 14,291,647</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

West River 1A - No payments were received on this note in fiscal 2019. The Authority advanced West River 1A \$860,618 during 2019. A break-out of West River 1A's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	5.42%	6/1/2021	\$ 3,498,241	\$ 860,618

WRDG T3A - No payments were received on this note in fiscal 2019. The Authority advanced WRDG T3A \$260,000 during fiscal 2019. A break-out of WRDG T3A's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
THA	9.00%	2/8/2021	\$ 150,000	\$ 150,000
THA	9.00%	12/11/2020	110,000	110,000
			<u>\$ 260,000</u>	<u>\$ 260,000</u>

WRDG - No payments were received on this note in fiscal 2019. The Authority advanced WRDG \$270,000 during fiscal 2019. A break-out of WRDG's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
THA	9.00%	8/31/2019	\$ 100,000	\$ 100,000
THA	9.00%	8/31/2019	100,000	100,000
THA	9.00%	8/31/2019	70,000	70,000
			<u>\$ 270,000</u>	<u>\$ 270,000</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

Mary Bethune - No payments were received on this note in fiscal 2019. The Authority advanced Mary Bethune \$430,000 during fiscal 2019. A break-out of Mary Bethune's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
THA	9.00%	12/13/2020	\$ 100,000	\$ 100,000
THA	9.00%	12/13/2020	100,000	100,000
THA	9.00%	12/13/2020	100,000	100,000
THA	9.00%	2/8/2021	130,000	130,000
			<u>\$ 430,000</u>	<u>\$ 430,000</u>

RTD - No payments were received on this note in fiscal 2019. A break-out of RTD's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
HOPE VI	0.50%	3/24/2053	\$ 15,129,000	\$ 14,607,352

GSB - No payments were received on this note in fiscal 2019. A break-out of GSB's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2019
RHF	2.00%	6/1/2055	\$ 3,426,829	\$ 3,426,829

b. *Other notes receivable*

The Authority entered into several loan agreements with CPDG for a total of \$2,000,000. These note bear interest at an annual rate of 12%. As of March 31, 2019, a total of \$3,266,281 was outstanding on this note including interest.

When the above notes that 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, 2019, the notes and related interest receivable, as presented above, are classified as follows:

Restricted	\$ 96,991,593
Unrestricted	<u>11,230,133</u>
	<u>\$ 108,221,726</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

5. Capital assets, net

A summary of changes in capital assets is as follows:

	Balance at April 1, 2018	Transfers in/ Additions	Transfers out/ Deletions	Balance at March 31, 2019
Non-depreciable:				
Land	\$ 18,558,822	\$ 1,389,557	\$ -	\$ 19,948,379
Construction in progress	4,685,050	3,510,363	(1,413,239)	6,782,174
Total non-depreciable	<u>23,243,872</u>	<u>4,899,920</u>	<u>(1,413,239)</u>	<u>26,730,553</u>
Depreciated:				
Infrastructure	24,274,364	-	-	24,274,364
Structures and improvements	203,397,460	1,749,295	-	205,146,755
Equipment - dwelling	4,813,184	60,478	-	4,873,662
Equipment - administrative	4,210,515	259,452	(4,577)	4,465,390
Total depreciated	<u>236,695,523</u>	<u>2,069,225</u>	<u>(4,577)</u>	<u>238,760,171</u>
Total capital assets	<u>259,939,395</u>	<u>6,969,145</u>	<u>(1,417,816)</u>	<u>265,490,724</u>
Accumulated depreciation:				
Infrastructure	(8,315,164)	(4,428,134)	-	(12,743,298)
Structures and improvements	(146,525,020)	(3,243,073)	-	(149,768,093)
Equipment - dwelling	(3,458,458)	(474,592)	-	(3,933,050)
Equipment - administrative	(3,898,129)	(432,653)	4,577	(4,326,205)
Less accumulated depreciation	<u>(162,196,771)</u>	<u>(8,578,452)</u>	<u>4,577</u>	<u>(170,770,646)</u>
Capital assets, net	<u>\$ 97,742,624</u>	<u>\$ (1,609,307)</u>	<u>\$ (1,413,239)</u>	<u>\$ 94,720,078</u>

During the year ended March 31, 2019, the Authority's additions primarily consisted of \$4.9 million in land improvements and construction in progress for Public Housing sites being converted to RAD and tax credit units.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

6. Other liabilities

As of March 31, 2019, other liabilities consist of:

Current

Administrative fees payable to CGI Federal (Note A-4)	\$ 1,317,711
Accrued landlord payments	333,975
Accrued expenses	236,295
Miscellaneous	654,239
Subtotal current	<u>2,542,220</u>

Noncurrent

AHDC's equity method investment in GSB	2,085,937
Miscellaneous	1,099
Subtotal noncurrent	<u>2,087,036</u>
	<u>\$ 4,629,256</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at April 1, 2018	Additions	Reductions	Payable at March 31, 2019	Due within one year
Long-Term Debt					
MRDC Bonds payable					
Multi-Family Bonds	\$ 9,510,000	\$ -	\$ 290,000	\$ 9,220,000	\$ 305,000
Discount	(84,899)	-	(4,589)	(80,310)	(4,589)
Subtotal	9,425,101	-	285,411	9,139,690	300,411
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	1,009,547	-	1,762,200	-
CPDG loan guarantees	1,532,000	-	-	1,532,000	-
CPDG accrued interest payable	834,197	121,920	-	956,117	-
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	24,320,838	1,131,467	285,411	25,166,894	300,411
Other Long Term Liabilities					
FSS Escrow - Section 8	1,010,243	531,229	433,061	1,108,411	531,523
Compensated absences	1,695,181	776,451	668,226	1,803,406	1,565,601
Total other long-term liabilities	2,705,424	1,307,680	1,101,287	2,911,817	2,097,124
Total noncurrent liabilities	<u>\$ 27,026,262</u>	<u>\$ 2,439,147</u>	<u>\$ 1,386,698</u>	<u>\$ 28,078,711</u>	<u>\$ 2,397,535</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, 2018. For financial reporting purposes, bond discounts of \$80,310 are netted with long term debt.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

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
2019	\$ 305,000	\$ 439,338
2020	325,000	424,923
2021	345,000	409,578
2022	365,000	393,303
2023	385,000	376,003
2024-2028	2,260,000	1,581,114
2029-2033	2,985,000	960,421
2034-2036	2,250,000	195,213
	\$ 9,220,000	\$ 4,779,893

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, 2019

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 and the remaining \$1,009,547 was distributed during the 2019 fiscal year. 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, 2019, \$1,762,200 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, 2019, the entire amount guaranteed by the Authority was \$1,532,000.

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, 2019, the Authority has recorded an investment in joint venture in the full amount of the guaranteed principal and interest of \$2,488,117.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

d. 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 2019, principal of \$582,000 was outstanding.

e. 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.

f. 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.

8. Retirement plans

The Authority offers a defined contribution pension plan (the "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 ended March 31, 2019, the Authority and the employees contributed \$92,482 and \$1,330,496, 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, 2019, the Authority recognized pension expense of \$1,422,979, which reflects no forfeitures.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

8. Retirement plans (continued)

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, 2019, were \$123,117.

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.

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 \$2,092,824 to these related parties.

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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

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.

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, 2019, the remaining Housing Choice Voucher HAP reserve of \$1,064,543 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, 2019, are as follows:

Choice Neighborhoods Grant	\$ 4,816,340
Replacement Housing Factor	1,905,491
Public Housing Capital Fund Program	2,490,203
Jobs-Plus Pilot Initiative	1,618,409
Resident Opportunity and Supportive Services	<u>533,161</u>
Total remaining unspent awards	<u>\$ 11,363,604</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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

d. Ground leases (continued)

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.

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-c.

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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

f. Capital demand note obligations (continued)

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.

12. Concentrations

For the year ended March 31, 2019, approximately 91% of revenues and 29% of receivables reflected in the basic financial statements are from HUD not including blended component units and approximately 94% of these HUD revenues and 47% 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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

14. Subsequent events

Management has evaluated events through December 18, 2019, the date the financial statements were available to be issued, and has determined that no additional material events have occurred that would require disclosure.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. 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. THA Trio, THA Reed, THA Tempo, THA T3A, THA T3B, THA T3C, THA T3D, THA T4, THA West River Phase 1A, LLC, CDPG4, CDPG7, THADC, EAHDC, and Mary Bethune Development Corporation are included in the reporting entity as a blended component unit but these entities had incurred no or limited activity as of March 31, 2019.

Condensed Statement of Net Position

	As of December 31, 2018					
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	JL Young Apartments, Inc	CP Development Group 3, LLC
ASSETS						
Current Assets	\$ 4,449,661	\$ 1,742,453	\$ 51,438	\$ 96,397	\$ 1,165,796	\$ -
Capital Assets, Net	13,240,175	184,771	1,404,434	607,646	12,264,257	-
Other Noncurrent Assets	1,143,666	677,859	-	45,150	360,590	579,591
Total assets	18,833,502	2,605,083	1,455,872	749,193	13,790,643	579,591
DEFERRED OUTFLOWS OF RESOURCES						
	325,639	-	-	-	-	-
LIABILITIES						
Current Liabilities	1,006,878	5,531	22,468	801,122	263,618	-
Noncurrent Liabilities	8,839,279	2,085,937	-	582,000	-	154,591
Total liabilities	9,846,157	2,091,468	22,468	1,383,122	263,618	154,591
NET POSITION						
Net Investment in Capital Assets	4,100,485	184,771	1,404,434	607,646	12,264,257	-
Restricted	1,143,666	-	-	45,150	360,590	-
Unrestricted	4,068,833	328,844	28,970	(1,286,725)	902,178	425,000
Total net position	\$ 9,312,984	\$ 513,615	\$ 1,433,404	\$ (633,929)	\$ 13,527,025	\$ 425,000

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Net Position (continued)

	As of March 31, 2019						
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC
ASSETS							
Current Assets	\$ 353,210	\$ 460,427	\$ 387,168	\$ 727,132	\$ 722,739	\$ 13,145,291	\$ 467,049
Capital Assets, Net	1,777,410	5,057,357	6,912,207	2,667,482	1,486,442	-	1,750
Other Noncurrent Assets	2,847,766	1,331,083	838,093	1,177,622	1,324,744	-	-
Total assets	4,978,386	6,848,867	8,137,468	4,572,236	3,533,925	13,145,291	468,799
DEFERRED OUTFLOWS OF RESOURCES							
	-	-	-	-	-	-	-
LIABILITIES							
Current Liabilities	461,062	144,176	129,738	171,907	111,024	1,347,530	-
Noncurrent Liabilities	-	-	-	-	-	8,369	-
Total liabilities	461,062	144,176	129,738	171,907	111,024	1,355,899	-
NET POSITION							
Net Investment in Capital Assets	1,777,410	5,057,357	6,912,207	2,667,482	1,486,442	-	1,750
Restricted	2,847,766	1,331,083	838,093	1,177,622	1,324,744	-	-
Unrestricted	(107,852)	316,251	257,430	555,225	611,715	11,789,392	467,049
Total net position	\$ 4,517,324	\$ 6,704,691	\$ 8,007,730	\$ 4,400,329	\$ 3,422,901	\$ 11,789,392	\$ 468,799

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	As of December 31, 2018					
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	JL Young Apartments, Inc	CP Development Group 3, LLC
OPERATING REVENUES						
Government operating grants	\$ -	\$ -	\$ -	\$ 111,307	\$ 2,478,288	\$ -
Tenant revenue, net	5,229,497	30,529	-	251,088	1,243,380	-
Other operating revenue	-	9,234	24,093	3,412	197,984	-
Total operating revenues	5,229,497	39,763	24,093	365,807	3,919,652	-
OPERATING EXPENSES						
Operating expenses	2,918,423	81,022	11,785	252,950	2,406,199	-
Depreciation	553,323	49,396	8,805	43,291	1,664,481	-
Total operating expenses	3,471,746	130,418	20,590	296,241	4,070,680	-
OPERATING INCOME (LOSS)	1,757,751	(90,655)	3,503	69,566	(151,028)	-
NONOPERATING REVENUES (EXPENSES)						
Interest income	8,282	-	-	-	1,972	-
Gain (loss) on sale of capital assets	(288,369)	-	-	-	-	-
Interest expense	(573,953)	-	-	(20,739)	-	-
Total nonoperating revenues (expenses)	(854,040)	-	-	(20,739)	1,972	-
Change in net position before transfers	903,711	(90,655)	3,503	48,827	(149,056)	-
TRANSFERS						
Transfers in	-	48,120	-	1,092,249	-	-
Transfers out	-	-	-	-	(223,327)	-
Total transfers	-	48,120	-	1,092,249	(223,327)	-
Change in net position	903,711	(42,535)	3,503	1,141,076	(372,383)	-
Total net position - beginning	8,409,273	556,150	1,429,901	(1,775,005)	13,899,408	425,000
Total net position - ending	\$ 9,312,984	\$ 513,615	\$ 1,433,404	\$ (633,929)	\$ 13,527,025	\$ 425,000

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

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

	As of March 31, 2019						
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC
OPERATING REVENUES							
Government operating grants	\$ 4,021,435	\$ 1,399,231	\$ 1,087,521	\$ 1,206,706	\$ 1,003,875	\$ 355,114,945	\$ -
Tenant revenue, net	577,410	522,418	530,614	468,967	343,236	-	-
Other operating revenue	216,124	75	2,235	-	441	3,000	32,278
Total operating revenues	<u>4,814,969</u>	<u>1,921,724</u>	<u>1,620,370</u>	<u>1,675,673</u>	<u>1,347,552</u>	<u>355,117,945</u>	<u>32,278</u>
OPERATING EXPENSES							
Operating expenses	3,327,010	1,475,778	1,506,235	1,142,697	803,366	351,825,300	7,000
Depreciation	169,099	75,103	461,129	380,789	165,163	-	-
Total operating expenses	<u>3,496,109</u>	<u>1,550,881</u>	<u>1,967,364</u>	<u>1,523,486</u>	<u>968,529</u>	<u>351,825,300</u>	<u>7,000</u>
OPERATING INCOME (LOSS)	<u>1,318,860</u>	<u>370,843</u>	<u>(346,994)</u>	<u>152,187</u>	<u>379,023</u>	<u>3,292,645</u>	<u>25,278</u>
NONOPERATING REVENUES (EXPENSES)							
Interest income	-	-	-	-	-	-	-
Gain (loss) on sale of capital assets	-	9,767	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	<u>-</u>	<u>9,767</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position before transfers	<u>1,318,860</u>	<u>380,610</u>	<u>(346,994)</u>	<u>152,187</u>	<u>379,023</u>	<u>3,292,645</u>	<u>25,278</u>
TRANSFERS							
Transfers in	-	-	-	-	-	-	-
Transfers out	(401,479)	(302,275)	(114,992)	(210,002)	(258,870)	(2,420,546)	(31,969)
Total transfers	<u>(401,479)</u>	<u>(302,275)</u>	<u>(114,992)</u>	<u>(210,002)</u>	<u>(258,870)</u>	<u>(2,420,546)</u>	<u>(31,969)</u>
Change in net position	917,381	78,335	(461,986)	(57,815)	120,153	872,099	(6,691)
Total net position - beginning	3,599,943	6,626,356	8,469,716	4,458,144	3,302,748	10,917,293	475,490
Total net position - ending	<u>\$ 4,517,324</u>	<u>\$ 6,704,691</u>	<u>\$ 8,007,730</u>	<u>\$ 4,400,329</u>	<u>\$ 3,422,901</u>	<u>\$ 11,789,392</u>	<u>\$ 468,799</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	As of December 31, 2018					
	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	\$ 2,171,399	\$ 20,177	\$ 22,309	\$ 1,607,877	\$ 1,405,770	\$ -
Noncapital financing activities	-	-	-	(2,122,249)	-	-
Capital and related financing activities	(1,195,147)	-	-	(2,781)	-	-
Investing activities	8,282	-	-	-	1,972	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	984,534	20,177	22,309	(517,153)	1,407,742	-
Cash and cash equivalents at beginning of year	4,424,112	887,103	29,129	638,735	41,698	-
Cash and cash equivalents at end of year	<u>\$ 5,408,646</u>	<u>\$ 907,280</u>	<u>\$ 51,438</u>	<u>\$ 121,582</u>	<u>\$ 1,449,440</u>	<u>\$ -</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2019

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows (continued)

As of March 31, 2019

	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	\$ 1,371,780	\$ 163,016	\$ 69,406	\$ 413,292	\$ 312,494	\$ 3,273,691	\$ (6,691)
Noncapital financing activities	-	-	-	-	-	(2,420,545)	-
Capital and related financing activities	(117,653)	(33,001)	(40,365)	(123,068)	(7,655)	-	(1,750)
Investing activities	-	-	-	-	-	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,254,127	130,015	29,041	290,224	304,839	853,146	(8,441)
Cash and cash equivalents at beginning of year	1,834,975	1,605,501	1,153,158	1,587,990	1,686,491	10,174,215	475,490
Cash and cash equivalents at end of year	<u>\$ 3,089,102</u>	<u>\$ 1,735,516</u>	<u>\$ 1,182,199</u>	<u>\$ 1,878,214</u>	<u>\$ 1,991,330</u>	<u>\$ 11,027,361</u>	<u>\$ 467,049</u>

SUPPLEMENTAL INFORMATION

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019		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	Central Park	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	2,870,346	-	-	-	205,595	-	3,449,369	-	-	-	-	-	-	-	-	-
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	6,145,841	-	-	-	205,595	-	3,449,369	-	-	-	-	-	-	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	101,388	-	-	-	-	-	29,063	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	10,205	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	111,593	-	-	-	-	-	29,063	-	-	-	-	-	-	-	-	-
131	Investments - Unrestricted	413,613	-	-	-	-	-	130,012	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	11,105	-	-	-	-	-	10,320	-	-	-	-	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	6,682,152	-	-	-	205,595	-	3,618,764	-	-	-	-	-	-	-	-	-
161	Land	5,195,710	-	-	-	3,054,306	-	925,646	-	-	-	-	-	-	-	-	-
162	Buildings	19,098,725	-	-	-	-	-	6,416,828	-	-	-	-	-	-	-	-	-
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	(23,344,753)	-	-	-	(7,502,945)	-	(6,894,924)	-	-	-	-	-	-	-	-	-
167	Construction In Progress	982,647	-	-	-	1,820,732	-	30,325	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	14,619,787	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	6,298,948	-	-	-	12,015,960	-	1,160,637	-	-	-	-	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	860,618	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	7,159,566	-	-	-	12,015,960	-	1,160,637	-	-	-	-	-	-	-	-	-
190	Total Assets	13,841,718	-	-	-	12,221,555	-	4,779,401	-	-	-	-	-	-	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	13,841,718	-	-	-	12,221,555	-	4,779,401	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																	
Line Item No.	Account Description	AMP1 Operating <i>North Boulevard Homes</i>	AMP1 Capital <i>North Boulevard Homes</i>	AMP8 Operating <i>Robles Park Village</i>	AMP8 Capital <i>Robles Park Village</i>	AMP9 Operating <i>Central Park</i>	AMP9 Capital <i>Central Park</i>	AMP10 Operating <i>North Boulevard 2/Mary Bethune Homes</i>	AMP10 Capital <i>North Boulevard 2/Mary Bethune Homes</i>	AMP12 Operating <i>JL Young Garden</i>	AMP12 Capital <i>JL Young Garden</i>	AMP15 Operating <i>Seminole, Squire Villa</i>	AMP15 Capital <i>Seminole Squire Villa</i>	AMP17 Operating <i>Azzarelli</i>	AMP17 Capital <i>Azzarelli</i>	AMP23 Operating <i>Scruggs, JL Young Annex</i>	AMP23 Capital <i>Scruggs, JL Young Annex</i>
312	Accounts Payable <= 90 Days	7,704	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	7,669	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
322	Accrued Compensated Absences	22,004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	182,275	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	219,652	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
300	Total Liabilities	219,652	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	6,298,948	-	-	-	12,015,960	-	1,160,637	-	-	-	-	-	-	-	-	-
511.4	Restricted Net Position	4,136,113	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	3,187,005	-	-	-	205,595	-	3,618,746	-	-	-	-	-	-	-	-	-
513	Total Equity	13,622,066	-	-	-	12,221,555	-	4,779,383	-	-	-	-	-	-	-	-	-
600	Total Liabilities and Equity	13,841,718	-	-	-	12,221,555	-	4,779,401	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019		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	Central Park	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	751,438	1,725,965	-	-	-	-	1,081,242	44,184	-	-	-	-	-	-	-	-
70610	HUD PHA Capital Grants	-	936,690	-	-	-	-	-	46,186	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	48,170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	7,825	-	-	-	-	-	2,460	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	1,687	-	-	-	-	-	75,363	-	-	-	-	-	-	-	-	-
71500	Other revenue	62,627	-	-	-	-	-	9,000	-	-	-	-	-	-	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	871,747	2,662,655	-	-	-	-	1,168,065	90,370	-	-	-	-	-	-	-	-
91100	Administrative salaries	240,906	-	-	-	-	-	54,189	-	-	-	-	-	-	-	-	-
91200	Auditing fees	12,437	-	-	-	-	-	9,121	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	1,286	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	79,164	-	-	-	-	-	19,707	-	-	-	-	-	-	-	-	-
91600	Office Expenses	1,712	-	-	-	-	-	248	-	-	-	-	-	-	-	-	-
91700	Legal Expense	32,766	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	3,249	-	-	-	-	-	244	-	-	-	-	-	-	-	-	-
91900	Other	55,462	76,223	-	-	-	-	14,685	34,684	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	250,726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	107,318	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant Services - Other	695	-	-	-	-	-	2,774	-	-	-	-	-	-	-	-	-
93100	Water	16,622	-	-	-	-	-	6,049	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	135	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	471	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	828	-	-	-	-	-	50	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	7,928	-	-	-	-	-	10,881	-	-	-	-	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	154,410	-	-	-	-	-	4,560	-	-	-	-	-	-	-	-	-
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, 2019

PHA: FL003 FYE: 03/31/2019		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	Central Park	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	-	-	-	-	994	-	37,504	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	13,868	-	-	-	-	-	6,331	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	301	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other Insurance	3,254	-	-	-	-	-	14,632	-	-	-	-	-	-	-	-	-
96200	Other General Expenses	549,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	30,350	-	-	-	-	-	3,400	-	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	140,741	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	1,563,627	76,223	-	-	994	-	184,510	34,684	140,741	-	-	-	-	-	-	-
97000	Excess Operating Revenue over Operating Expenses	(691,880)	2,586,432	-	-	(994)	-	983,555	55,686	(140,741)	-	-	-	-	-	-	-
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	524,292	-	-	-	866,525	-	606,830	-	-	-	-	-	-	-	-	-
90000	Total Expenses	2,087,919	76,223	-	-	867,519	-	791,340	34,684	140,741	-	-	-	-	-	-	-
10010	Operating transfers in	1,649,742	-	-	-	-	-	9,500	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	(1,649,742)	-	-	-	-	-	(9,500)	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	632,812	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	(21,080)	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	1,649,742	(1,649,742)	-	-	632,812	-	(11,580)	(9,500)	-	-	-	-	-	-	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	433,570	936,690	-	-	(234,707)	-	365,145	46,186	(140,741)	-	-	-	-	-	-	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	1,301,338	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	12,251,806	-	-	-	12,456,262	-	4,368,052	-	140,741	-	-	-	-	-	-	-
11040.1	Equity transfer of hard costs to operating.	936,690	(936,690)	-	-	-	-	46,186	(46,186)	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	936,690	(936,690)	-	-	-	-	46,186	(46,186)	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11210	Number of Unit Months Leased	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11270	Excess Cash	3,045,598	-	-	-	205,512	-	3,593,050	-	(11,728)	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	936,690	-	-	-	-	-	46,186	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019		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	Azelee, Soho, St Lousi/St Conrad, Arbors	Azelee, 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
111	Cash - Unrestricted	-	-	-	-	499	-	15,845	-	3,678	-	89,228	-	84,439	-	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	65,971	-	-	-	-	-	233,077	-	-	-	-	-
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	-	-	-	-	66,470	-	15,845	-	3,678	-	322,305	-	84,439	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	1,110	-	-	-	27,904	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	-	-	-	-	66,470	-	16,955	-	3,688	-	350,209	-	84,439	-	-	-
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	-	-	-	-	(6,780,403)	-	(2,010,740)	-	-	-	(516,038)	-	-	-	-	-
167	Construction In Progress	-	-	-	-	2,300	-	47,950	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	3,731,046	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	7,994,917	-	56,053	-	263,500	-	433,843	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	16,683,066	-	9,310,913	-	4,373,794	-	15,459,444	-	2,205,867	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	-	-	-	-	24,677,983	-	9,366,966	-	4,637,294	-	15,893,287	-	2,205,867	-	-	-
190	Total Assets	-	-	-	-	24,744,453	-	9,383,921	-	4,640,982	-	16,243,496	-	2,290,306	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	-	-	-	-	24,744,453	-	9,383,921	-	4,640,982	-	16,243,496	-	2,290,306	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																	
Line Item No.	Account Description	AMP25 Operating <i>Azeele, Soho, St Louis/St Conrad, Arbors</i>	AMP25 Capital <i>Azeele, Soho, St Louis/St Conrad, Arbors</i>	AMP26 Operating <i>Shimberg, C Blythe</i>	AMP26 Capital <i>Shimberg, C Blythe</i>	AMP34 Operating <i>Belmont Phase I</i>	AMP34 Capital <i>Belmont Phase I</i>	AMP37 Operating <i>Belmont Phase II</i>	AMP37 Capital <i>Belmont Phase II</i>	AMP38 Operating <i>Gardens at South Bay</i>	AMP38 Capital <i>Gardens at South Bay</i>	AMP39 Operating <i>Oaks at Riverview</i>	AMP39 Capital <i>Oaks at Riverview</i>	AMP40 Operating <i>Belmont Heights Estates, Phase III</i>	AMP40 Capital <i>Belmont Heights Estates, Phase III</i>	AMP41 Operating <i>Moses White</i>	AMP41 Capital <i>Moses White</i>
312	Accounts Payable <= 90 Days	-	-	-	-	1,102	-	10,108	-	137	-	6,901	-	-	-	-	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	4,923	-	-	-	-	-
322	Accrued Compensated Absences	-	-	-	-	-	-	-	-	-	-	8,426	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	14,514	-	-	-	-	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	1,310	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	1,102	-	24,622	-	137	-	21,560	-	-	-	-	-
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	-	-	-	-	1,102	-	24,622	-	137	-	43,189	-	-	-	-	-
508.4	Net Investment in Capital Assets	-	-	-	-	7,994,917	-	56,053	-	263,500	-	433,843	-	-	-	-	-
511.4	Restricted Net Position	-	-	-	-	16,749,037	-	9,310,913	-	4,373,794	-	15,692,521	-	2,205,867	-	-	-
512.4	Unrestricted Net Position	-	-	-	-	(603)	-	(7,667)	-	3,551	-	73,943	-	84,439	-	-	-
513	Total Equity	-	-	-	-	24,743,351	-	9,359,299	-	4,640,845	-	16,200,307	-	2,290,306	-	-	-
600	Total Liabilities and Equity	-	-	-	-	24,744,453	-	9,383,921	-	4,640,982	-	16,243,496	-	2,290,306	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019		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	Azelee, Soho, St Lousi/St Conrad, Arbors	Azelee, 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
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	-	-	-	-	665,787	76,270	531,083	68,761	62,428	297	568,473	12,957	366,819	82,258	-	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	602,283	-	43,152	-	85,761	-	73,037	-	109,844	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-	-	-	-	27,039	-	750	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	-	-	-	-	1,268,070	76,270	574,235	68,761	148,189	297	668,569	12,957	477,413	82,258	-	-
91100	Administrative salaries	-	-	-	-	19,804	-	25,614	-	-	-	28,997	-	20,492	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	19,317	-	15,800	-	3,765	-	43,823	-	16,063	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	6,477	-	10,199	-	-	-	9,272	-	11,426	-	-	-
91600	Office Expenses	-	-	-	-	164	-	91	-	22	-	5,790	-	85	-	-	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	592	-	-	-	-	-
91800	Travel	-	-	-	-	1,441	-	279	-	40	-	1,281	-	600	-	-	-
91900	Other	-	-	-	-	3,202	-	2,293	-	519	-	87,365	-	1,860	446	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	154,965	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	64,058	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	49,752	-	-	-	-	-
93100	Water	-	-	-	-	-	-	342	-	-	-	4,020	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	31,446	-	-	-	16,017	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	-	-	-	-	62,988	-	65,172	-	15	-	11,769	-	64,753	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	-	-	-	-	-	-	29,379	-	-	-	45,840	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	540	-	-	-	-	-	-	-	-	-
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, 2019

PHA: FL003 FYE: 03/31/2019																	
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
		Azelee, Soho, St Lousi/St Conrad, Arbors	Azelee, 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	-	-	-	-	-	-	14,220	-	-	-	13,865	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	4,125	-	-	-	-	-
96130	Workmen's Compensation	-	-	-	-	64	-	34	-	77	-	3,949	-	32	-	-	-
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	25,083	-	-	-	-	-
96200	Other General Expenses	-	-	-	-	646,470	-	515,293	-	58,515	-	512,765	-	350,756	-	-	-
96210	Compensated Absences	-	-	-	-	1,243	-	1,607	-	-	-	10,803	-	1,286	-	-	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	761,170	-	712,309	-	62,953	-	1,094,131	-	467,353	446	-	-
97000	Excess Operating Revenue over Operating Expenses	-	-	-	-	506,900	76,270	(138,074)	68,761	85,236	297	(425,562)	12,957	10,060	81,812	-	-
97100	Extraordinary Maintenance	-	-	-	-	-	-	48,028	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	210,644	-	5,188	-	-	-	40,865	-	-	-	-	-
90000	Total Expenses	-	-	-	-	971,814	-	765,525	-	62,953	-	1,134,996	-	467,353	446	-	-
10010	Operating transfers in	-	-	-	-	76,270	-	68,761	-	297	-	12,957	-	81,812	-	-	-
10020	Operating transfers out	-	-	-	-	-	(76,270)	-	(68,761)	-	(297)	-	(12,957)	-	(81,812)	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	120,522	-	-	-	404,034	-	-	-	-	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	-	-	-	-	76,270	(76,270)	189,283	(68,761)	297	(297)	416,991	(12,957)	81,812	(81,812)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	-	-	-	-	372,526	-	(2,007)	-	85,533	-	(49,436)	-	91,872	-	-	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	-	-	-	-	24,370,825	-	9,361,306	-	4,555,312	-	16,249,743	-	2,198,434	-	-	-
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	2,247	-	1,200	-	297	-	2,411	-	1,106	-	-	-
11270	Excess Cash	-	-	-	-	(603)	-	(8,777)	-	3,551	-	67,668	-	84,439	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																
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>	AMP99 Capital <i>Other AMP Project</i>	Total AMPs 14.850/14.872
111	Cash - Unrestricted	261	-	1,631	-	164,193	-	55	-	-	-	-	-	603,291	-	7,488,430
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495
113	Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	299,048
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	3,561	-	3,561
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	261	-	1,631	-	164,193	-	55	-	-	-	-	-	606,852	-	11,066,534
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-	20,470	-	-	-	150,921
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	1,048	-	-	-	-	-	3,633	-	14,886
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	3,561	-	3,561
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	(3,093)	-	(3,093)
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	(3,633)	-	(3,633)
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	-	-	-	-	-	-	1,048	-	-	-	20,470	-	468	-	162,652
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	543,625
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,439
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	261	-	1,631	-	164,193	-	1,103	-	-	-	20,470	-	607,320	-	11,823,250
161	Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,906,549
162	Buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,876,319
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	489,301
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	326,230
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,440,475
166	Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(47,049,803)
167	Construction In Progress	-	-	-	-	1,305,370	-	-	-	-	-	-	-	-	-	4,189,324
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,350,833
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	1,305,370	-	-	-	-	-	-	-	-	-	29,529,228
171	Notes, loans, and mortgages receivable - Noncurrent	9,616,736	-	30,391,518	-	-	-	4,390,811	-	-	-	-	-	-	-	93,292,767
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	9,616,736	-	30,391,518	-	1,305,370	-	4,390,811	-	-	-	-	-	-	-	122,821,995
190	Total Assets	9,616,997	-	30,393,149	-	1,469,563	-	4,391,914	-	-	-	20,470	-	607,320	-	134,645,245
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	9,616,997	-	30,393,149	-	1,469,563	-	4,391,914	-	-	-	20,470	-	607,320	-	134,645,245

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																
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>	AMP99 Capital <i>Other AMP Project</i>	Total AMPs 14.850/14.872
312	Accounts Payable <= 90 Days	-	-	-	-	11,546	-	-	-	-	-	-	-	366,913	-	404,429
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,592
322	Accrued Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,430
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	3,561	-	3,561
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	127,047	-	-	-	-	-	-	-	-	-	323,836
346	Accrued Liabilities - Other	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1,311
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	1	-	138,593	-	-	-	-	-	-	-	370,474	-	776,159
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	-	-	1	-	138,593	-	-	-	-	-	-	-	370,474	-	797,788
508.4	Net Investment in Capital Assets	-	-	-	-	1,305,370	-	-	-	-	-	-	-	-	-	29,529,228
511.4	Restricted Net Position	9,616,736	-	30,391,518	-	-	-	4,390,811	-	-	-	-	-	-	-	96,867,310
512.4	Unrestricted Net Position	261	-	1,630	-	25,600	-	1,103	-	-	-	20,470	-	236,846	-	7,450,919
513	Total Equity	9,616,997	-	30,393,148	-	1,330,970	-	4,391,914	-	-	-	20,470	-	236,846	-	133,847,457
600	Total Liabilities and Equity	9,616,997	-	30,393,149	-	1,469,563	-	4,391,914	-	-	-	20,470	-	607,320	-	134,645,245

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																
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>	AMP99 Capital <i>Other AMP Project</i>	Total AMPs 14.850/14.872
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	98	-	-	-	10,953	1,299,724	-	-	-	-	-	341,145	-	-	7,689,882
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	982,876
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	72	-	-	-	55	-	-	-	-	-	-	-	48,297
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	66,302	-	76,607
71200	Mortgage interest income	73,716	-	35,077	-	-	-	114,328	-	-	-	-	-	-	-	1,137,198
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77,050
71500	Other revenue	-	-	-	-	6,953	-	-	-	-	-	-	-	5,633	-	112,002
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	73,814	-	35,149	-	17,906	1,299,724	114,383	-	-	-	-	341,145	71,935	-	10,123,912
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	390,002
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,558
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,768
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,286
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,245
91600	Office Expenses	-	-	-	-	7	-	-	-	-	-	-	-	1,227	-	9,346
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33,358
91800	Travel	-	-	-	-	13	-	-	-	-	-	-	-	-	-	7,147
91900	Other	-	-	-	-	219	-	-	-	-	-	-	320,675	-	-	597,633
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	405,691
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171,376
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53,221
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,033
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	47,598
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	471
94200	OMO - Materials and Other	-	-	-	-	5	-	-	-	-	-	-	-	-	-	205,580
94300	Ordinary Maintenance and Operations - Contract Costs	-	-	-	-	3,553	-	-	-	-	-	-	-	-	-	97,581
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	159,510
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, 2019

PHA: FL003 FYE: 03/31/2019																
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>	AMP99 Capital <i>Other AMP Project</i>	Total AMPs 14.850/14.872
96110	Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66,583
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,324
96130	Workmen's Compensation	-	-	-	-	3	-	-	-	-	-	-	-	-	-	4,460
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,969
96200	Other General Expenses	-	-	2	-	-	-	-	-	-	-	-	-	-	-	2,633,637
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48,689
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140,741
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	2	-	3,800	-	-	-	-	-	-	320,675	1,227	-	5,424,845
97000	Excess Operating Revenue over Operating Expenses	73,814	-	35,147	-	14,106	1,299,724	114,383	-	-	-	-	20,470	70,708	-	4,699,067
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48,028
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,254,344
90000	Total Expenses	-	-	2	-	3,800	-	-	-	-	-	-	320,675	1,227	-	7,727,217
10010	Operating transfers in	-	-	-	-	1,299,724	-	-	-	-	-	20,470	-	-	-	3,219,533
10020	Operating transfers out	-	-	-	-	-	(1,299,724)	-	-	-	-	-	(20,470)	-	-	(3,219,533)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	2,993,767	-	-	-	1,048	-	-	-	-	-	-	-	4,152,183
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(21,080)
10100	Total other financing sources (Uses)	-	-	2,993,767	-	1,299,724	(1,299,724)	1,048	-	-	-	20,470	(20,470)	-	-	4,131,103
10000	Excess (deficiency) of total revenue over (under) total expenses	73,814	-	3,028,914	-	1,313,830	-	115,431	-	-	-	20,470	-	70,708	-	6,527,798
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,301,338
11030	Beginning Equity	9,543,183	-	27,364,234	-	17,140	-	4,276,483	-	-	-	-	-	166,138	-	127,319,659
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	9,216
11210	Number of Unit Months Leased	365	-	360	-	820	-	165	-	-	-	-	-	-	-	8,971
11270	Excess Cash	261	-	1,630	-	25,600	-	1,103	-	-	-	20,470	-	236,744	-	7,264,517
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	982,876

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019													
Line Item No.	Account Description	COCC	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	134,599	867,905	4,389,011	88,842	219,973	8,350	91,110	-	42,302	-	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	387,250	1,641,431	-	-	-	-	5,657	-	-	-	-
114	Cash - Tenant Security Deposits	-	84,187	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	865,498	-	-	-	-	-	-	-	-	-
100	Total Cash	134,599	1,339,342	6,895,940	88,842	219,973	8,350	91,110	5,657	42,302	-	-	-
121	Accounts Receivable - PHA Projects	-	-	435,941	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	2,170	-	-	123,912	-	547,226	91,184	-
124	Accounts Receivable - other government	-	168,537	-	113,022	-	-	51,946	-	-	-	27,324	-
125	Accounts Receivable - Miscellaneous	219,375	791,121	891,679	299	509	-	-	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	8,906	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	(3,961)	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	(426,237)	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	763,561	-	3,216	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	(763,538)	-	(3,216)	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	219,375	964,603	901,406	113,321	2,679	-	51,946	123,912	-	547,226	118,508	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	69,698	80,648	78,380	-	-	-	-	-	-	11,348	-	-
144	Interprogram due from	-	1,027,788	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	423,672	3,412,381	7,875,726	202,163	222,652	8,350	143,056	129,569	42,302	558,574	118,508	-
161	Land	-	2,566,440	-	-	-	-	-	-	-	-	-	-
162	Buildings	9,439,305	10,255,970	62,083	-	-	-	-	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	58,789	-	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	2,599,707	475,408	101,705	-	-	-	-	20,419	-	-	18,500	-
165	Leasehold Improvements	1,125	4,523	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(6,582,671)	(6,910,607)	(151,889)	-	-	-	-	(20,419)	-	-	(11,750)	-
167	Construction In Progress	47,365	1,689,385	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	5,923,531	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	5,504,831	14,063,439	11,899	-	-	-	-	-	-	-	6,750	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	15,107,039	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	1,744,967	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	2,838,117	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	5,504,831	33,753,562	11,899	-	-	-	-	-	-	-	6,750	-
190	Total Assets	5,928,503	37,165,943	7,887,625	202,163	222,652	8,350	143,056	129,569	42,302	558,574	125,258	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	5,928,503	37,165,943	7,887,625	202,163	222,652	8,350	143,056	129,569	42,302	558,574	125,258	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019													
Line Item No.	Account Description	COCC	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	83,709	64,739	62,745	-	509	-	16,163	-	-	12,026	4,944	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	1,189	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	65,704	12,167	78,879	1,399	-	-	-	-	-	-	-	-
322	Accrued Compensated Absences	761,758	142,848	85,545	6,373	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	2,524	-	995	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	84,187	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	545,885	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	178,289	531,523	-	-	-	-	-	433	16,100	-	-
346	Accrued Liabilities - Other	-	-	333,975	-	-	-	1,200	-	-	-	-	-
347	Interprogram due to	-	152,445	-	-	-	-	52,298	123,912	-	20,705	113,564	726
310	Total Current Liabilities	911,171	1,180,560	1,095,191	7,772	1,504	-	70,850	123,912	433	48,831	118,508	726
351	Long-term debt, net of current - capital projects	-	12,957,087	-	-	-	-	-	-	-	-	-	-
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	2,488,117	576,888	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	21,136	30,044	137,448	19,179	-	-	-	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	21,136	15,475,248	714,336	19,179	-	-	-	-	-	-	-	-
300	Total Liabilities	932,307	16,655,808	1,809,527	26,951	1,504	-	70,850	123,912	433	48,831	118,508	726
508.4	Net Investment in Capital Assets	5,504,831	1,106,352	11,899	-	-	-	-	-	-	-	6,750	-
511.4	Restricted Net Position	-	4,086,076	1,064,543	-	-	-	-	5,657	-	-	-	-
512.4	Unrestricted Net Position	(508,635)	15,317,707	5,001,656	175,212	221,148	8,350	72,206	-	41,869	509,743	-	(726)
513	Total Equity	4,996,196	20,510,135	6,078,098	175,212	221,148	8,350	72,206	5,657	41,869	509,743	6,750	(726)
600	Total Liabilities and Equity	5,928,503	37,165,943	7,887,625	202,163	222,652	8,350	143,056	129,569	42,302	558,574	125,258	-

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019													
Line Item No.	Account Description	COCC	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	-	2,353,827	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	50,080	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	2,403,907	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	26,844	-	87,067,566	634,529	444,013	-	-	609,886	-	5,193,541	468,779	-
70610	HUD PHA Capital Grants	455	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	2,570,333	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	515,959	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	31,660	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	3,117,952	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	61,009	-	-	-	-	456,151	-	393,071	-	27,324	-
71100	Investment Income - Unrestricted	-	91,799	13,304	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	778,145	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	61,596	-	-	-	-	-	-	-	-	-
71500	Other revenue	257,677	992,970	3,024,118	-	1	-	17,500	-	788	-	-	531
71600	Gain/Loss on Sale of Fixed Assets	-	6,771	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	3,402,928	4,334,601	90,166,584	634,529	444,014	-	473,651	609,886	393,859	5,193,541	496,103	531
91100	Administrative salaries	2,231,006	275,016	2,810,132	54,057	-	-	6,025	268,433	-	150,012	-	-
91200	Auditing fees	27,500	39,400	22,725	17,381	-	-	-	-	-	-	-	-
91300	Management Fee	-	145,049	810,688	-	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	515,959	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	2,994	18,569	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	704,026	58,922	1,089,192	-	-	-	550	109,595	-	38,285	-	-
91600	Office Expenses	229,452	77,921	101,466	-	-	-	3,296	261	689	5,968	-	-
91700	Legal Expense	81,887	273,419	34,569	-	-	-	-	-	-	48	-	-
91800	Travel	37,618	27,619	8,263	-	-	-	1,157	-	563	2,645	-	-
91900	Other	187,282	156,304	687,849	-	-	-	31,823	1,010	578	10,443	46,256	535
92100	Tenant services - salaries	-	906,416	-	-	-	-	240,933	136,558	110,430	98,764	262,921	-
92200	Relocation Costs	-	11,343	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	176,015	-	-	-	-	70,158	61,207	42,032	35,474	104,782	-
92400	Tenant Services - Other	10,979	626,845	103,076	-	-	-	92,920	1,390	186,771	101,580	65,647	-
93100	Water	8,872	90,393	-	-	-	-	-	-	-	-	-	-
93200	Electricity	89,584	104,923	-	-	-	-	2,073	-	-	-	-	-
93300	Gas	447	7,882	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	1,170	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	141,123	139,122	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	103,462	101,396	9,658	-	-	-	8,300	-	1,330	696	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	202,547	582,901	3,856	-	-	-	2,344	-	-	45,110	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	48,825	30,418	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	83,551	3,083	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	24,320	1,039	-	-	-	-	-	-	-	49,918	-	-
95500	Employee benefit contributions - protective services	44,214	1,433	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019													
Line Item No.	Account Description	COCC	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	34,671	50,162	-	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	38,483	62,698	28,972	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	56,140	42,993	57,359	-	-	-	2,550	5,981	2,718	6,441	-	722
96140	All other Insurance	58,377	7,981	16,566	-	-	-	21,431	-	-	12,101	-	-
96200	Other General Expenses	-	1,269,510	-	-	-	-	1	-	-	483,058	-	-
96210	Compensated Absences	157,220	87,230	176,231	3,249	-	-	15,495	25,411	6,879	15,609	16,497	-
96400	Bad Debt - Tenant Rents	-	31,408	83,030	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	121,920	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	4,604,580	5,530,500	6,559,591	74,687	-	-	499,056	609,846	351,990	1,056,152	496,103	1,257
97000	Excess Operating Revenue over Operating Expenses	(1,201,652)	(1,195,899)	83,606,993	559,842	444,014	-	(25,405)	40	41,869	4,137,389	-	(726)
97100	Extraordinary Maintenance	13,297	11,127	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	80,472,220	532,702	408,492	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	2,904,547	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	1,533,944	1,056,571	2,556	-	-	-	-	-	-	-	6,167	-
90000	Total Expenses	6,151,821	6,598,198	89,938,914	607,389	408,492	-	499,056	609,846	351,990	1,056,152	502,270	1,257
10010	Operating transfers in	27,299	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	(27,299)	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	1,487,036	811,499	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	21,080	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	(3,627,627)	-	-
10100	Total other financing sources (Uses)	1,508,116	811,499	-	-	-	-	-	-	-	(3,627,627)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(1,240,777)	(1,452,098)	227,670	27,140	35,522	-	(25,405)	40	41,869	509,762	(6,167)	(726)
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	6,236,973	21,962,233	5,850,428	148,072	185,626	8,350	97,611	5,617	-	(19)	12,917	-
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	5,013,555	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	1,064,543	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	1,596	120,599	960	648	-	-	-	-	-	-	-
11210	Number of Unit Months Leased	-	1,548	117,140	933	590	-	-	-	-	-	-	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																						
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	
111	Cash - Unrestricted	904,514	24,414	11,027,361	4,022,193	467,049	86,004	1,028,966	352,786	293,731	656,097	631,810	54,074	32,504	(49,281)	(28,832)	(41,831)	-	19,461,559	-	32,792,081	
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495
113	Cash - other restricted	-	-	-	1,143,666	-	2,847,766	360,590	1,331,083	838,093	1,177,622	1,324,744	45,150	-	-	-	-	-	-	-	-	11,402,100
114	Cash - Tenant Security Deposits	2,766	-	-	242,787	-	155,332	59,884	51,647	50,375	44,495	34,776	22,358	18,934	-	-	-	-	-	-	-	771,102
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	865,498
100	Total Cash	907,280	24,414	11,027,361	5,408,646	467,049	3,089,102	1,449,440	1,735,516	1,182,199	1,878,214	1,991,330	121,582	51,438	(49,281)	(28,832)	(41,831)	-	29,213,627	-	49,106,276	
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	435,951
122	Accounts Receivable - HUD Other Projects	-	-	2,020,414	-	-	3,805	425	-	(4,251)	819	20,749	(1,975)	-	-	-	-	-	-	-	-	2,955,399
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	360,829
125	Accounts Receivable - Miscellaneous	845,104	-	-	37,244	-	-	4,418	-	-	-	(124)	-	-	-	-	13,000	-	-	-	-	2,817,511
126	Accounts Receivable - Tenants - Dwelling Rents	(1,826)	-	-	2,990	-	108,292	20,117	23,864	23,596	23,017	23,705	1,276	-	-	-	-	-	-	-	-	237,498
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	(64,401)	(745)	(1,778)	(5,761)	(19,819)	(10,917)	(543)	-	-	-	-	-	-	-	-	(111,018)
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(429,870)
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	766,777
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(766,754)
120	Total Receivables, net of allowances for doubtful accounts	843,278	-	2,020,414	40,234	-	47,696	24,215	22,086	13,584	4,017	33,413	(1,242)	-	-	-	13,000	-	-	-	-	6,266,323
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	543,625
142	Prepaid Expenses and Other Assets	(8,105)	-	97,516	144,447	-	64,178	52,731	33,908	29,478	22,523	22,740	21,207	-	-	-	-	-	-	-	-	771,136
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,027,788)	-
150	Total Current Assets	1,742,453	24,414	13,145,291	5,593,327	467,049	3,200,976	1,526,386	1,791,510	1,225,261	1,904,754	2,047,483	141,547	51,438	(49,281)	(28,832)	(28,831)	-	32,754,945	(1,027,788)	56,687,360	
161	Land	-	-	-	1,370,000	-	490,359	417,293	858,296	402,961	267,660	498,821	170,000	-	-	-	-	-	-	-	-	19,948,379
162	Buildings	1,095,879	-	-	17,807,297	-	23,967,165	35,685,137	16,222,934	14,998,651	13,546,498	10,226,919	2,049,371	1,413,239	-	-	-	-	-	-	-	186,646,767
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	1,377,543	-	1,335,431	657,609	227,058	73,385	281,104	365,859	7,583	-	-	-	-	-	-	-	-	4,873,662
164	Furniture, Equipment & Machinery - Administration	-	-	-	51,428	-	165,393	337,722	119,404	130,839	20,126	9,522	88,987	-	-	-	-	-	-	-	-	4,465,390
165	Leasehold Improvements	-	-	-	-	-	3,072,424	1,677,108	1,061,910	319,621	515,725	1,407,077	-	-	-	-	-	-	-	-	-	18,499,988
166	Accumulated Depreciation	(911,108)	-	-	(7,366,093)	-	(27,371,015)	(26,743,463)	(13,544,035)	(9,053,615)	(12,089,199)	(11,029,411)	(1,926,763)	(8,805)	-	-	-	-	-	-	-	(170,770,646)
167	Construction In Progress	-	-	-	-	1,750	117,653	232,851	111,790	40,365	125,568	7,655	218,468	-	-	-	-	-	-	-	-	6,782,174
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,274,364
160	Total Fixed Assets, Net of Accumulated Depreciation	184,771	-	-	13,240,175	1,750	1,777,410	12,264,257	5,057,357	6,912,207	2,667,482	1,486,442	607,646	1,404,434	-	-	-	-	-	-	-	94,720,078
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	154,591	154,591	(332,671)	-	108,221,726
174	Other Assets	677,859	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	425,000	-	-	2,847,826
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,838,117
180	Total Non-Current Assets	862,630	-	-	13,240,175	1,750	1,777,410	12,264,257	5,057,357	6,912,207	2,667,482	1,486,442	607,646	1,404,434	-	-	-	-	579,591	(332,671)	-	208,627,747
190	Total Assets	2,605,083	24,414	13,145,291	18,833,502	468,799	4,978,386	13,790,643	6,848,867	8,137,468	4,572,236	3,533,925	749,193	1,455,872	(49,281)	(28,832)	(28,831)	579,591	79,616,326	(1,360,459)	265,315,107	
200	Deferred Outflow of Resources	-	-	-	325,639	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	325,639
290	Total Assets and Deferred Outflow of Resources	2,605,083	24,414	13,145,291	19,159,141	468,799	4,978,386	13,790,643	6,848,867	8,137,468	4,572,236	3,533,925	749,193	1,455,872	(49,281)	(28,832)	(28,831)	579,591	79,941,965	(1,360,459)	265,640,746	

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																					
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	-	-	3,546	-	-	49,886	28,403	15,423	10,139	22,335	6,390	-	-	1,032	-	-	-	137,154	-	786,418
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,189
321	Accrued Wage/Payroll Taxes Payable	-	-	5,070	-	-	22,262	44,080	9,103	6,978	7,571	5,389	4,104	-	-	-	-	-	104,557	-	275,298
322	Accrued Compensated Absences	-	-	13,763	-	-	165,137	121,962	62,189	55,898	73,858	34,521	11,319	-	-	-	-	-	538,647	-	1,565,601
325	Accrued interest payable	-	-	-	221,413	-	-	-	-	-	-	-	284,334	-	-	-	-	-	505,747	(178,080)	327,667
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,519
341	Tenant Security Deposits	2,766	-	-	242,787	-	155,332	59,884	51,647	50,375	44,495	34,776	22,358	18,934	-	-	-	-	683,354	-	771,102
342	Unearned Revenues	2,765	-	-	5,380	-	27,020	3,069	5,026	3,593	10,541	4,626	1,570	-	-	-	-	-	63,590	-	609,475
343	Current portion of L-T debt - capital projects	-	-	-	300,411	-	-	-	-	-	-	-	-	-	-	-	-	-	300,411	-	300,411
345	Other current liabilities	-	-	7,440	39,102	-	41,425	6,220	788	2,755	13,107	25,322	(578)	-	-	-	-	-	135,581	-	1,185,762
346	Accrued Liabilities - Other	-	-	1,317,711	197,785	-	-	-	-	-	-	-	35,999	-	-	-	-	-	1,551,495	-	1,887,981
347	Interprogram due to	-	69,272	-	-	-	-	-	-	-	-	-	442,016	3,534	18,371	16,642	14,303	-	564,138	(1,027,788)	-
310	Total Current Liabilities	5,531	69,272	1,347,530	1,006,878	-	461,062	263,618	144,176	129,738	171,907	111,024	801,122	22,468	19,403	16,642	14,303	-	4,584,674	(1,205,868)	7,714,423
351	Long-term debt, net of current - capital projects	-	-	-	8,839,279	-	-	-	-	-	-	-	-	-	-	-	-	-	8,839,279	-	21,796,366
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	154,591	154,591	(154,591)	-
353	Noncurrent Liabilities - Other	2,085,937	501	-	-	-	-	-	-	-	-	-	-	-	487	111	-	-	2,087,036	-	5,152,041
354	Accrued compensated Absences - Non Current	-	-	8,369	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,369	-	237,805
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	582,000	-	-	-	-	-	582,000	-	582,000
350	Total Noncurrent Liabilities	2,085,937	501	8,369	8,839,279	-	-	-	-	-	-	-	582,000	-	487	111	-	154,591	11,671,275	(154,591)	27,768,212
300	Total Liabilities	2,091,468	69,773	1,355,899	9,846,157	-	461,062	263,618	144,176	129,738	171,907	111,024	1,383,122	22,468	19,890	16,753	14,303	154,591	16,255,949	(1,360,459)	35,482,635
508.4	Net Investment in Capital Assets	184,771	-	-	4,100,485	1,750	1,777,410	12,264,257	5,057,357	6,912,207	2,667,482	1,486,442	607,646	1,404,434	-	-	-	-	36,464,241	-	72,623,301
511.4	Restricted Net Position	-	-	-	1,143,666	-	2,847,766	360,590	1,331,083	838,093	1,177,622	1,324,744	45,150	-	-	-	-	-	9,068,714	-	111,092,300
512.4	Unrestricted Net Position	328,844	(45,359)	11,789,392	4,068,833	467,049	(107,852)	902,178	316,251	257,430	555,225	611,715	(1,286,725)	28,970	(69,171)	(45,585)	(43,134)	425,000	18,153,061	-	46,442,510
513	Total Equity	513,615	(45,359)	11,789,392	9,312,984	468,799	4,517,324	13,527,025	6,704,691	8,007,730	4,400,329	3,422,901	(633,929)	1,433,404	(69,171)	(45,585)	(43,134)	425,000	63,686,016	-	230,158,111
600	Total Liabilities and Equity	2,605,083	24,414	13,145,291	19,159,141	468,799	4,978,386	13,790,643	6,848,867	8,137,468	4,572,236	3,533,925	749,193	1,455,872	(49,281)	(28,832)	(28,831)	579,591	79,941,965	(1,360,459)	265,640,746

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																					
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	30,529	-	-	5,054,978	-	517,958	1,214,932	499,287	493,699	445,267	322,039	246,958	-	-	-	-	-	8,825,647	-	11,179,474
70400	Tenant Revenue - Other	-	-	-	174,519	-	59,452	28,448	23,131	36,915	23,700	21,197	4,130	-	-	-	-	-	371,492	-	421,572
70500	Total Tenant Revenue	30,529	-	-	5,229,497	-	577,410	1,243,380	522,418	530,614	468,967	343,236	251,088	-	-	-	-	-	9,197,139	-	11,601,046
70600	HUD PHA Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102,135,040
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	983,331
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,570,333)	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(515,959)	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(31,660)	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,117,952)	-
70800	Other government grants	-	-	355,114,945	-	-	4,021,435	2,478,288	1,399,231	1,087,521	1,206,706	1,003,875	111,307	-	-	-	-	-	366,423,308	(2,210,314)	365,198,846
71100	Investment Income - Unrestricted	-	-	-	8,282	-	-	1,972	-	-	-	-	-	-	-	-	-	-	10,254	-	191,964
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,915,343
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	9,767	-	-	-	-	-	-	-	-	-	9,767	-	9,767
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138,646
71500	Other revenue	9,234	-	3,000	-	32,278	216,124	197,984	75	2,235	-	441	3,412	24,093	-	-	-	-	488,876	-	4,894,463
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	(288,369)	-	-	-	-	-	-	-	-	-	-	-	-	-	(288,369)	-	(281,598)
70000	Total Revenue	39,763	-	355,117,945	4,949,410	32,278	4,814,969	3,921,624	1,931,491	1,620,370	1,675,673	1,347,552	365,807	24,093	-	-	-	-	375,840,975	(5,328,266)	486,786,848
91100	Administrative salaries	-	12,690	205,223	289,191	-	302,747	229,200	125,148	105,442	128,577	85,813	36,552	-	12,690	12,690	12,690	-	1,558,653	-	7,743,336
91200	Auditing fees	5,000	-	20,573	22,450	2,000	14,910	13,405	20,009	9,235	13,852	7,696	8,500	-	-	-	-	-	137,630	-	266,194
91300	Management Fee	9,996	-	99,996	-	5,000	579,051	315,169	144,697	118,705	126,620	100,590	16,004	-	-	-	-	-	1,515,828	(2,570,333)	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(515,959)	-
91400	Advertising and Marketing	-	-	850	61,480	-	-	-	-	-	669	168	311	-	-	-	-	-	63,478	-	86,327
91500	Employee benefit contributions - administrative	729	5,308	49,084	64,794	-	120,207	93,499	41,740	38,648	46,172	42,244	12,876	-	5,307	5,307	5,307	-	531,222	-	2,668,037
91600	Office Expenses	754	-	10,225	104,698	-	33,081	22,671	13,536	19,560	9,828	3,926	6,445	1,706	-	-	-	-	226,430	-	654,829
91700	Legal Expense	-	-	-	63,451	-	76,614	3,059	11,930	5,716	4,703	1,622	972	7,788	2,871	-	-	-	178,726	-	602,007
91800	Travel	-	-	2,037	-	-	-	-	1,572	119	-	-	-	-	-	-	-	-	3,728	-	88,740
91900	Other	8,558	70	7,768,627	331,650	-	60,748	34,052	39,430	23,929	24,924	18,887	8,368	-	653	-	-	-	8,319,896	(31,660)	10,007,949
92100	Tenant services - salaries	-	-	-	-	-	16,148	52,900	3,751	15,726	14,213	8,830	-	-	-	-	-	-	111,568	-	2,273,281
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,343
92300	Employee benefit contributions - tenant services	-	-	-	-	-	7,807	19,698	1,747	7,451	6,808	4,214	-	-	-	-	-	-	47,725	-	708,769
92400	Tenant Services - Other	197	-	165,190	-	-	54,471	17,962	258,808	263,242	95,638	33,043	1,229	-	-	-	-	-	889,780	-	2,132,209
93100	Water	2,253	-	-	118,961	-	189,062	50,998	71,624	182,436	101,417	69,378	6,614	-	-	-	-	-	792,743	-	919,041
93200	Electricity	8,858	-	-	87,897	-	27,908	193,327	12,329	25,556	16,062	7,645	2,150	328	-	-	-	-	382,060	-	626,238
93300	Gas	26	-	-	5,345	-	246	1,137	-	-	400	-	-	-	-	-	-	-	7,154	-	15,483
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	1,586	-	-	-	-	-	1,586	-	1,586
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	672	52	-	-	-	-	724	-	1,894
94100	Ordinary Maintenance and Operations - Labor	-	-	-	227,409	-	521,829	453,503	197,820	140,125	140,858	99,154	34,754	-	-	-	-	-	1,815,452	-	2,096,168
94200	OMO - Materials and Other	1,478	-	-	292,474	-	327,418	93,352	117,159	132,759	71,969	58,179	25,891	1,911	-	-	-	-	1,122,590	-	1,553,012
94300	Ordinary Maintenance and Operations - Contract Costs	29,034	-	-	423,951	-	408,705	336,964	165,820	202,339	169,823	124,893	46,516	-	-	-	-	-	1,908,045	-	2,842,384
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	28,607	-	199,008	191,194	80,450	58,024	57,027	39,923	15,772	-	-	-	-	-	670,005	-	749,286
95100	Protective Services - labor	-	-	-	-	-	20,806	21,361	8,477	7,706	7,707	5,395	2,072	-	-	-	-	-	73,524	-	160,158
95200	Protective Services - Other Contract Costs	-	-	-	-	-	2,986	87,701	-	-	-	-	-	-	-	-	-	-	90,687	-	325,474
95500	Employee benefit contributions - protective services	-	-	-	-	-	9,674	9,891	3,941	3,583	3,584	2,508	898	-	-	-	-	-	34,079	-	79,726

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2019

PHA: FL003 FYE: 03/31/2019																					
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	10,360	-	-	230,863	-	138,694	55,689	58,353	60,853	44,248	35,829	14,956	-	-	-	-	-	649,845	-	801,261
96120	Liability Insurance	2,494	-	154,792	-	-	12,254	16,565	6,047	5,447	6,084	6,479	-	-	-	-	-	-	210,162	-	364,639
96130	Workmen's Compensation	-	539	-	27,907	-	18,638	15,573	10,524	6,722	13,115	5,514	734	-	539	540	539	-	100,884	-	280,248
96140	All other Insurance	-	-	2,158	-	-	14,736	7,309	44,997	45,448	14,071	14,597	-	-	-	-	-	-	143,316	-	302,741
96200	Other General Expenses	1,285	-	-	163,581	-	353	-	2,464	-	-	-	-	-	-	-	-	-	167,683	-	4,553,889
96210	Compensated Absences	-	796	12,691	32,414	-	54,113	48,741	20,689	16,843	18,411	12,474	4,381	-	796	796	796	-	223,941	-	776,451
96400	Bad Debt - Tenant Rents	-	-	-	28,030	-	114,796	21,279	12,716	10,621	5,917	12,465	4,697	-	-	-	-	-	210,521	-	324,959
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140,741
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	573,953	-	-	-	-	-	-	-	-	-	-	-	-	-	573,953	-	573,953
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	20,739	-	-	-	-	-	20,739	-	142,659
96900	Total Operating Expenses	81,022	19,403	8,491,446	3,179,106	7,000	3,327,010	2,406,199	1,475,778	1,506,235	1,142,697	801,466	273,689	11,785	22,856	19,333	19,332	-	22,784,357	(3,117,952)	44,875,012
97000	Excess Operating Revenue over Operating Expenses	(41,259)	(19,403)	346,626,499	1,770,304	25,278	1,487,959	1,515,425	455,713	114,135	532,976	546,086	92,118	12,308	(22,856)	(19,333)	(19,332)	-	353,056,618	(2,210,314)	441,911,836
97100	Extraordinary Maintenance	-	-	-	313,270	-	-	-	-	-	-	1,900	-	-	-	-	-	-	315,170	-	387,622
97300	Housing Assistance Payments	-	-	343,333,854	-	-	-	-	-	-	-	-	-	-	-	-	-	-	343,333,854	(2,210,314)	422,536,954
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,904,547
97400	Depreciation Expense	49,396	-	-	553,323	-	169,099	1,664,481	75,103	461,129	380,789	165,163	43,291	8,805	-	-	-	-	3,570,579	-	8,424,161
90000	Total Expenses	130,418	19,403	351,825,300	4,045,699	7,000	3,496,109	4,070,680	1,550,881	1,967,364	1,523,486	968,529	316,980	20,590	22,856	19,333	19,332	-	370,003,960	(5,328,266)	479,128,296
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,246,832)	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,246,832	-
10040	Operating transfers from/to component unit	48,120	-	(1,895,990)	-	(31,969)	(401,479)	(223,327)	(302,275)	(114,992)	(210,002)	(258,870)	1,092,249	-	-	-	-	-	(2,298,535)	-	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,173,263)	-
10094	Transfers between programs and projects out	-	-	(524,556)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(524,556)	4,173,263	-
10100	Total other financing sources (Uses)	48,120	-	(2,420,546)	-	(31,969)	(401,479)	(223,327)	(302,275)	(114,992)	(210,002)	(258,870)	1,092,249	-	-	-	-	-	(2,823,091)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(42,535)	(19,403)	872,099	903,711	(6,691)	917,381	(372,383)	78,335	(461,986)	(57,815)	120,153	1,141,076	3,503	(22,856)	(19,333)	(19,332)	-	3,013,924	-	7,658,552
11020	Debt Principal Payments - Enterprise Funds	-	-	-	573,953	-	-	-	-	-	-	-	-	-	-	-	-	-	573,953	-	1,875,291
11030	Beginning Equity	556,150	(25,956)	10,917,293	8,409,273	475,490	3,599,943	13,899,408	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	60,672,092	-	222,499,559
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,013,555
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,064,543
11190	Unit Months Available	-	-	-	-	-	5,184	5,388	2,292	2,028	1,980	1,392	-	-	-	-	-	-	18,264	-	151,283
11210	Number of Unit Months Leased	-	-	-	-	-	4,769	5,226	2,223	1,937	1,906	1,322	-	-	-	-	-	-	17,383	-	146,565
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,264,517
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	982,876

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, 2019

PROGRAM	FL14 P003 501-15	FL14 P003 501-16	FL003 P003 501-17	SUBTOTAL CFP
BUDGET	<u>\$ 3,886,059</u>	<u>\$ 3,989,975</u>	<u>\$ 3,172,396</u>	<u>\$ 11,048,430</u>
ADVANCES				
Cash receipts - prior years	\$ 3,212,105	\$ 3,161,380	\$ 444,142	\$ 6,817,627
Cash receipts - current year	<u>667,924</u>	<u>555,530</u>	<u>366,315</u>	<u>1,589,769</u>
Cumulative as of March 31, 2019	<u>3,880,029</u>	<u>3,716,910</u>	<u>810,457</u>	<u>8,407,396</u>
COSTS				
Prior years	3,184,806	3,161,380	444,052	6,790,238
Current year	<u>695,223</u>	<u>576,000</u>	<u>496,766</u>	<u>1,767,989</u>
Cumulative as of March 31, 2019	<u>3,880,029</u>	<u>3,737,380</u>	<u>940,818</u>	<u>8,558,227</u>
RECEIVABLE DUE FROM HUD	<u>\$ -</u>	<u>\$ 20,470</u>	<u>\$ 130,361</u>	<u>\$ 150,831</u>
SOFT COSTS				
Prior years	\$ 1,402,203	\$ 549,312	\$ 146,613	\$ 2,098,128
Current year	<u>201,101</u>	<u>359,151</u>	<u>224,406</u>	<u>784,658</u>
Cumulative as of March 31, 2019	<u>1,603,304</u>	<u>908,463</u>	<u>371,019</u>	<u>2,882,786</u>
HARD COSTS				
Prior years	1,782,603	2,612,068	297,439	4,692,110
Current year	<u>494,122</u>	<u>216,849</u>	<u>272,360</u>	<u>983,331</u>
Cumulative as of March 31, 2019	<u>2,276,725</u>	<u>2,828,917</u>	<u>569,799</u>	<u>5,675,441</u>
OTHER COSTS (Loans)				
Prior years	-	-	-	-
Current year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cumulative as of March 31, 2019	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CUMULATIVE SOFT, HARD AND OTHER COSTS	<u>\$ 3,880,029</u>	<u>\$ 3,737,380</u>	<u>\$ 940,818</u>	<u>\$ 8,558,227</u>

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, 2019

PROGRAM	SUBTOTAL CFP	FL14 R003 504-09	FL14 R003 501-13	FL 14 R003 502-13	FL14 R003 501-14	FL 14 R003 502-14	FL14 R003 501-15	TOTAL CFP/RHF
BUDGET	\$ 11,048,430	\$ 686,757	\$ 694,753	\$ 586,865	\$ 713,406	\$ 577,745	\$ 689,360	\$ 14,997,316
ADVANCES								
Cash receipts - prior years	\$ 6,817,627	\$ 681,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,498,967
Cash receipts - current year	1,589,769	5,417	694,753	447,788	713,406	348,440	689,360	4,488,933
Cumulative as of March 31, 2019	8,407,396	686,757	694,753	447,788	713,406	348,440	689,360	11,987,900
COSTS								
Prior years	6,790,238	681,340	-	-	-	-	-	7,471,578
Current year	1,767,989	-	694,753	447,788	713,406	348,440	689,360	4,661,736
Cumulative as of March 31, 2019	8,558,227	681,340	694,753	447,788	713,406	348,440	689,360	12,133,314
RECEIVABLE DUE FROM HUD	\$ 150,831	\$ (5,417)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,414
SOFT COSTS								
Prior years	\$ 2,098,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,098,128
Current year	784,658	-	-	-	-	-	-	784,658
Cumulative as of March 31, 2019	2,882,786	-	-	-	-	-	-	2,882,786
HARD COSTS								
Prior years	4,692,110	-	-	-	-	-	-	4,692,110
Current year	983,331	-	-	-	-	-	-	983,331
Cumulative as of March 31, 2019	5,675,441	-	-	-	-	-	-	5,675,441
OTHER COSTS (Loans)								
Prior years	-	681,340	-	-	-	-	-	681,340
Current year	-	-	694,753	447,788	713,406	348,440	689,360	2,893,747
Cumulative as of March 31, 2019	-	681,340	694,753	447,788	713,406	348,440	689,360	3,575,087
CUMULATIVE SOFT, HARD AND OTHER COSTS	\$ 8,558,227	\$ 681,340	\$ 694,753	\$ 447,788	\$ 713,406	\$ 348,440	\$ 689,360	\$ 12,133,314

The following grants have been awarded and are unspent as of March 31, 2019:

FL14R003-502-15	\$ 581,684
FL14R003-501-16	705,431
FL14R003-502-16	244,577
	<u>\$ 1,531,692</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, 2019

PROGRAM	FLD003 CNG112
BUDGET	<u>\$ 30,000,000</u>
ADVANCES	
Cash receipts - prior years	\$ 17,373,778
Cash receipts - current year	<u>7,262,656</u>
Cumulative as of March 31, 2019	<u>24,636,434</u>
COSTS	
Prior years	19,990,119
Current year	<u>5,193,541</u>
Cumulative as of March 31, 2019	<u>25,183,660</u>
RECEIVABLE DUE FROM HUD	<u>\$ 547,226</u>
SOFT COSTS	
Prior years	\$ 6,713,974
Current year	<u>5,193,541</u>
Cumulative as of March 31, 2019	<u>11,907,515</u>
HARD COSTS	
Prior years	1,203,290
Current year	<u>-</u>
Cumulative as of March 31, 2019	<u>1,203,290</u>
OTHER COSTS	
Prior years - loans	12,072,855
Current year - loans	<u>-</u>
Cumulative as of March 31, 2019	<u>12,072,855</u>
CUMULATIVE SOFT AND HARD COSTS	<u>\$ 25,183,660</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, 2019

PROGRAM	FL003
	FJP000116
BUDGET	<u>\$ 2,500,000</u>
ADVANCES	
Cash receipts - prior years	\$ 77,552
Cash receipts - current year	<u>712,855</u>
Cumulative as of March 31, 2019	<u>790,407</u>
COSTS	
Prior years	412,812
Current year	<u>468,779</u>
Cumulative as of March 31, 2019	<u>881,591</u>
RECEIVABLE DUE FROM HUD	<u>\$ 91,184</u>
SOFT COSTS	
Prior years	\$ 394,312
Current year	<u>468,779</u>
Cumulative as of March 31, 2019	<u>863,091</u>
HARD COSTS	
Prior years	18,500
Current year	<u>-</u>
Cumulative as of March 31, 2019	<u>18,500</u>
CUMULATIVE SOFT AND HARD COSTS	<u>\$ 881,591</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, 2019

PROGRAM	FL003 RPS034 A015	FSS17 FL1020	FSS18 FL2440	Total
BUDGET	<u>\$ 682,560</u>	<u>\$ 432,738</u>	<u>\$ 432,738</u>	<u>\$ 1,548,036</u>
ADVANCES				
Cash receipts - prior years	\$ 310,650	\$ 114,412	\$ -	\$ 425,062
Cash receipts - current year	<u>109,444</u>	<u>318,326</u>	<u>38,131</u>	<u>465,901</u>
Cumulative as of March 31, 2019	<u>420,094</u>	<u>432,738</u>	<u>38,131</u>	<u>890,963</u>
COSTS				
Prior years	271,896	133,093	-	404,989
Current year	<u>216,781</u>	<u>299,645</u>	<u>93,460</u>	<u>609,886</u>
Cumulative as of March 31, 2019	<u>488,677</u>	<u>432,738</u>	<u>93,460</u>	<u>1,014,875</u>
RECEIVABLE DUE FROM HUD	<u>\$ 68,583</u>	<u>\$ -</u>	<u>\$ 55,329</u>	<u>\$ 123,912</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, 2019

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 Development ("HUD"):</u>		
Shelter Plus Care	14.238	\$ 444,013
Public and Indian Housing	14.850	4,038,321
Resident Opportunity and Supportive Services	14.870	609,886
Housing Voucher Cluster:		
Housing Choice Voucher Program	14.871	87,067,566
Public Housing Capital Fund Program	14.872	4,661,736
HOPE VI Cluster:		
Choice Neighborhoods Grant	14.889	5,193,541
Jobs-Plus Pilot Initiative	14.895	468,779
		<u>102,483,842</u>
<u>Direct from the U.S. Department of Labor:</u>		
Youthbuild Program	17.274	393,071
<u>Pass through from the City of Tampa, Florida:</u>		
Housing Opportunities for Persons with AIDS	14.241	634,529
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>103,511,442</u>
LOCAL ASSISTANCE		
<u>Pass through from the City of Tampa, Florida:</u>		
Various local grants		456,151
TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE		<u>\$ 103,967,593</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, 2019

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 \$355,114,945 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 in the annual audit performed in accordance with the requirements of Uniform Guidance dated September 26, 2019 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 \$459,082,538.

NOTE 3 - INDIRECT COST RATE

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

NOTE 4 - SUB-RECIPIENTS

During the year ended March 31, 2019, the Authority had no sub-recipients.

NOTE 5 - NONCASH ASSISTANCE AND OTHER

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended March 31, 2019.

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, 2019, 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 18, 2019.

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 18, 2019
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, 2019. 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 \$355,114,945 in federal awards that is not included in the schedule of expenditures of federal awards and local assistance during the year ended March 31, 2019. 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, 2019.

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 major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion 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, 2019.

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 18, 2019
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, 2019

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: **Unmodified**

There were no audit findings that are required to be reported in accordance with 2 CFR 200.516(a).

The programs tested as major programs are as follows:

- Housing Voucher Cluster
 - Section 8 Housing Choice Voucher Program - CFDA No. 14.871
- Public Housing Capital Fund Program - CFDA No. 14.872
- HOPE VI Cluster
 - Choice Neighborhoods Grant - CFDA No. 14.889

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

Did the auditee qualify as a low-risk auditee? Yes

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None.

C. FINDINGS - FEDERAL AWARDS PROGRAMS AND QUESTIONED COSTS

None.

D. SUMMARY OF PRIOR YEAR AUDIT FINDINGS

None.