

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

**Basic
Financial Statements and
Supplemental
Information**

**Year ended
March 31, 2020**



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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, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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, 2020, 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 Supplementary Information

Accounting principles generally accepted in the United States of America require that 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 supplementary 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 29, 2020, 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 29, 2020
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, 2020

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, 2020. 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 \$251,630,079 (net position).
- The Authority's total cash as of March 31, 2020 and 2019 are \$58,112,130 and \$49,106,276, respectively, representing an increase of \$9,005,854.
- During the 2020 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 Based Voucher ("PBV"). As of March 31, 2020, 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, the Reed at Encore, and the Tempo 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 various 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)

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.

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.

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

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

Table I

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>
Current assets	\$ 53,940,091	\$ 43,373,356	\$ 10,566,735
Capital assets, net	90,070,566	94,720,078	(4,649,512)
Other noncurrent assets	139,193,588	127,221,673	11,971,915
Total Assets	<u>283,204,245</u>	<u>265,315,107</u>	<u>17,889,138</u>
Total Deferred Outflows of Resources	<u>282,368</u>	<u>325,639</u>	<u>(43,271)</u>
Current liabilities	8,765,627	7,714,423	1,051,204
Noncurrent liabilities	23,090,907	27,768,212	(4,677,305)
Total Liabilities	<u>31,856,534</u>	<u>35,482,635</u>	<u>(3,626,101)</u>
Net investment in capital assets	68,017,339	72,623,301	(4,605,962)
Restricted net position	126,609,156	111,092,300	15,516,856
Unrestricted net position	57,003,584	46,442,510	10,561,074
Total Net Position	<u>\$ 251,630,079</u>	<u>\$ 230,158,111</u>	<u>\$ 21,471,968</u>

FINANCIAL ANALYSIS (continued)

Current assets - Current assets increased by \$10.6 million due to the increases in current cash of approximately \$7.1 million primarily due operations (see Statement of Cash Flows) and new investments of approximately \$3.4 million which includes the Choice Neighborhood endowment.

Net capital assets - Net capital assets decreased by \$4.6 million in the current year primarily due to current year depreciation expense of approximately \$6.8 million and net disposals and sales of capital assets of approximately \$2.5 million offset by additions of approximately \$4.6 million.

Other noncurrent assets - Other noncurrent assets increased by \$12.0 million primarily due to the net increase to notes receivable of approximately \$8.5 million and net increase to interest receivable of approximately \$556,000. These increases were offset by the net change in investment in joint venture resulting in a reduction of approximately \$1.2 million.

Total liabilities - The \$3.6 million decrease in total liabilities is primarily due to the decrease in long-term debt of \$2.5 million for the payment of CPDG loan guarantee (see Note B-7).

Net Position - Total net position of the Authority increased by \$21.5 million.

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, Choice Neighborhood endowment agreement, and restricted RAD property escrows. The restricted component of net position increased by \$15.5 million, primarily due to the issuance of new restricted notes receivable for the Encore and West River properties and the creation of the Choice Neighborhood endowment.

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 net investment in capital assets component of net position decreased by \$4.6 million, primarily due to the changes in net capital assets and capital-related debt as discussed above.

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 unrestricted component of net position increased by \$10.6 million.

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>2020</u>	<u>2019</u>	<u>Total Change</u>
Operating Revenues			
HUD operating revenues	\$ 101,864,096	\$ 102,135,040	\$ (270,944)
Other government grants	376,395,264	365,198,846	11,196,418
Tenant revenue, net	12,267,568	11,276,087	991,481
Other operating revenue	8,481,742	4,892,368	3,589,374
Total Operating Revenues	<u>499,008,670</u>	<u>483,502,341</u>	<u>15,506,329</u>
Operating Expenses			
Administrative	23,139,786	22,117,419	1,022,367
Tenant Services	4,154,425	5,125,602	(971,177)
Utilities	1,799,464	1,564,242	235,222
Maintenance	8,382,023	7,628,472	753,551
Protective Services	565,385	565,358	27
General	5,484,148	7,079,229	(1,595,081)
Depreciation	6,752,155	8,424,161	(1,672,006)
Housing assistance payments	440,772,486	425,441,501	15,330,985
Total Operating Expenses	<u>491,049,872</u>	<u>477,945,984</u>	<u>13,103,888</u>
Operating Income (Loss)	<u>7,958,798</u>	<u>5,556,357</u>	<u>2,402,441</u>
Nonoperating Revenues (Expenses)			
Gain (Loss) on sale (disposal) of capital assets	8,359,286	(271,831)	8,631,117
Interest income	2,110,203	2,107,307	2,896
Interest expense	(572,590)	(716,612)	144,022
Total Nonoperating Revenues (Expenses)	<u>9,896,899</u>	<u>1,118,864</u>	<u>8,778,035</u>
Change in Net Position Before Capital Contributions	<u>17,855,697</u>	<u>6,675,221</u>	<u>11,180,476</u>
Capital contributions	3,616,271	983,331	2,632,940
Change in Net Position	<u>21,471,968</u>	<u>7,658,552</u>	<u>13,813,416</u>
Beginning net position	230,158,111	222,499,559	7,658,552
Ending Net Position	<u>\$ 251,630,079</u>	<u>\$ 230,158,111</u>	<u>\$ 21,471,968</u>

FINANCIAL ANALYSIS (continued)

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 95.8% of the Authority's operating revenues were derived from grants from HUD and other governments for fiscal year 2020. 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 77.6% of the total HUD grant funding. Additionally, the continued strength of the Authority's HCV programs accounted for 20.4% of all subsidies directly from HUD, or 91.2% of HUD subsidy exclusive of that earned by NTHDC.

Expenses

The Authority experienced an increase in operating expenses and housing assistance payments from \$477.9 million in fiscal year 2019 to \$491.0 million in fiscal year 2020, or 2.7%. The highlights of the expenses and significant changes for the current year are as follows:

Administrative - Administrative expense in the current year increased by \$1.0 million primarily as a result of increases in administrative salaries and related benefits due to cost of living adjustments for all employees and an increase in the staffing.

General - General expense in the current year decreased by \$1.6 million primarily due to a charge to operations for collection losses of receivables in the prior year.

Depreciation - Depreciation expense in the current year decreased by \$1.7 million primarily due to dispositions during the year resulting in less depreciable capital assets.

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 3.6% or approximately \$15.3 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.

Gain on Disposal of Capital Assets

During the year ended March 31, 2020, the Authority had a gain on sale of capital assets of \$8.4 million. This was primarily due to Encore property sold to pay off a note payable (see Note B-7-d) and other Public Housing properties sold resulting in three notes receivable with the West River related parties.

Capital Contributions

During the year ended March 31, 2020, the majority of capital contributions were from the Choice Neighborhood Grant for continued construction in mixed finance properties and to fund the endowment.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets at Year-End (Net of Depreciation)

As of year-end, the Authority had approximately \$90.1 million in a variety of capital assets (net of depreciation) as reflected in the following schedule, which represents a net decrease of approximately \$4.6 million or 4.9% from the end of last year.

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

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>
Land	\$ 19,718,367	\$ 19,948,379	\$ (230,012)
Structure and Improvements	198,672,046	205,146,755	(6,474,709)
Infrastructure	21,961,996	24,274,364	(2,312,368)
Equipment - Dwelling	4,872,642	4,873,662	(1,020)
Equipment - Administrative	4,407,215	4,465,390	(58,175)
Construction in Progress	7,695,118	6,782,174	912,944
Accumulated Depreciation	<u>(167,256,818)</u>	<u>(170,770,646)</u>	<u>3,513,828</u>
Total	<u><u>\$ 90,070,566</u></u>	<u><u>\$ 94,720,078</u></u>	<u><u>\$ (4,649,512)</u></u>

During the year there was approximately \$4.6 million of improvement and repair additions to fixed assets which were primarily for former Public Housing sites being converted to tax credit units. The Authority sold capital assets with a net book value of approximately \$2.5 million which resulted in a gain on sale of assets of approximately \$8.4 million. From these sales, the Authority gained three land notes totaling approximately \$8.2 million reflected in notes receivable and cash proceeds of \$2.7 million.

Long-Term Debt

At the end of the current year, THA had total debt outstanding of \$22.6 million as presented in Note B-7.

The Authority's total outstanding debt decreased by \$2.5 million during 2020. This decrease was primarily due to principal and accrued interest payments made during the current year offset by new debt from the City of Tampa for a CDBG loan.

CAPITAL ASSETS AND DEBT ADMINISTRATION (continued)

Long-Term Debt (continued)

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>
1996 Multifamily Housing			
Revenue Bonds	\$ 8,839,279	\$ 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	1,762,200	1,762,200	-
City of Tampa - CDBG loan	256,861	-	256,861
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	-
CPDG Loan Guarantees	-	1,532,000	(1,532,000)
CPDG Accrued Interest Payable	-	956,117	(956,117)
Total Outstanding Debt	<u>\$ 22,635,227</u>	<u>\$ 25,166,894</u>	<u>\$ (2,531,667)</u>

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;
- Inflationary pressure on utility rates, supplies and other costs; and
- The recent COVID-19 pandemic may affect the future rental market.

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.

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS (continued)

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, 2020, 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;
- 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.

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, 2020

ASSETS

CURRENT ASSETS

Cash and cash equivalents - unrestricted	\$ 39,038,776
Cash and cash equivalents - restricted	3,812,051
Investments - unrestricted	2,568,212
Investments - restricted	1,386,999
Receivables, net	6,327,570
Prepaid expenses	806,483
Total current assets	<u>53,940,091</u>

NONCURRENT ASSETS

Cash and cash equivalents - restricted	15,261,303
Investment in joint ventures	1,600,000
Notes, loans and mortgages receivable - unrestricted	11,873,032
Notes, loans and mortgages receivable - restricted	107,844,878
Capital assets, net	90,070,566
Other noncurrent assets	2,614,375
Total noncurrent assets	<u>229,264,154</u>
Total assets	<u>283,204,245</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred charge on refunding bonds	<u>282,368</u>
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LIABILITIES

CURRENT LIABILITIES

Current portion of long-term debt	320,411
Accounts payable	1,479,691
Accrued interest payable	320,575
Accrued salaries	327,659
Accrued compensated absences	1,556,576
Tenant security deposits	909,053
Unearned revenue	665,151
Family self sufficiency escrow	286,882
Other current liabilities	2,899,629
Total current liabilities	<u>8,765,627</u>

NONCURRENT LIABILITIES

Accrued compensated absences	274,688
Family self sufficiency escrow	500,140
Long-term debt, net	22,314,816
Other noncurrent liabilities	1,263
Total noncurrent liabilities	<u>23,090,907</u>
Total liabilities	<u>31,856,534</u>

NET POSITION

Net investment in capital assets	68,017,339
Restricted	126,609,156
Unrestricted	57,003,584
Total net position	<u>\$ 251,630,079</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, 2020

OPERATING REVENUES

HUD operating revenues	\$ 101,864,096
Other government operating grants	376,395,264
Tenant revenue, net	12,267,568
Other operating revenue	8,481,742
Total operating revenues	<u>499,008,670</u>

OPERATING EXPENSES

Administrative	23,139,786
Tenant services	4,154,425
Utilities	1,799,464
Maintenance	8,382,023
Protective services	565,385
General	5,484,148
Depreciation	6,752,155
Housing assistance payments	440,772,486
Total operating expenses	<u>491,049,872</u>

OPERATING INCOME

7,958,798

NONOPERATING REVENUES (EXPENSES)

Mortgage interest income	1,754,798
Interest income	351,320
Gain on sale of capital assets	8,359,286
Interest income - restricted	4,085
Interest expense	(572,590)
Total nonoperating revenues (expenses)	<u>9,896,899</u>
Change in net position before capital contributions	17,855,697

CAPITAL CONTRIBUTIONS

HUD capital grants	3,194
HUD Choice Neighborhood grant	3,613,077
Total capital contributions	<u>3,616,271</u>
Change in net position	21,471,968
Total net position - beginning	<u>230,158,111</u>
Total net position - ending	<u>\$ 251,630,079</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, 2020

CASH FLOWS FROM OPERATING ACTIVITIES

HUD operating grants received	\$ 102,538,397
Other government grants received	376,294,541
Collections from tenants	12,367,347
Collections from other sources	8,279,695
Payments to employees	(17,907,102)
Payments to suppliers	(26,992,064)
Housing assistance payments	<u>(440,772,486)</u>
Net cash provided by operating activities	<u>13,808,328</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

HUD capital grants received	3,616,271
Proceeds from sale of property and equipment	2,699,263
Proceeds from long-term debt	256,861
Payments on long-term debt	(305,000)
Payments of interest	(579,682)
Investment in Tempo at Encore, LP	(1,250,000)
Purchase of property and equipment	<u>(4,641,820)</u>
Net cash used in capital and related financing activities	<u>(204,107)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	355,405
Collections of notes receivable	2,528,549
Purchase of investments	(3,411,586)
Advances of notes receivable	<u>(4,070,735)</u>
Net cash used in investing activities	<u>(4,598,367)</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

	9,005,854
Cash and cash equivalents at beginning of year	<u>49,106,276</u>
Cash and cash equivalents at end of year	<u>\$ 58,112,130</u>

AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION:

Cash and cash equivalents - unrestricted	\$ 39,038,776
Cash and cash equivalents - restricted	3,812,051
Cash and cash equivalents - restricted noncurrent	<u>15,261,303</u>
	<u>\$ 58,112,130</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, 2020

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

Operating income	\$ 7,958,798
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	6,752,155
Provision for bad debt, net of recoveries	216,703
Equity method investment in affiliate	(2,085,937)
Change in provision for the deferred tax asset valuation	338,930
Deferred charge on refunding bonds	43,271
(Increase) decrease in assets and deferred outflows:	
Receivables, net	(277,950)
Prepaid expenses	(35,347)
Other noncurrent assets	(105,479)
Increase (decrease) in liabilities:	
Accounts payable	678,681
Accrued salaries	52,361
Accrued compensated absences	27,858
Tenant security deposits	137,951
Unearned revenues	55,676
Family self sufficiency escrow	(321,389)
Other current liabilities	371,882
Other noncurrent liabilities	164
Net cash provided by operating activities	<u><u>\$ 13,808,328</u></u>

**SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING,
CAPITAL AND FINANCING ACTIVITIES**

Investment in notes receivable in exchange of land notes	<u><u>\$ 8,199,200</u></u>
Settlement of notes payable and investment in joint venture for CPDG	<u><u>\$ 2,488,117</u></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, 2020

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 31 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 on the following page 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, 2019 for MRDC; and March 31, 2020 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, 2020

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”)
- Encore Affordable Housing Development Corporation (“EAHDC”)

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 T4 Phase Two, LLC
- THA T4 Phase Three, LLC
- THA West River Retail, LLC
- THA West River Phase 1A, LLC
- Mary Bethune Development Corporation

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 2, LLC (“CPDG2”)
- 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”)

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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”)
- Tempo at Encore, LP (“Tempo”)
- RTD Phase I, LTD. (“RTD”)
- CDC of Tampa, Inc.
- CP Development Group (“CPDG”)
- 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 (“Renaissance at West River”)
- West River Development Group, LLC (“WRDG”)
- WRDG T3A, LP (“WRDG T3A”)
- WRDG T3B, LP (“WRDG T3B”)
- WRDG T3C, LP (“WRDG T3C”)
- WRDG T3D, LP (“WRDG T3D”)
- WRDG T4, LP (“WRDG T4”)
- WRDG T4 Phase Two, LP (“WRDG T4 Phase Two”)
- WRDG T4 Phase Three, LP (“WRDG T4 Phase Three”)
- 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. Furthermore, the Authority enters into joint ventures as part of the master plan for mixed financing projects (see Note A-5-e).

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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, 2020

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 \$216,703.

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 and Mainstream Voucher program are 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, 2020

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, 2020

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; 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, bond fund reserves, and highly liquid investments with an initial maturity of three months or less to be cash equivalents. Investments for the Authority are reported at fair value.

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, 2020. The receivables are reported net of a total allowance for doubtful accounts of \$1,083,996 (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, 2020

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, 2020.

e. *Investment in joint ventures*

In previous years, the Authority funded capital resulting in an investment in joint venture for CDC of Tampa, Inc held at cost for \$350,000. During the year ended March 31, 2020, the Authority paid acquisition costs resulting in an investment in joint venture for Tempo at Encore, LP held at cost for \$1,250,000.

f. *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, 2020, deferred losses on refunding of \$282,368 have been classified as a deferred outflow of resources.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

g. 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.

h. Unearned revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned items consist of \$86,597 of prepaid tenant rents and \$578,554 related to a land lease with GSB.

i. Eliminations of Interprogram Activity

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

i.) Interprogram due to/from

In the normal course of operations, certain programs may pay for common costs or advance funds for operations that create interprogram receivables or payables. These interprogram receivables and payables net to zero and are eliminated for the presentation of the Authority as a whole. As of March 31, 2020, a total of \$1,391,230 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 \$3,578,483 of fee for service charges have been eliminated for the year ended March 31, 2020.

iii.) Notes receivable

The Authority loaned \$420,000 to CPDG3. As of March 31, 2020, 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, 2020

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

i. Eliminations of Interprogram Activity (continued)

iii.) Notes receivable (continued)

In prior years, the Authority loaned \$1,591,800 to Osborne of which all was settled during 2019. As of March 31, 2020, Osborne maintains outstanding accrued interest on this loan which totaled \$178,080. As of March 31, 2020, 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, \$3,191,103 of HAP expense and grant revenue have been eliminated for the year ended March 31, 2020.

j. Net position

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of March 31, 2020, 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 \$126,609,156 of restricted net position which consists of the following:

- \$107,844,878 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, 2020

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

j. Net position (continued)

ii.) Restricted component of net position (continued)

- \$2,317,068 of unspent housing assistance payments in the Housing Choice Voucher Program (see Note B-11-b);
- \$9,742,420 of restricted escrows in RAD properties, all blended component units;
- \$1,259,086 of restricted bond escrows in MRDC;
- \$1,386,999 restricted endowment in Choice Neighborhood Grant program;
- \$3,275,495 of modernization and development reserves; and
- \$783,210 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 may be 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, 2020

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.

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 Authority is no longer subject to income tax examinations by tax authorities for years before 2016.

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, 2023 fiscal year end.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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, 2021 fiscal year end.

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, 2022 fiscal year end.

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, 2021 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Authority's financial statements.

NOTE B - DETAILED NOTES

1. Cash and investments

As of March 31, 2020, the Authority's cash and cash equivalents consist of demand deposits of \$56,853,044 and bond fund reserves of \$1,259,086. As of March 31, 2020, the Authority's investments consisted of \$3,153,829 of certificates of deposits, \$253,356 of money market mutual funds, and \$548,026 of U.S. Treasury notes.

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:

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, 2020, none of the Authority's deposits with the bank or investments were exposed to custodial credit risk, as all were either insured or collateralized.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

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, 2020, the Authority's risk of changes in interest rates is minimal since the maturities of their investments are less than one year.

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, 2020, the Authority mitigated their exposure to credit risk by following HUD regulations.

As of March 31, 2020, the investments consist of:

<u>Investment Type</u>	<u>Amount</u>	<u>Credit Rating</u>
Certificates of deposit	\$ 3,153,829	N/A
Money Market Mutual Funds	253,356	AAA
U.S. Treasury Notes	548,026	AAA
	<u>\$ 3,955,211</u>	

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Restricted Cash, Cash Equivalents, and Investments

As of March 31, 2020, restricted investments of \$1,386,999 consist entirely of Choice Neighborhood endowment. As of March 31, 2020, restricted cash and cash equivalents consists of:

<i>Current</i>	
Voucher HAP reserves	\$ 2,317,068
Tenant security deposits	909,053
HOPE VI Belmont - Affordability Reserve escrow	233,077
Section 8 FSS escrow	286,882
HOPE VI Oak at Riverview escrow	65,971
Subtotal current	<u>3,812,051</u>
<i>Noncurrent</i>	
RAD properties operating and capital reserves	9,742,420
Modernization and development reserves	3,275,495
MRDC bond trustee funds and escrows	1,259,086
Section 8 FSS escrow	500,140
Other restricted cash	391,741
THA Development escrows	92,421
Subtotal noncurrent	<u>15,261,303</u>
Total restricted cash and cash equivalents	<u>\$ 19,073,354</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

As of March 31, 2020, receivables, net, consist of:

Due from HUD	\$ 2,281,098
Accounts receivable - related parties	1,373,051
Due from GSB	845,104
Landlord overpayments	731,628
Fraud recovery receivables	718,681
Due from other governments	461,552
Miscellaneous	401,171
Tenant accounts receivable	329,590
Due from other public housing authorities	262,821
Accrued interest receivable	6,870
	<hr/>
	7,411,566
Allowance for doubtful accounts - fraud	(718,681)
Allowance for doubtful accounts - landlords	(256,053)
Allowance for doubtful accounts - tenants	(109,262)
	<hr/>
	<u>\$ 6,327,570</u>

3. Other noncurrent assets

As of March 31, 2020, other noncurrent assets consist of:

Land lease receivable from GSB	\$ 1,143,013
Due from GSB - developer fee	707,432
Developer fee receivable for CPDG3	425,000
AHDC unearned tax asset, net	338,930
	<hr/>
	<u>\$ 2,614,375</u>

As of December 31, 2019, AHDC reports a deferred tax asset of \$677,859 of which there is a valuation allowance of \$338,929.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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	\$ 7,923,113	\$ 17,309,356
Belmont II	8,630,450	727,018	9,357,468
Belmont III	1,230,691	948,628	2,179,319
Ella	11,088,718	854,439	11,943,157
Reed	6,760,456	1,012,125	7,772,581
Tempo	21,868,275	-	21,868,275
Trio	14,291,647	911,593	15,203,240
Renaissance at West River	1,229,019	-	1,229,019
WRDG T3A	72,500	-	72,500
WRDG T3B	929,100	-	929,100
WRDG T3C	1,289,600	-	1,289,600
WRDG T3D	200,000	-	200,000
WRDG	904,289	-	904,289
Mary Bethune	6,596,000	-	6,596,000
RTD	14,607,352	868,921	15,476,273
GSB	3,426,829	1,034,441	4,461,270
Total notes receivable from related parties	<u>\$ 102,511,169</u>	<u>\$ 14,280,278</u>	<u>\$ 116,791,447</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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 2020. The details of Belmont I's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
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
			\$ 9,386,243	\$ 9,386,243

Belmont II - No payments were received on this note in fiscal 2020. The details of Belmont II's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
HOPE VI	0.50%	5/31/2055	\$ 8,630,450	\$ 8,630,450

Belmont III - No payments were received on this note in fiscal 2020. The details of Belmont III's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
CDBG	5.00%	1/1/2048	\$ 630,691	\$ 630,691
AHP	5.00%	1/1/2048	600,000	600,000
			\$ 1,230,691	\$ 1,230,691

Ella - No payments were received on this note in fiscal 2020. The details of Ella's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
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
			\$ 12,040,322	\$ 11,088,718

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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 2020. The details of Reed's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
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 2020. The Authority advanced Tempo \$1,240,654, funded through CNG, during 2020. The details of Tempo's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
RHF	0.00%	10/23/2044	\$ 3,297,530	\$ 3,295,780
CNG	0.00%	10/23/2044	15,730,000	15,730,000
THA	0.00%	10/23/2044	2,187,000	2,187,000
THA Tempo	0.00%	10/23/2044	655,495	655,495
			<u>\$ 21,870,025</u>	<u>\$ 21,868,275</u>

Trio - No payments were received on this note in fiscal 2020. The details of Trio's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
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, 2020

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

Renaissance at West River - No payments were received on this note in fiscal 2020. The Authority advanced Renaissance at West River \$368,401 during 2020. The details of Renaissance at West River's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
RHF	5.42%	6/1/2021	\$ 3,498,241	\$ 1,229,019

WRDG T3A - Payments of \$477,500 were received on this note in fiscal 2020. The Authority advanced WRDG T3A \$290,000 during fiscal 2020. The details of WRDG T3A's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	0.00%	10/17/2021	\$ 140,000	\$ 72,500

WRDG T3B - Payments of \$395,500 were received on this note in fiscal 2020. The Authority advanced WRDG T3B \$1,324,600 during fiscal 2020. The details of WRDG T3B's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	2.89%	12/31/2054	\$ 849,600	\$ 849,600
THA	0.00%	10/17/2021	225,000	79,500
			<u>\$ 1,074,600</u>	<u>\$ 929,100</u>

WRDG T3C - No payments were received on this note in fiscal 2020. The Authority advanced WRDG T3C \$1,289,600 during fiscal 2020. The details of WRDG T3A's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	1.93%	12/31/2055	\$ 849,600	\$ 849,600
THA	0.00%	8/26/2021	200,000	200,000
THA	0.00%	10/17/2021	240,000	240,000
			<u>\$ 1,289,600</u>	<u>\$ 1,289,600</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

WRDG T3D - No payments were received on this note in fiscal 2020. The Authority advanced WRDG T3D \$200,000 during fiscal 2020. The details of WRDG T3D's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	0.00%	2/19/2022	\$ 200,000	\$ 200,000

WRDG - Payments of \$270,000 were received on this note in fiscal 2020. The Authority advanced WRDG \$904,289 during fiscal 2020. The details of WRDG's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	0.00%	2022	\$ 200,000	\$ 200,000
THA	0.00%	2022	100,000	100,000
THA	0.00%	2022	604,289	604,289
			<u>\$ 904,289</u>	<u>\$ 904,289</u>

Mary Bethune - Payments of \$334,000 were received on this note in fiscal 2020. The Authority advanced Mary Bethune \$6,500,000 during fiscal 2020. The details of Mary Bethune's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
THA	0.00%	6/28/2049	\$ 6,500,000	\$ 6,500,000
THA	0.00%	2/8/2021	130,000	96,000
			<u>\$ 6,630,000</u>	<u>\$ 6,596,000</u>

RTD - No payments were received on this note in fiscal 2020. The details of RTD's notes receivable are as follows:

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
HOPE VI	0.50%	3/24/2053	\$ 15,129,000	\$ 14,607,352

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

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

a. *Related party notes receivable (continued)*

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

Funding Source	Interest Rate	Date of Maturity	Original Loan Amount	Balance as of March 31, 2020
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 \$2,560,254, of which \$300,000 was advanced during 2020. These note bear interest at an annual rate of 12%. Payments of \$921,225 were received on this note in fiscal 2020. As of March 31, 2020, a total of \$2,926,463 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, 2020, the notes and related interest receivable, as presented above, are classified as follows:

Restricted	\$ 107,844,878
Unrestricted	<u>11,873,032</u>
	<u>\$ 119,717,910</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

5. Capital assets, net

A summary of changes in capital assets is as follows:

	Balance at April 1, 2019	Transfers in/ Additions	Transfers out/ Deletions	Balance at March 31, 2020
Non-depreciable:				
Land	\$ 19,948,379	\$ 1,352,344	\$ (1,582,356)	\$ 19,718,367
Construction in progress	6,782,174	1,994,415	(1,081,471)	7,695,118
Total non-depreciable	<u>26,730,553</u>	<u>3,346,759</u>	<u>(2,663,827)</u>	<u>27,413,485</u>
Depreciable:				
Infrastructure	24,274,364	-	(2,312,368)	21,961,996
Structures and improvements	205,146,755	2,277,974	(8,752,683)	198,672,046
Equipment - dwelling	4,873,662	59,147	(60,167)	4,872,642
Equipment - administrative	4,465,390	36,715	(94,890)	4,407,215
Total depreciable	<u>238,760,171</u>	<u>2,373,836</u>	<u>(11,220,108)</u>	<u>229,913,899</u>
Total capital assets	<u>265,490,724</u>	<u>5,720,595</u>	<u>(13,883,935)</u>	<u>257,327,384</u>
Accumulated depreciation:				
Infrastructure	(12,743,298)	(1,085,565)	1,884,066	(11,944,797)
Structures and improvements	(150,268,093)	(4,239,461)	8,226,860	(146,280,694)
Equipment - dwelling	(3,933,050)	(786,097)	60,167	(4,658,980)
Equipment - administrative	(3,826,205)	(641,032)	94,890	(4,372,347)
Less accumulated depreciation	<u>(170,770,646)</u>	<u>(6,752,155)</u>	<u>10,265,983</u>	<u>(167,256,818)</u>
Capital assets, net	<u>\$ 94,720,078</u>	<u>\$ (1,031,560)</u>	<u>\$ (3,617,952)</u>	<u>\$ 90,070,566</u>

During the year ended March 31, 2020, the Authority's additions, totaling \$4,641,820, primarily consisted of land improvements and construction in progress of approximately \$2.7 million for former Public Housing sites being converted to RAD and tax credit units. During the year ended March 31, 2020, the Authority sold capital assets with a net book value totaling \$2,539,177 for three land notes totaling \$8,199,200 and cash proceeds of \$2,699,263 which resulted in a gain on sale of assets of \$8,359,286.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

6. Other liabilities

As of March 31, 2020, other liabilities consist of:

Current

Administrative fees payable to CGI Federal (Note A-4)	\$	1,321,613
Accrued landlord payments		441,035
Accrued expenses		311,298
Miscellaneous		825,683
Subtotal current		<u>2,899,629</u>

Noncurrent

Miscellaneous		1,263
	\$	<u><u>2,900,892</u></u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at April 1, 2019	Additions	Reductions	Payable at March 31, 2020	Due within one year
Long-Term Debt					
MRDC Bonds payable					
Multi-Family Bonds	\$ 9,220,000	\$ -	\$ 305,000	\$ 8,915,000	\$ 325,000
Discount	(80,310)	-	(4,589)	(75,721)	(4,589)
Subtotal	9,139,690	-	300,411	8,839,279	320,411
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	-	-	1,762,200	-
City of Tampa - CDBG loan	-	256,861	-	256,861	-
CPDG loan guarantees	1,532,000	-	1,532,000	-	-
CPDG accrued interest payable	956,117	-	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	25,166,894	256,861	2,788,528	22,635,227	320,411
Other Noncurrent Liabilities					
FSS Escrow - Section 8	1,108,411	132,969	454,358	787,022	286,882
Compensated absences	1,803,406	646,792	618,934	1,831,264	1,556,576
Total other noncurrent liabilities	2,911,817	779,761	1,073,292	2,618,286	1,843,458
Total noncurrent liabilities	\$ 28,078,711	\$ 1,036,622	\$ 3,861,820	\$ 25,253,513	\$ 2,163,869

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, 2019. For financial reporting purposes, bond discounts of \$75,721 are netted with long term debt.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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
2020	\$ 325,000	\$ 424,923
2021	345,000	409,578
2022	365,000	393,303
2023	385,000	376,003
2024	405,000	357,478
2025-2029	2,385,000	1,471,229
2030-2034	3,165,000	813,466
2035-2036	1,540,000	94,575
	\$ 8,915,000	\$ 4,340,555

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, 2020

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 State Housing Initiatives Partnership program ("SHIP") funds for \$1,762,200. The term of the note is for 30 years, with 1.5% interest and to be paid out as the property has positive cash flows. As of March 31, 2020, \$1,762,200 was outstanding.

c. *City of Tampa - CDBG loan*

On June 6, 2019, the Authority executed a note payable with the City derived from CDBG funds in the amount of \$256,861 to finance a variety of public improvement projects to benefit low and moderate-income persons. The note is secured by a deferred payment mortgage. The note bears no interest for 5 years to be forgiven at the end of the loan term as long as the funds are used as described in the agreement for public facilities and housing projects. As of March 31, 2020, \$256,861 was outstanding.

d. *CPDG loan guarantees*

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, 2020, the note was satisfied using funds from the proceeds of Encore lot sales according to the master plan.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

e. Osborne Landing SHIP loan

Osborne entered into loan agreements with the City of Tampa in the amount of \$582,000. The loans were funded in 2007 with proceeds from the SHIP program to be used to pay for construction costs. 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 2020, principal of \$582,000 was outstanding.

f. PTA CDBG note payable

On December 7, 2016, Hillsborough County loaned \$1,322,650 to Palm Terrace Apartments ("PTA"), a business activity of the Authority, through CDBG funds. This loan is non-interest bearing and 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 will be forgiven.

g. FHLB loans

The Authority received loans from the Federal Home Loan Bank ("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. As of March 31, 2020, the total amount of FHLB loans outstanding was \$3,490,000.

8. Retirement plans

The Authority offers a defined contribution pension plan (the "Plan") created in accordance with Internal Revenue Service Code Section 403(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, 2020, the Authority and the employees contributed \$1,330,496 and \$92,482, 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.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

8. Retirement plans (continued)

For the year ended March 31, 2020, the Authority recognized pension expense of \$1,422,978, which reflects no forfeitures.

The Authority also administers a 457 deferred compensation plan through Principal Life Insurance Company. All employees are eligible to participate in the plan after six months of continuous service. Non-matched tax free contributions may be deducted through payroll with a maximum of \$18,500 and \$6,000 catch-up over 50 for a combined total of \$24,500 per year or limits set by the Internal Revenue Service. Total amounts contributed by employees as of March 31, 2020, 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 \$2,107,537 to these related parties.

In addition, the Authority participates in various related party transactions as previously discussed:

- Multiple notes receivable (see Note B-4-a);
- Land and ground leases (see Notes B-3 and B-11-d);
- During the reconstruction of mixed finance properties, the Authority may be entitled to developer fees (see Note B-3); and
- Investments in joint venture (see Note A-5-e).

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies

a. *Legal*

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

b. *Grants and contracts*

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

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, 2020, the remaining Housing Choice Voucher HAP reserve of \$2,317,068 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, 2020, are as follows:

Public Housing Capital Fund Program	\$ 5,869,042
Replacement Housing Factor	1,287,115
Jobs-Plus Pilot Initiative	1,004,126
Choice Neighborhoods Grant	888,363
Resident Opportunity and Supportive Services	<u>467,624</u>
Total remaining unspent awards	<u>\$ 9,516,270</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, 2020

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. Due to the nature of the guarantees, the amount, if any, which the Authority may have to pay under these guarantees cannot be determined at this time.

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, 2020

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, 2020, approximately 36% of revenues and 92% of receivables reflected in the basic financial statements are from HUD, not including blended component units, and approximately 5% of these HUD revenues and 84% 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, 2020

NOTE B - DETAILED NOTES (continued)

14. Subsequent events

Management has evaluated events through December 29, 2020, the date the financial statements were available to be issued, and aside from the items noted below, has determined that no additional material events have occurred that would require disclosure.

Subsequent to year end, the Authority, like most other businesses, was faced with the COVID-19 pandemic. The overall impact and duration of COVID-19 is uncertain as of the date of this report, however with the unemployment rate on the rise, the Authority may be impacted as residents may have a loss of income and related evictions are placed on temporary hold. The Authority has revised operational activities to conform with the current guidelines. As of the date of this report, the Authority has been awarded additional funding under the CARES Act in the amounts of \$3,166,156, \$379,635, and \$342,339 for Housing Choice Voucher, Mainstream Voucher program, and Low Rent Public Housing, respectively, for administrative purposes to conform to the operational changes.

Subsequent to year end, the Authority continued with construction and related activities associated with mixed finance transactions primarily with the West River Developments.

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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 T3A, THA T3B, THA T3C, THA T3D, THA T4, THA T4 Phase Two, LLC, THA T4 Phase Three, LLC, THA West River Retail, LLC, THA West River Phase 1A, LLC, CPDG2, CPDG4, CPDG7, THADC, and Mary Bethune Development Corporation are included in the reporting entity as blended component units but these entities had incurred no activity as of March 31, 2020.

Condensed Statement of Net Position

	As of December 31, 2019								
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	CP Development Group 3, LLC	THA Trio, LLC	THA Reed, LLC	THA Tempo, LLC	EAHDC
ASSETS									
Current Assets	\$ 5,596,189	\$ 1,759,833	\$ 70,777	\$ 276,218	\$ -	\$ -	\$ -	\$ -	\$ 2,663
Capital Assets, Net	13,190,360	83,343	1,336,153	621,066	-	-	-	-	-
Other Noncurrent Assets	1,259,086	338,930	-	46,229	579,591	-	-	-	-
Total assets	20,045,635	2,182,106	1,406,930	943,513	579,591	-	-	-	2,663
DEFERRED OUTFLOWS OF RESOURCES									
	282,368	-	-	-	-	-	-	-	-
LIABILITIES									
Current Liabilities	1,051,138	3,945	23,097	912,878	154,591	89,403	67,225	64,885	69,272
Noncurrent Liabilities	8,518,868	-	-	583,596	-	487	111	-	501
Total liabilities	9,570,006	3,945	23,097	1,496,474	154,591	89,890	67,336	64,885	69,773
NET POSITION									
Net Investment in Capital Assets	4,351,081	83,343	1,336,153	621,066	-	-	-	-	-
Restricted	1,259,086	-	-	46,229	-	-	-	-	-
Unrestricted	5,147,830	2,094,818	47,680	(1,220,256)	425,000	(89,890)	(67,336)	(64,885)	(67,110)
Total net position	\$ 10,757,997	\$ 2,178,161	\$ 1,383,833	\$ (552,961)	\$ 425,000	\$ (89,890)	\$ (67,336)	\$ (64,885)	\$ (67,110)

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Net Position (continued)

	As of March 31, 2020								
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC	JL Young Apartments, Inc	TOTAL BLENDED COMPONENT UNITS
ASSETS									
Current Assets	\$ 303,922	\$ 712,870	\$ 357,005	\$ 896,088	\$ 968,198	\$ 12,323,922	\$ 498,086	\$ 1,579,765	\$ 25,345,536
Capital Assets, Net	1,816,879	4,721,002	6,769,508	2,617,036	1,555,021	-	1,750	10,258,693	42,970,811
Other Noncurrent Assets	3,480,838	1,537,122	1,032,856	1,336,553	1,387,269	-	-	967,782	11,966,256
Total assets	5,601,639	6,970,994	8,159,369	4,849,677	3,910,488	12,323,922	499,836	12,806,240	80,282,603
DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-	-	-	-	282,368
LIABILITIES									
Current Liabilities	771,925	177,351	167,479	173,143	141,948	1,352,479	7,942	292,090	5,520,791
Noncurrent Liabilities	20,851	9,790	8,518	11,587	6,419	3,510	-	16,733	9,180,971
Total liabilities	792,776	187,141	175,997	184,730	148,367	1,355,989	7,942	308,823	14,701,762
NET POSITION									
Net Investment in Capital Assets	1,816,879	4,721,002	6,769,508	2,617,036	1,555,021	-	1,750	10,258,693	34,131,532
Restricted	3,480,838	1,537,122	1,032,856	1,336,553	1,387,269	-	-	967,782	11,047,735
Unrestricted	(488,854)	525,729	181,008	711,358	819,831	10,967,933	490,144	1,270,942	20,683,942
Total net position	\$ 4,808,863	\$ 6,783,853	\$ 7,983,372	\$ 4,664,947	\$ 3,762,121	\$ 10,967,933	\$ 491,894	\$ 12,497,417	\$ 65,863,209

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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, 2019								
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	CP Development Group 3, LLC	THA Trio, LLC	THA Reed, LLC	THA Tempo, LLC	EAHDC
OPERATING REVENUES									
Government operating grants	\$ -	\$ -	\$ -	\$ 93,469	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant revenue, net	5,592,394	39,096	75,784	270,929	-	-	-	-	-
Other operating revenue	9,725	2,097,937	-	4,152	-	-	-	-	-
Total operating revenues	5,602,119	2,137,033	75,784	368,550	-	-	-	-	-
OPERATING EXPENSES									
Operating expenses	3,126,118	402,018	57,074	287,032	-	20,719	21,751	21,751	21,751
Depreciation	576,550	101,429	68,281	550	-	-	-	-	-
Total operating expenses	3,702,668	503,447	125,355	287,582	-	20,719	21,751	21,751	21,751
OPERATING INCOME (LOSS)	1,899,451	1,633,586	(49,571)	80,968	-	(20,719)	(21,751)	(21,751)	(21,751)
NONOPERATING REVENUES (EXPENSES)									
Interest income	28,066	3,766	-	-	-	-	-	-	-
Interest expense	(482,504)	-	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(454,438)	3,766	-	-	-	-	-	-	-
Change in net position before transfers	1,445,013	1,637,352	(49,571)	80,968	-	(20,719)	(21,751)	(21,751)	(21,751)
TRANSFERS									
Transfers in	-	27,194	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-
Total transfers	-	27,194	-	-	-	-	-	-	-
Change in net position	1,445,013	1,664,546	(49,571)	80,968	-	(20,719)	(21,751)	(21,751)	(21,751)
Total net position - beginning	9,312,984	513,615	1,433,404	(633,929)	425,000	(69,171)	(45,585)	(43,134)	(45,359)
Total net position - ending	\$ 10,757,997	\$ 2,178,161	\$ 1,383,833	\$ (552,961)	\$ 425,000	\$ (89,890)	\$ (67,336)	\$ (64,885)	\$ (67,110)

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

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, 2020								TOTAL BLENDED COMPONENT UNITS
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC	JL Young Apartments, Inc	
OPERATING REVENUES									
Government operating grants	\$ 3,614,718	\$ 1,374,421	\$ 1,059,315	\$ 1,208,109	\$ 1,021,966	\$ 366,159,457	\$ -	\$ 3,150,850	\$ 377,682,305
Tenant revenue, net	550,344	549,631	559,465	469,557	310,071	-	-	1,617,726	10,034,997
Other operating revenue	37,084	9,327	9,546	8,185	5,732	-	9,129	12,446	2,203,263
Total operating revenues	4,202,146	1,933,379	1,628,326	1,685,851	1,337,769	366,159,457	9,129	4,781,022	389,920,565
OPERATING EXPENSES									
Operating expenses	3,230,214	1,288,082	1,296,780	1,142,141	860,241	362,339,420	7,140	3,387,920	377,510,152
Depreciation	168,963	358,191	157,828	88,165	9,816	-	-	2,076,600	3,606,373
Total operating expenses	3,399,177	1,646,273	1,454,608	1,230,306	870,057	362,339,420	7,140	5,464,520	381,116,525
OPERATING INCOME (LOSS)	802,969	287,106	173,718	455,545	467,712	3,820,037	1,989	(683,498)	8,804,040
NONOPERATING REVENUES (EXPENSES)									
Interest income	17,317	7,615	3,830	6,201	10,095	77,479	2,147	11,393	167,909
Interest expense	-	-	-	-	-	-	-	-	(482,504)
Total nonoperating revenues (expenses)	17,317	7,615	3,830	6,201	10,095	77,479	2,147	11,393	(314,595)
Change in net position before transfers	820,286	294,721	177,548	461,746	477,807	3,897,516	4,136	(672,105)	8,489,445
TRANSFERS									
Transfers in	-	-	-	-	-	-	18,959	-	46,153
Transfers out	(528,747)	(215,559)	(201,906)	(197,128)	(138,587)	(4,718,975)	-	(357,503)	(6,358,405)
Total transfers	(528,747)	(215,559)	(201,906)	(197,128)	(138,587)	(4,718,975)	18,959	(357,503)	(6,312,252)
Change in net position	291,539	79,162	(24,358)	264,618	339,220	(821,459)	23,095	(1,029,608)	2,177,193
Total net position - beginning	4,517,324	6,704,691	8,007,730	4,400,329	3,422,901	11,789,392	468,799	13,527,025	63,686,016
Total net position - ending	\$ 4,808,863	\$ 6,783,853	\$ 7,983,372	\$ 4,664,947	\$ 3,762,121	\$ 10,967,933	\$ 491,894	\$ 12,497,417	\$ 65,863,209

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	As of December 31, 2019								
	MRDC	AHDC	THA Encore Retail, LLC	Osborne Landing, Ltd	CP Development Group 3, LLC	THA Trio, LLC	THA Reed, LLC	THA Tempo, LLC	EAHDC
NET CASH PROVIDED BY (USED IN):									
Operating activities	\$ 2,531,210	\$ (451,871)	\$ 10,935	\$ 198,674	\$ -	\$ -	\$ -	\$ -	\$ (21,751)
Noncapital financing activities	-	27,194	-	-	-	-	-	-	-
Capital and related financing activities	(1,316,742)	-	-	(13,971)	-	-	-	-	-
Investing activities	28,066	3,766	-	-	-	-	-	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,242,534	(420,911)	10,935	184,703	-	-	-	-	(21,751)
Cash and cash equivalents at beginning of year	5,408,646	907,280	51,438	121,582	-	-	-	-	24,414
Cash and cash equivalents at end of year	<u>\$ 6,651,180</u>	<u>\$ 486,369</u>	<u>\$ 62,373</u>	<u>\$ 306,285</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,663</u>

Housing Authority of the City of Tampa, Florida

NOTES TO BASIC FINANCIAL STATEMENTS

March 31, 2020

NOTE B - DETAILED NOTES (continued)

15. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows (continued)

	As of March 31, 2020								
	Robles Park, LLC	Arbors Estates, LLC	Seminole Park Apartments, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	NTHDC	THFC	JL Young Apartments, Inc.	TOTAL BLENDED COMPONENT UNITS
NET CASH PROVIDED BY (USED IN):									
Operating activities	\$ 1,282,346	\$ 666,965	\$ 372,866	\$ 551,920	\$ 510,142	\$ 3,753,939	\$ 28,890	\$ 1,433,550	\$ 10,867,815
Noncapital financing activities	(528,747)	(215,559)	(201,906)	(197,128)	(138,587)	(4,718,975)	-	(357,503)	(6,331,211)
Capital and related financing activities	(208,432)	(21,837)	(15,129)	(37,717)	(78,395)	-	-	(71,036)	(1,763,259)
Investing activities	17,317	7,615	3,830	6,201	10,095	(1,935,384)	2,147	11,393	(1,844,954)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	562,484	437,184	159,661	323,276	303,255	(2,900,420)	31,037	1,016,404	928,391
Cash and cash equivalents at beginning of year	3,089,102	1,735,516	1,182,199	1,878,214	1,991,330	11,027,361	467,049	1,449,440	29,333,571
Cash and cash equivalents at end of year	<u>\$ 3,651,586</u>	<u>\$ 2,172,700</u>	<u>\$ 1,341,860</u>	<u>\$ 2,201,490</u>	<u>\$ 2,294,585</u>	<u>\$ 8,126,941</u>	<u>\$ 498,086</u>	<u>\$ 2,465,844</u>	<u>\$ 30,261,962</u>

SUPPLEMENTAL INFORMATION

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
Line Item No.	Account Description	AMP1	AMP1	AMP8	AMP8	AMP9	AMP9	AMP10	AMP10	AMP12	AMP12	AMP15	AMP15	AMP17	AMP17	AMP23	AMP23
		Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital
		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	3,104,179	-	-	-	190,553	-	4,406,790	-	-	-	-	-	-	-	-	-
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	6,379,674	-	-	-	190,553	-	4,406,790	-	-	-	-	-	-	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - other government	260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	10,204	-	-	-	-	-	852	-	-	-	-	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	(110)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	10,464	-	-	-	-	-	852	-	-	-	-	-	-	-	-	-
131	Investments - Unrestricted	422,533	-	-	-	-	-	132,816	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	14,995	-	-	-	-	-	5,277	-	-	-	-	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	6,827,666	-	-	-	190,553	-	4,545,735	-	-	-	-	-	-	-	-	-
161	Land	5,918,507	-	-	-	2,571,215	-	455,928	-	-	-	-	-	-	-	-	-
162	Buildings	17,290,743	-	-	-	-	-	26,168	-	-	-	-	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	401,765	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-	-	99,694	-	-	-	-	-	-	-	-	-
165	Leasehold Improvements	3,946,801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(21,226,607)	-	-	-	(7,092,436)	-	(149,706)	-	-	-	-	-	-	-	-	-
167	Construction In Progress	-	-	-	-	3,760,181	-	39,164	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	12,307,419	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	5,929,444	-	-	-	11,546,379	-	873,013	-	-	-	-	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	2,928,219	-	-	-	-	-	6,500,000	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	8,857,663	-	-	-	11,546,379	-	7,373,013	-	-	-	-	-	-	-	-	-
190	Total Assets	15,685,329	-	-	-	11,736,932	-	11,918,748	-	-	-	-	-	-	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	15,685,329	-	-	-	11,736,932	-	11,918,748	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
Line Item No.	Account Description	AMP1 Operating North Boulevard Homes	AMP1 Capital North Boulevard Homes	AMP8 Operating Robles Park Village	AMP8 Capital Robles Park Village	AMP9 Operating Central Park	AMP9 Capital Central Park	AMP10 Operating North Boulevard 2/Mary Bethune Homes	AMP10 Capital North Boulevard 2/Mary Bethune Homes	AMP12 Operating JL Young Garden	AMP12 Capital JL Young Garden	AMP15 Operating Seminole, Squire Villa	AMP15 Capital Seminole Squire Villa	AMP17 Operating Azzarelli	AMP17 Capital Azzarelli	AMP23 Operating Scruggs, JL Young Annex	AMP23 Capital Scruggs, JL Young Annex
312	Accounts Payable <= 90 Days	7,091	-	-	-	79,683	-	-	-	-	-	-	-	-	-	-	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	11,553	-	-	-	-	-	1,814	-	-	-	-	-	-	-	-	-
322	Accrued Compensated Absences	132,369	-	-	-	-	-	26,725	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	167,179	-	-	-	161,519	-	-	-	-	-	-	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	1,001	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	318,192	-	-	-	242,203	-	28,539	-	-	-	-	-	-	-	-	-
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	23,359	-	-	-	-	-	4,716	-	-	-	-	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	23,359	-	-	-	-	-	4,716	-	-	-	-	-	-	-	-	-
300	Total Liabilities	341,551	-	-	-	242,203	-	33,255	-	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	5,929,444	-	-	-	11,546,379	-	873,013	-	-	-	-	-	-	-	-	-
511.4	Restricted Net Position	6,203,714	-	-	-	-	-	6,500,000	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	3,210,620	-	-	-	(51,650)	-	4,512,480	-	-	-	-	-	-	-	-	-
513	Total Equity	15,343,778	-	-	-	11,494,729	-	11,885,493	-	-	-	-	-	-	-	-	-
600	Total Liabilities and Equity	15,685,329	-	-	-	11,736,932	-	11,918,748	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
Line Item No.	Account Description	AMP1 Operating North Boulevard Homes	AMP1 Capital North Boulevard Homes	AMP8 Operating Robles Park Village	AMP8 Capital Robles Park Village	AMP9 Operating Central Park	AMP9 Capital Central Park	AMP10 Operating North Boulevard 2/Mary Bethune Homes	AMP10 Capital North Boulevard 2/Mary Bethune Homes	AMP12 Operating JL Young Garden	AMP12 Capital JL Young Garden	AMP15 Operating Seminole, Squire Villa	AMP15 Capital Seminole Squire Villa	AMP17 Operating Azzarelli	AMP17 Capital Azzarelli	AMP23 Operating Scruggs, JL Young Annex	AMP23 Capital Scruggs, JL Young Annex
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	11,858	997,970	-	-	-	-	120,065	-	-	-	-	-	-	-	-	-
70610	HUD PHA Capital Grants	-	3,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	9,046	-	-	-	-	-	2,804	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	55,140	-	-	-	7,336	-	8,234	-	-	-	-	-	-	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	2,245,934	-	-	-	(1,521,360)	-	7,634,712	-	-	-	-	-	-	-	-	-
70000	Total Revenue	2,321,978	1,001,164	-	-	(1,514,024)	-	7,765,815	-	-	-	-	-	-	-	-	-
91100	Administrative salaries	613,899	16,894	-	-	-	-	55,991	-	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	158	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	146,976	-	-	-	-	-	6,864	-	-	-	-	-	-	-	-	-
91600	Office Expenses	11,680	-	-	-	1,145	-	-	-	-	-	-	-	-	-	-	-
91700	Legal Expense	8,092	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	3,777	-	-	-	1,157	-	-	-	-	-	-	-	-	-	-	-
91900	Other	261,605	-	-	-	6,984	-	51,226	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	240,921	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	79,097	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	392	-	-	-	-	-	-	-	-	-	-	-
93100	Water	22,210	-	-	-	-	-	5,242	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	523	-	-	-	2,623	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	4,727	-	-	-	1,228	-	10,173	-	-	-	-	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	12,073	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
Line Item No.	Account Description	AMP1	AMP1	AMP8	AMP8	AMP9	AMP9	AMP10	AMP10	AMP12	AMP12	AMP15	AMP15	AMP17	AMP17	AMP23	AMP23
		Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital	Operating	Capital
		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	1,629	-	-	-	-	-	47,950	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	149	-	-	-	-	-	3,581	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	11,377	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other Insurance	340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96200	Other General Expenses	720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	44,160	-	-	-	-	-	1,493	-	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	1,050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	1,453,090	16,894	-	-	25,602	-	182,520	-	-	-	-	-	-	-	-	-
97000	Excess Operating Revenue over Operating Expenses	868,888	984,270	-	-	(1,539,626)	-	7,583,295	-	-	-	-	-	-	-	-	-
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	126,278	-	-	-	782,967	-	27,185	-	-	-	-	-	-	-	-	-
90000	Total Expenses	1,579,368	16,894	-	-	808,569	-	209,705	-	-	-	-	-	-	-	-	-
10010	Operating transfers in	981,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	(981,076)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	(450,000)	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	1,195,767	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	(5,168)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	975,908	(981,076)	-	-	1,595,767	-	(450,000)	-	-	-	-	-	-	-	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	1,718,518	3,194	-	-	(726,826)	-	7,106,110	-	-	-	-	-	-	-	-	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	13,622,066	-	-	-	12,221,555	-	4,779,383	-	-	-	-	-	-	-	-	-
11040.1	Equity transfer of hard costs to operating.	3,194	(3,194)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Equity transfer for setup of AMP 47, newly in PIC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.3	Equity transfer of CIP related to Cedar Pointe Phase II to the appropriate AMP.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	3,194	(3,194)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11210	Number of Unit Months Leased	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11270	Excess Cash	3,097,893	-	-	-	(53,784)	-	4,496,709	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	3,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
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
111	Cash - Unrestricted	-	-	-	-	18,739	-	26,685	-	5,903	-	210,079	-	229,373	-	-	-
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	-	-	-	-	84,710	-	26,685	-	5,903	-	443,156	-	229,373	-	-	-
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	1,409	-	-	-	25,352	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	163	-	-	-	84,710	-	28,094	-	5,903	-	468,508	-	229,373	-	-	-
161	Land	-	-	-	-	3,467,387	-	-	-	263,500	-	-	-	-	-	-	-
162	Buildings	-	-	-	-	1,579,367	-	2,424,096	-	-	-	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	-	-	-	-	(7,081,577)	-	(2,027,012)	-	-	-	(544,350)	-	-	-	-	-
167	Construction In Progress	-	-	-	-	2,300	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	3,731,046	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	7,693,743	-	425,972	-	263,500	-	405,531	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	17,309,356	-	9,357,468	-	4,461,270	-	15,476,273	-	2,179,319	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	-	-	-	-	25,003,099	-	9,783,440	-	4,724,770	-	15,881,804	-	2,179,319	-	-	-
190	Total Assets	163	-	-	-	25,087,809	-	9,811,534	-	4,730,673	-	16,350,312	-	2,408,692	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	163	-	-	-	25,087,809	-	9,811,534	-	4,730,673	-	16,350,312	-	2,408,692	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
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
312	Accounts Payable <= 90 Days	-	-	-	-	1,102	-	17,977	-	137	-	9,450	-	-	-	-	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	2,087	-	-	-	-	-
322	Accrued Compensated Absences	-	-	-	-	4,393	-	4,393	-	-	-	10,811	-	4,393	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	14,515	-	-	-	1,310	-	1	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	5,495	-	36,885	-	137	-	23,658	-	4,394	-	-	-
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	256,861	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	-	-	-	-	775	-	775	-	-	-	1,908	-	775	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	-	-	-	-	775	-	257,636	-	-	-	1,908	-	775	-	-	-
300	Total Liabilities	-	-	-	-	6,270	-	294,521	-	137	-	25,566	-	5,169	-	-	-
508.4	Net Investment in Capital Assets	-	-	-	-	7,693,743	-	169,111	-	263,500	-	405,531	-	-	-	-	-
511.4	Restricted Net Position	-	-	-	-	17,375,327	-	9,357,468	-	4,461,270	-	15,709,350	-	2,179,319	-	-	-
512.4	Unrestricted Net Position	163	-	-	-	12,469	-	(9,566)	-	5,766	-	209,865	-	224,204	-	-	-
513	Total Equity	163	-	-	-	25,081,539	-	9,517,013	-	4,730,536	-	16,324,746	-	2,403,523	-	-	-
600	Total Liabilities and Equity	163	-	-	-	25,087,809	-	9,811,534	-	4,730,673	-	16,350,312	-	2,408,692	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																	
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
		Azeele, Soho, St Lousi/St Conrad, Arbors	Azeele, Soho, St Lousi/St Conrad, Arbors	Shimberg, C Blythe	Shimberg, C Blythe	Belmont Phase I	Belmont Phase I	Belmont Phase II	Belmont Phase II	Gardens at South Bay	Gardens at South Bay	Oaks at Riverview	Oaks at Riverview	Belmont Heights Estates, Phase III	Belmont Heights Estates, Phase III	Moses White	Moses White
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	-	-	-	-	708,096	27,339	545,758	26,159	79,795	4,429	591,898	24,286	408,510	36,598	-	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	626,290	-	46,555	-	87,476	-	76,996	-	103,777	-	-	-
71400	Fraud recovery	163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	11,995	-	31,135	-	-	-	41,459	-	11,167	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	163	-	-	-	1,346,381	27,339	623,448	26,159	167,271	4,429	710,353	24,286	523,454	36,598	-	-
91100	Administrative salaries	-	-	-	-	24,117	931	23,050	895	145	-	13,351	893	22,111	857	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	36,781	-	28,408	-	7,041	-	60,311	-	21,226	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	3,606	-	4,822	-	-	-	3,317	-	3,360	-	-	-
91600	Office Expenses	-	-	-	-	24	-	24	-	-	-	7,685	-	24	-	-	-
91700	Legal Expense	-	-	-	-	-	-	5,074	-	-	-	156	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	-	2,418	-	1,190	-	2,050	-	6,646	-	10,748	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	128,476	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	68,353	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	61,006	-	-	-	-	-
93100	Water	-	-	-	-	-	-	1,542	-	-	-	5,905	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	25,360	-	-	-	16,367	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	702	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	-	-	-	-	-	-	14,988	-	-	-	12,534	-	-	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	-	-	-	-	-	-	19,481	-	-	-	45,468	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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, 2020

PHA: FL003 FYE: 03/31/2020																	
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
		Azeele, Soho, St Lousi/St Conrad, Arbors	Azeele, Soho, St Lousi/St Conrad, Arbors	Shimberg, C Blythe	Shimberg, C Blythe	Belmont Phase I	Belmont Phase I	Belmont Phase II	Belmont Phase II	Gardens at South Bay	Gardens at South Bay	Oaks at Riverview	Oaks at Riverview	Belmont Heights Estates, Phase III	Belmont Heights Estates, Phase III	Moses White	Moses White
96110	Property Insurance	-	-	-	-	-	-	17,963	-	-	-	9,660	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	8,150	-	-	-	-	-
96130	Workmen's Compensation	-	-	-	-	195	-	195	-	-	-	3,359	-	195	-	-	-
96140	All other Insurance	-	-	-	-	-	-	-	-	72,764	-	22,049	-	-	-	-	-
96200	Other General Expenses	-	-	-	-	670,302	-	517,350	-	-	-	531,587	-	387,285	-	-	-
96210	Compensated Absences	-	-	-	-	1,152	-	1,087	-	9	-	9,363	-	1,030	-	-	-
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	-	-	-	-	738,595	931	661,236	895	82,009	-	1,013,743	893	445,979	857	-	-
97000	Excess Operating Revenue over Operating Expenses	163	-	-	-	607,786	26,408	(37,788)	25,264	85,262	4,429	(303,390)	23,393	77,475	35,741	-	-
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	301,174	-	16,272	-	-	-	28,312	-	-	-	-	-
90000	Total Expenses	-	-	-	-	1,039,769	931	677,508	895	82,009	-	1,042,055	893	445,979	857	-	-
10010	Operating transfers in	-	-	-	-	26,408	-	25,264	-	4,429	-	23,393	-	35,741	-	-	-
10020	Operating transfers out	-	-	-	-	-	(26,408)	-	(25,264)	-	(4,429)	-	(23,393)	-	(35,741)	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	5,168	-	136,510	-	-	-	432,748	-	1	-	-	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	-	-	-	-	31,576	(26,408)	211,774	(25,264)	4,429	(4,429)	456,141	(23,393)	35,742	(35,741)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	163	-	-	-	338,188	-	157,714	-	89,691	-	124,439	-	113,217	-	-	-
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	-	-	-	-	24,743,351	-	9,359,299	-	4,640,845	-	16,200,307	-	2,290,306	-	-	-
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Equity transfer for setup of AMP 47, newly in PIC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.3	Equity transfer of CIP related to Cedar Pointe Phase II to the appropriate AMP.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	3,000	-	1,152	-	-	-
11210	Number of Unit Months Leased	-	-	-	-	2,255	-	1,172	-	292	-	2,922	-	1,118	-	-	-
11270	Excess Cash	163	-	-	-	13,244	-	(10,200)	-	5,766	-	186,421	-	224,979	-	-	-
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, 2020

PHA: FL003 FYE: 03/31/2020																				
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>	AMP 47 Operating <i>The Tempo at Encore</i>	AMP 47 Capital <i>The Tempo at Encore</i>	AMP48 Operating <i>Cedar Pointe Apartments Phase II</i>	AMP48 Capital <i>Cedar Pointe Apartments Phase II</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	33,073	-	69,844	-	174,690	-	55	-	-	-	-	-	34,156	-	-	-	502,462	-	9,006,581
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495
113	Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	299,048
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,337	-	1,337
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	33,073	-	69,844	-	174,690	-	55	-	-	-	-	-	34,156	-	-	-	503,799	-	12,582,461
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	10,790	-	-	-	-	-	10,790
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	260
125	Accounts Receivable - Miscellaneous	-	-	-	-	-	-	1,048	-	-	-	-	-	-	-	-	-	27,028	-	39,132
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,337	-	1,500
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,337)	-	(1,337)
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(5,786)	-	(5,786)
127	Notes, Loans, & Mortgages Receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,952	-	2,062
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,952)	-	(2,062)
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	-	-	-	-	-	-	1,048	-	-	-	-	-	10,790	-	-	-	21,242	-	44,559
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	555,349
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	47,033
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	33,073	-	69,844	-	174,690	-	1,103	-	-	-	-	-	44,946	-	-	-	525,041	-	13,229,402
161	Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,676,537
162	Buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,111,818
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	429,134
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	287,019
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,914,652
166	Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(38,121,688)
167	Construction In Progress	-	-	-	-	-	-	-	-	-	-	-	-	1,313,093	-	-	-	-	-	5,114,738
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,038,465
160	Total Fixed Assets, Net of Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	1,313,093	-	-	-	-	-	28,450,675
171	Notes, loans, and mortgages receivable - Noncurrent	9,698,538	-	10,454,469	-	-	-	4,508,362	-	-	-	21,212,780	-	-	-	-	-	-	-	104,086,054
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	9,698,538	-	10,454,469	-	-	-	4,508,362	-	-	-	21,212,780	-	1,313,093	-	-	-	-	-	132,536,729
190	Total Assets	9,731,611	-	10,524,313	-	174,690	-	4,509,465	-	-	-	21,212,780	-	1,358,039	-	-	-	525,041	-	145,766,131
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	9,731,611	-	10,524,313	-	174,690	-	4,509,465	-	-	-	21,212,780	-	1,358,039	-	-	-	525,041	-	145,766,131

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020		AMP 42 Operating	AMP 42 Capital	AMP 43 Operating	AMP 43 Capital	AMP 44 Operating	AMP 44 Capital	AMP 45 Operating	AMP 45 Capital	AMP46 Operating	AMP46 Capital	AMP 47 Operating	AMP 47 Capital	AMP48 Operating	AMP48 Capital	AMP125 Operating	AMP125 Capital	AMP99 Operating	AMP99 Capital	Total AMPs 14,850/14,872	
Line Item No.	Account Description	The Ella at Encore	The Ella at Encore	The Trio at Encore	The Trio at Encore	Cedar Pointe	Cedar Pointe	The Reed at Encore	The Reed at Encore	THA Corporate Headquarters	THA Corporate Headquarters	The Tempo at Encore	The Tempo at Encore	Cedar Pointe Apartments Phase II	Cedar Pointe Apartments Phase II	Bay Ceia	Bay Ceia	Other AMP Project	Other AMP Project		
312	Accounts Payable <= 90 Days	-	-	-	-	9,745	-	-	-	-	-	-	-	-	-	-	-	-	236,387	-	361,572
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,454
322	Accrued Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	183,084
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,337	-	1,337
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	127,046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	471,570
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	-	-	-	-	-	-	-	-	14,575	-	-	-	-	-	-	19,223	-	34,799
310	Total Current Liabilities	-	-	-	-	136,791	-	-	-	-	-	14,575	-	-	-	-	-	-	256,947	-	1,067,816
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	256,861
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32,308
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	289,169
300	Total Liabilities	-	-	-	-	136,791	-	-	-	-	-	14,575	-	-	-	-	-	-	256,947	-	1,356,985
508.4	Net Investment in Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	1,313,093	-	-	-	-	-	-	28,193,814
511.4	Restricted Net Position	9,698,538	-	10,454,469	-	-	-	4,508,362	-	-	-	21,212,780	-	-	-	-	-	-	-	-	107,660,597
512.4	Unrestricted Net Position	33,073	-	69,844	-	37,899	-	1,103	-	-	-	(14,575)	-	44,946	-	-	-	-	268,094	-	8,554,735
513	Total Equity	9,731,611	-	10,524,313	-	37,899	-	4,509,465	-	-	-	21,198,205	-	1,358,039	-	-	-	-	268,094	-	144,409,146
600	Total Liabilities and Equity	9,731,611	-	10,524,313	-	174,690	-	4,509,465	-	-	-	21,212,780	-	1,358,039	-	-	-	-	525,041	-	145,766,131

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																				
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>	AMP 47 Operating <i>The Tempo at Encore</i>	AMP 47 Capital <i>The Tempo at Encore</i>	AMP48 Operating <i>Cedar Pointe Apartments Phase II</i>	AMP48 Capital <i>Cedar Pointe Apartments Phase II</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	-	17,338	-	53,638	11,601	12,370	-	-	-	-	-	44,160	44,946	-	-	-	-	-	3,766,814
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,194
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,850
71200	Mortgage interest income	81,802	-	35,077	-	-	-	117,551	-	-	-	-	-	-	-	-	-	-	88,564	1,264,088
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,126	2,289
71500	Other revenue	34,350	-	53,640	-	7,474	-	-	-	-	-	-	-	-	-	-	-	-	1,791	263,721
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,359,286
70000	Total Revenue	116,152	17,338	88,717	53,638	19,075	12,370	117,551	-	-	-	-	44,160	44,946	-	-	-	-	92,481	13,671,242
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	995	-	-	-	-	-	-	11,340	785,469
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	153,767
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	158
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,227	206,172
91600	Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,582
91700	Legal Expense	1,538	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,860
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,934
91900	Other	15,799	-	-	-	9,433	-	-	-	-	-	-	-	-	-	-	-	-	2,956	371,055
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	369,397
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	147,450
92400	Tenant Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61,398
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,899
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41,727
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	-	-	-	-	1,990	-	-	-	-	-	-	-	-	-	-	-	-	-	32,658
94300	Ordinary Maintenance and Operations - Contract Costs	1,539	-	53,638	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,254
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,073
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, 2020

PHA: FL003 FYE: 03/31/2020																				
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>	AMP 47 Operating <i>The Tempo at Encore</i>	AMP 47 Capital <i>The Tempo at Encore</i>	AMP48 Operating <i>Cedar Pointe Apartments Phase II</i>	AMP48 Capital <i>Cedar Pointe Apartments Phase II</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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77,202
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,880
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,321
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,153
96200	Other General Expenses	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,107,245
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-	60	-	-	-	-	-	-	689	59,043
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,021	10,071
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,470	-	-	-	20,470
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	18,876	-	53,639	-	11,423	-	-	-	-	-	1,055	-	-	-	20,470	-	61,233	-	4,789,940
97000	Excess Operating Revenue over Operating Expenses	97,276	17,338	35,078	53,638	7,652	12,370	117,551	-	-	-	(1,055)	44,160	44,946	-	(20,470)	-	31,248	-	8,881,302
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,282,188
90000	Total Expenses	18,876	-	53,639	-	11,423	-	-	-	-	-	1,055	-	-	-	20,470	-	61,233	-	6,072,128
10010	Operating transfers in	17,338	-	53,638	-	12,370	-	-	-	-	-	1,055	-	-	-	-	-	-	-	1,180,712
10020	Operating transfers out	-	(17,338)	-	(53,638)	-	(12,370)	-	-	-	-	-	(1,055)	-	-	-	-	-	-	(1,180,712)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	450,000
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(450,000)
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-	1,240,654	-	-	-	-	-	-	-	3,010,848
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	(43,105)	-	-	-	-	-	-	(48,273)
10100	Total other financing sources (Uses)	17,338	(17,338)	53,638	(53,638)	12,370	(12,370)	-	-	-	-	1,241,709	(44,160)	-	-	-	-	-	-	2,962,575
10000	Excess (deficiency) of total revenue over (under) total expenses	114,614	-	88,716	-	20,022	-	117,551	-	-	-	1,240,654	-	44,946	-	(20,470)	-	31,248	-	10,561,689
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	9,616,997	-	30,393,148	-	1,330,970	-	4,391,914	-	-	-	-	-	-	-	20,470	-	236,846	-	133,847,457
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Equity transfer for setup of AMP 47, newly in PIC.	-	-	(19,957,551)	-	-	-	-	-	-	-	19,957,551	-	-	-	-	-	-	-	-
11040.3	Equity transfer of CIP related to Cedar Pointe Phase II to the appropriate AMP.	-	-	-	-	(1,313,093)	-	-	-	-	-	-	-	1,313,093	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	(19,957,551)	-	(1,313,093)	-	-	-	-	-	19,957,551	-	1,313,093	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	384	-	384	-	720	-	-	-	-	-	2,436	-	156	-	-	-	-	-	12,072
11210	Number of Unit Months Leased	365	-	360	-	701	-	-	-	-	-	2,420	-	153	-	-	-	-	-	11,758
11270	Excess Cash	33,073	-	69,844	-	37,899	-	1,103	-	-	-	(14,575)	-	44,946	-	(1,706)	-	262,991	-	8,394,767
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,194

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020														
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	Mainstream 14.879	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	192,627	4,739,370	5,916,031	-	120,286	226,671	8,350	79,283	-	-	367,159	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	437,933	2,817,208	-	-	-	-	-	-	-	-	-	-
114	Cash - Tenant Security Deposits	-	68,989	6,918	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	286,882	-	-	-	-	-	-	-	-	-	-
100	Total Cash	192,627	5,246,292	9,027,039	-	120,286	226,671	8,350	79,283	-	-	367,159	-	-
121	Accounts Receivable - PHA Projects	-	-	262,821	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-	509	-	-	24,695	-	-	123,643	-
124	Accounts Receivable - other government	-	162,771	-	-	110,223	-	-	105,460	-	65,724	17,114	-	-
125	Accounts Receivable - Miscellaneous	274,600	1,418,144	731,628	-	299	509	-	-	-	-	-	-	-
126	Accounts Receivable - Tenants - Dwelling Rents	-	35,430	7,178	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	(3,961)	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	(250,267)	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - current	-	154,591	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	715,551	-	-	786	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	(715,551)	-	-	(786)	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	6,870	-	-
120	Total Receivables, net of allowances for doubtful accounts	274,600	1,766,975	751,360	-	110,522	1,018	-	105,460	24,695	65,724	23,984	123,643	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	1,386,999	-	-
142	Prepaid Expenses and Other Assets	85,522	117,102	61,192	-	-	-	-	-	-	-	-	-	-
144	Interprogram due from	-	933,562	24,477	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	552,749	8,063,931	9,864,068	-	230,808	227,689	8,350	184,743	24,695	65,724	1,778,142	123,643	-
161	Land	-	2,566,440	-	-	-	-	-	-	-	-	-	-	-
162	Buildings	9,486,669	10,997,862	62,083	-	-	-	-	-	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	75,496	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	2,599,707	436,529	101,705	-	-	-	-	-	9,741	-	-	18,500	-
165	Leasehold Improvements	1,125	131,123	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(7,348,366)	(7,946,689)	(163,788)	-	-	-	-	-	(9,741)	-	-	(16,667)	-
167	Construction In Progress	-	1,723,820	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	5,923,531	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	4,739,135	13,908,112	-	-	-	-	-	-	-	-	-	1,833	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	15,655,345	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	1,850,445	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	1,600,000	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	4,739,135	33,013,902	-	-	-	-	-	-	-	-	-	1,833	-
190	Total Assets	5,291,884	41,077,833	9,864,068	-	230,808	227,689	8,350	184,743	24,695	65,724	1,778,142	125,476	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	5,291,884	41,077,833	9,864,068	-	230,808	227,689	8,350	184,743	24,695	65,724	1,778,142	125,476	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020														
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	Mainstream 14.879	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	130,606	311,655	107,892	-	-	509	-	15,789	-	1,975	20,449	2,969	-
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	2,530	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	82,803	23,118	96,282	-	1,811	-	-	-	-	-	-	-	-
322	Accrued Compensated Absences	553,755	60,995	216,363	-	24,101	-	-	12,497	-	20,208	2,300	36,510	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	260,179	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	14,009	-
341	Tenant Security Deposits	-	68,989	6,918	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenues	-	591,338	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	204,550	286,882	-	-	-	-	-	-	-	17,115	-	-
346	Accrued Liabilities - Other	-	49,892	441,035	-	-	-	-	-	-	-	-	6,443	-
347	Interprogram due to	-	-	-	24,477	-	-	-	116,591	-	3,970	19,704	63,712	-
310	Total Current Liabilities	767,164	1,310,537	1,415,551	24,477	25,912	509	-	147,407	-	26,153	59,568	123,643	-
351	Long-term debt, net of current - capital projects	-	12,957,087	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	500,140	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated Absences - Non Current	97,722	10,764	38,181	-	4,253	-	-	2,205	-	3,566	406	6,443	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	97,722	12,967,851	538,321	-	4,253	-	-	2,205	-	3,566	406	6,443	-
300	Total Liabilities	864,886	14,278,388	1,953,872	24,477	30,165	509	-	149,612	-	29,719	59,974	130,086	-
508.4	Net Investment in Capital Assets	4,739,135	951,025	-	-	-	-	-	-	-	-	-	1,833	-
511.4	Restricted Net Position	-	4,196,757	2,317,068	-	-	-	-	-	-	-	1,386,999	-	-
512.4	Unrestricted Net Position	(312,137)	21,651,663	5,593,128	(24,477)	200,643	227,180	8,350	35,131	24,695	36,005	331,169	(6,443)	-
513	Total Equity	4,426,998	26,799,445	7,910,196	(24,477)	200,643	227,180	8,350	35,131	24,695	36,005	1,718,168	(4,610)	-
600	Total Liabilities and Equity	5,291,884	41,077,833	9,864,068	-	230,808	227,689	8,350	184,743	24,695	65,724	1,778,142	125,476	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020														
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	Mainstream 14.879	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	-	2,723,717	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue - Other	6,392	15,688	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	6,392	2,739,405	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA Grants	-	-	95,755,058	419,445	-	442,041	-	-	551,554	-	314,900	614,284	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	3,613,077	-	-
70710	Management Fee	3,207,287	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	371,196	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	3,578,483	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	21,227	-	-	-	650,067	-	-	504,621	-	308,485	-	-	-
71100	Investment Income - Unrestricted	-	79,136	43,125	-	-	-	-	-	-	-	49,300	-	-
71200	Mortgage interest income	-	490,710	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	83,865	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	230,412	3,687,214	1,998,900	-	-	460	-	-	-	-	29,449	2,639	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	3,836,514	6,996,465	97,885,033	419,445	650,067	442,501	-	504,621	551,554	308,485	4,006,726	616,923	-
91100	Administrative salaries	2,215,262	347,077	2,899,255	15,512	57,184	-	-	9,628	233,347	-	-	-	-
91200	Auditing fees	14,525	-	32,500	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	67,856	1,425,576	-	-	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	371,196	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	22,760	24,696	1,740	-	-	-	-	-	-	-	361	-	-
91500	Employee benefit contributions - administrative	731,721	18,537	1,096,686	-	17,996	-	-	240	127,675	-	-	-	-
91600	Office Expenses	260,527	105,463	114,869	-	-	-	-	1,205	-	442	2,827	-	-
91700	Legal Expense	87,626	12,831	25,756	-	-	-	-	-	-	-	1	-	-
91800	Travel	44,416	26,624	10,558	-	-	-	-	11,902	-	10,274	396	65	-
91900	Other	344,249	380,173	782,921	-	-	-	-	21,264	-	174	68,959	76,079	-
92100	Tenant services - salaries	-	944,596	-	-	-	-	-	263,484	105,213	170,106	14,342	341,178	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	124,439	-	-	-	-	-	88,089	41,194	55,343	18,833	118,468	-
92400	Tenant Services - Other	8,869	420,646	54,174	-	-	-	-	121,993	-	68,919	196,935	68,325	-
93100	Water	9,826	83,192	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	92,639	115,766	-	-	-	-	-	289	-	-	-	-	-
93300	Gas	449	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	4,352	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	53,922	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary Maintenance and Operations - Labor	140,160	145,390	-	-	-	-	-	-	-	-	-	-	-
94200	OMO - Materials and Other	108,433	135,192	16,341	-	-	-	-	8,289	-	-	-	-	-
94300	Ordinary Maintenance and Operations - Contract Costs	133,102	856,929	15	-	-	-	-	-	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	50,154	23,379	-	-	-	-	-	-	-	-	-	-	-
95100	Protective Services - labor	115,581	3,636	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	8,787	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	61,184	1,519	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020														
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	Mainstream 14.879	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	28,326	74,438	1,044	-	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	3,186	64,621	46,530	-	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	50,478	9,441	55,502	-	-	-	-	5,300	7,077	2,572	-	5,965	-
96140	All other Insurance	47,468	21,331	13,899	-	-	-	-	10,630	-	-	11,728	-	-
96200	Other General Expenses	158	15,887	112,845	-	-	-	-	-	-	-	-	-	-
96210	Compensated Absences	155,666	79,083	128,086	-	2,423	-	-	10,995	18,010	6,519	518	13,286	-
96400	Bad Debt - Tenant Rents	-	64,271	19,222	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	90,086	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	4,735,552	4,315,373	7,208,715	15,512	77,603	-	-	553,308	532,516	314,349	314,900	623,366	-
97000	Excess Operating Revenue over Operating Expenses	(899,038)	2,681,092	90,676,318	403,933	572,464	442,501	-	(48,687)	19,038	(5,864)	3,691,826	(6,443)	-
97100	Extraordinary Maintenance	35,678	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	226	87,135,656	428,410	547,033	436,469	-	-	-	-	-	-	-
97350	HAP Portability - In	-	-	1,696,665	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	765,695	1,081,083	11,899	-	-	-	-	-	-	-	-	4,917	-
90000	Total Expenses	5,536,925	5,396,682	96,052,935	443,922	624,636	436,469	-	553,308	532,516	314,349	314,900	628,283	-
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	1,131,213	5,056,803	-	-	-	-	-	(3,090)	-	-	-	-	726
10091	Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	84,134	-	-	-	-	-	14,702	-	-	-	-	-
10094	Transfers between programs and projects out	-	(451,410)	-	-	-	-	-	-	-	-	(2,483,401)	-	-
10100	Total other financing sources (Uses)	1,131,213	4,689,527	-	-	-	-	-	11,612	-	-	(2,483,401)	-	726
10000	Excess (deficiency) of total revenue over (under) total expenses	(569,198)	6,289,310	1,832,098	(24,477)	25,431	6,032	-	(37,075)	19,038	(5,864)	1,208,425	(11,360)	726
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning 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)
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Equity transfer for setup of AMP 47, newly in PIC.	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.3	Equity transfer of CIP related to Cedar Pointe Phase II to the appropriate AMP.	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	5,593,128	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	2,317,068	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	1,596	119,999	600	900	648	-	-	-	-	-	-	-
11210	Number of Unit Months Leased	-	1,548	118,798	588	846	634	-	-	-	-	-	-	-
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, 2020

PHA: FL003 FYE: 03/31/2020																							
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	483,603	2,663	8,126,941	5,135,187	498,086	-	1,397,732	558,345	238,536	804,339	859,398	234,148	43,440	-	-	-	-	-	18,382,418	-	39,038,776	
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,275,495	
113	Cash - other restricted	-	-	-	1,259,086	-	3,480,838	967,782	1,537,122	1,032,856	1,336,553	1,387,269	46,229	-	-	-	-	-	-	11,047,735	-	14,601,924	
114	Cash - Tenant Security Deposits	2,766	-	-	256,907	-	170,748	100,330	77,233	70,468	60,598	47,918	25,908	18,933	-	-	-	-	-	831,809	-	909,053	
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	286,882	
100	Total Cash	486,369	2,663	8,126,941	6,651,180	498,086	3,651,586	2,465,844	2,172,700	1,341,860	2,201,490	2,294,585	306,285	62,373	-	-	-	-	-	30,261,962	-	58,112,130	
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	262,821	
122	Accounts Receivable - HUD Other Projects	-	-	2,082,718	-	-	2,600	426	(27)	3,572	10,223	22,432	(483)	-	-	-	-	-	-	2,121,461	-	2,281,098	
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	461,552	
125	Accounts Receivable - Miscellaneous	845,104	-	-	37,244	-	-	4,418	-	-	-	(124)	-	-	-	-	-	-	-	-	-	886,642	
126	Accounts Receivable - Tenants - Dwelling Rents	(1,826)	-	-	22,864	-	127,058	38,973	18,281	17,291	17,438	25,951	11,048	8,404	-	-	-	-	-	-	-	285,482	
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	(64,401)	(745)	(1,778)	(5,761)	(19,819)	(10,917)	(543)	-	-	-	-	-	-	(103,964)	-	(109,262)	
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(256,053)	
127	Notes, Loans, & Mortgages Receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(154,591)	-	
128	Fraud recovery	-	-	-	-	-	282	-	-	-	-	-	-	-	-	-	-	-	-	-	282	718,681	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	(282)	-	-	-	-	-	-	-	-	-	-	-	-	-	(282)	(718,681)	
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,870	
120	Total Receivables, net of allowances for doubtful accounts	843,278	-	2,082,718	60,108	-	65,257	43,072	16,476	15,102	7,842	37,342	10,022	8,404	-	-	-	-	-	3,189,621	(154,591)	6,327,570	
131	Investments - Unrestricted	-	-	2,012,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,012,863	
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,386,999	
142	Prepaid Expenses and Other Assets	692	-	101,241	143,987	-	67,917	38,631	57,508	32,899	23,079	23,540	6,140	-	-	-	-	-	-	-	-	495,634	
144	Interprogram due from	429,494	-	159	-	-	-	-	3,308	-	230	-	-	-	-	-	-	-	-	-	-	433,191	
150	Total Current Assets	1,759,833	2,663	12,323,922	6,855,275	498,086	3,784,760	2,547,547	2,249,992	1,389,861	2,232,641	2,355,467	322,447	70,777	-	-	-	-	-	-	36,393,271	(1,545,821)	69,201,394
161	Land	-	-	-	1,370,000	-	490,359	417,293	858,296	402,961	267,660	498,821	170,000	-	-	-	-	-	-	-	-	4,475,390	
162	Buildings	1,095,879	-	-	18,296,340	-	24,142,720	35,755,713	16,244,771	15,012,587	13,584,215	10,305,314	2,062,071	1,413,239	-	-	-	-	-	-	-	137,912,849	
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	1,415,235	-	1,340,179	657,609	227,058	73,385	281,104	365,859	7,583	-	-	-	-	-	-	-	-	4,368,012	
164	Furniture, Equipment & Machinery - Administration	-	-	-	51,428	-	193,522	337,722	119,404	132,032	20,126	9,522	90,258	-	-	-	-	-	-	-	-	954,014	
165	Leasehold Improvements	-	-	-	-	-	3,072,424	1,677,108	1,061,910	319,621	515,725	1,407,077	-	-	-	-	-	-	-	-	-	8,053,865	
166	Accumulated Depreciation	(1,012,536)	-	-	(7,942,643)	-	(27,539,978)	(28,820,063)	(13,902,227)	(9,211,443)	(12,177,362)	(11,039,227)	(1,927,314)	(77,086)	-	-	-	-	-	-	-	(113,649,879)	
167	Construction In Progress	-	-	-	-	1,750	117,653	233,311	111,790	40,365	125,568	7,655	218,468	-	-	-	-	-	-	-	-	856,560	
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,961,996	
160	Total Fixed Assets, Net of Accumulated Depreciation	83,343	-	-	13,190,360	1,750	1,816,879	10,258,693	4,721,002	6,769,508	2,617,036	1,555,021	621,066	1,336,153	-	-	-	-	-	-	42,970,811	-	90,070,566
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	154,591	154,591	(178,080)	
174	Other Assets	338,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	425,000	
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,600,000	
180	Total Non-Current Assets	422,273	-	-	13,190,360	1,750	1,816,879	10,258,693	4,721,002	6,769,508	2,617,036	1,555,021	621,066	1,336,153	-	-	-	-	-	-	579,591	(178,080)	214,002,851
190	Total Assets	2,182,106	2,663	12,323,922	20,045,635	499,836	5,601,639	12,806,240	6,970,994	8,159,369	4,849,677	3,910,488	943,513	1,406,930	-	-	-	-	579,591	80,282,603	(1,723,901)	283,204,245	
200	Deferred Outflow of Resources	-	-	-	282,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	282,368	
290	Total Assets and Deferred Outflow of Resources	2,182,106	2,663	12,323,922	20,328,003	499,836	5,601,639	12,806,240	6,970,994	8,159,369	4,849,677	3,910,488	943,513	1,406,930	-	-	-	-	579,591	80,564,971	(1,723,901)	283,486,613	

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																					
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	1,179	-	3,893	150	-	100,000	60,162	21,098	28,323	15,390	17,701	1,197	-	-	-	-	-	249,093	-	1,202,509
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,530
321	Accrued Wage/Payroll Taxes Payable	-	-	7,084	-	-	29,678	25,115	12,251	9,669	11,981	8,035	4,378	-	-	-	-	-	108,191	-	327,659
322	Accrued Compensated Absences	-	-	19,889	-	-	118,158	94,823	54,549	48,271	65,658	36,375	9,040	-	-	-	-	-	446,763	-	1,556,576
325	Accrued interest payable	-	-	-	214,321	-	-	-	-	-	-	-	284,334	-	-	-	-	-	498,655	(178,080)	320,575
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	260,179
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	464	-	-	-	-	464	-	464
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,009
341	Tenant Security Deposits	2,766	-	-	256,907	-	170,748	100,330	77,233	70,468	60,598	47,918	25,908	18,933	-	-	-	-	831,809	-	909,053
342	Unearned Revenues	-	-	-	1,443	-	43,715	7,291	4,523	1,021	6,585	7,875	1,197	163	-	-	-	-	73,813	-	665,151
343	Current portion of L-T debt - capital projects	-	-	-	320,411	-	-	-	-	-	-	-	-	-	-	-	-	-	320,411	-	320,411
345	Other current liabilities	-	-	-	46,942	-	43,297	3,798	(303)	914	12,931	24,044	825	-	-	-	-	154,591	287,039	(154,591)	1,112,565
346	Accrued Liabilities - Other	-	-	1,321,613	210,964	-	-	-	8,000	-	-	-	35,999	-	-	-	-	-	1,576,576	-	2,073,946
347	Interprogram due to	-	69,272	-	-	7,942	266,329	571	-	8,813	-	-	550,000	3,537	89,403	67,225	64,885	-	1,127,977	(1,391,230)	-
310	Total Current Liabilities	3,945	69,272	1,352,479	1,051,138	7,942	771,925	292,090	177,351	167,479	173,143	141,948	912,878	23,097	89,403	67,225	64,885	154,591	5,520,791	(1,723,901)	8,765,627
351	Long-term debt, net of current - capital projects	-	-	-	8,518,868	-	-	-	-	-	-	-	-	-	-	-	-	-	8,518,868	-	21,732,816
353	Noncurrent Liabilities - Other	-	501	-	-	-	-	-	164	-	-	-	-	-	487	111	-	-	1,263	-	501,403
354	Accrued compensated Absences - Non Current	-	-	3,510	-	-	20,851	16,733	9,626	8,518	11,587	6,419	1,596	-	-	-	-	-	78,840	-	274,688
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-	582,000	-	-	-	-	-	582,000	-	582,000
350	Total Noncurrent Liabilities	-	501	3,510	8,518,868	-	20,851	16,733	9,790	8,518	11,587	6,419	583,596	-	487	111	-	-	9,180,971	-	23,090,907
300	Total Liabilities	3,945	69,773	1,355,989	9,570,006	7,942	792,776	308,823	187,141	175,997	184,730	148,367	1,496,474	23,097	89,890	67,336	64,885	154,591	14,701,762	(1,723,901)	31,856,534
508.4	Net Investment in Capital Assets	83,343	-	-	4,351,081	1,750	1,816,879	10,258,693	4,721,002	6,769,508	2,617,036	1,555,021	621,066	1,336,153	-	-	-	-	34,131,532	-	68,017,339
511.4	Restricted Net Position	-	-	-	1,259,086	-	3,480,838	967,782	1,537,122	1,032,856	1,336,553	1,387,269	46,229	-	-	-	-	-	11,047,735	-	126,609,156
512.4	Unrestricted Net Position	2,094,818	(67,110)	10,967,933	5,147,830	490,144	(488,854)	1,270,942	525,729	181,008	711,358	819,831	(1,220,256)	47,680	(89,890)	(67,336)	(64,885)	425,000	20,683,942	-	57,003,584
513	Total Equity	2,178,161	(67,110)	10,967,933	10,757,997	491,894	4,808,863	12,497,417	6,783,853	7,983,372	4,664,947	3,762,121	(552,961)	1,383,833	(89,890)	(67,336)	(64,885)	425,000	65,863,209	-	251,630,079
600	Total Liabilities and Equity	2,182,106	2,663	12,323,922	20,328,003	499,836	5,601,639	12,806,240	6,970,994	8,159,369	4,849,677	3,910,488	943,513	1,406,930	-	-	-	579,591	80,564,971	(1,723,901)	283,486,613

See Independent Auditor's Report.

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020

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	39,096	-	-	5,005,080	-	536,495	1,583,474	535,099	529,886	446,558	300,547	264,675	73,333	-	-	-	-	9,314,243	-	12,037,960
70400	Tenant Revenue - Other	-	-	-	181,202	-	84,721	38,145	27,703	38,557	29,100	16,098	6,254	2,451	-	-	-	-	424,231	-	446,311
70500	Total Tenant Revenue	39,096	-	-	5,186,282	-	621,216	1,621,619	562,802	568,443	475,658	316,645	270,929	75,784	-	-	-	-	9,738,474	-	12,484,271
70600	HUD PHA Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101,864,096
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,616,271
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,207,287)	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(371,196)	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,578,483)	-
70800	Other government grants	-	-	366,159,457	419,662	-	3,614,718	3,150,850	1,374,421	1,059,315	1,208,109	1,021,966	93,469	-	-	-	-	-	378,101,967	(3,191,103)	376,395,264
71100	Investment Income - Unrestricted	3,766	-	77,479	28,066	2,147	17,317	11,393	7,615	3,830	6,201	10,095	-	-	-	-	-	-	167,909	-	351,320
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,754,798
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86,154
71500	Other revenue	2,097,937	-	-	9,725	9,129	37,084	12,446	9,327	9,546	8,185	5,732	4,152	-	-	-	-	-	2,203,263	-	8,416,058
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,359,286
70000	Total Revenue	2,140,799	-	366,236,936	5,643,735	11,276	4,290,335	4,796,308	1,954,165	1,641,134	1,698,153	1,354,438	368,550	75,784	-	-	-	-	390,211,613	(6,769,586)	513,331,603
91100	Administrative salaries	-	15,708	214,491	334,142	-	287,449	297,851	141,776	107,899	138,972	93,702	34,994	-	15,707	15,707	15,707	-	1,714,105	-	8,276,839
91200	Auditing fees	-	-	19,500	16,000	2,000	27,300	22,360	16,900	7,800	11,700	6,500	-	-	-	-	-	-	130,060	-	177,085
91300	Management Fee	9,996	-	99,996	179,356	5,000	374,589	364,833	149,906	125,002	130,330	104,762	16,318	-	-	-	-	-	1,560,088	(3,207,287)	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(371,196)	-
91400	Advertising and Marketing	-	-	531	61,912	-	-	2,046	-	1,730	437	128	574	74	-	-	-	-	67,432	-	117,147
91500	Employee benefit contributions - administrative	-	5,415	50,613	61,250	-	110,082	97,547	40,880	34,560	48,892	43,024	12,255	-	5,416	5,416	5,416	-	520,766	-	2,719,793
91600	Office Expenses	933	-	8,768	117,461	-	35,849	32,690	16,268	22,189	12,912	4,383	9,563	1,875	-	-	-	-	262,891	-	768,806
91700	Legal Expense	1	-	42,113	42,797	-	20,582	10,638	10,196	3,731	2,051	1,385	2,024	590	(1,032)	-	-	-	135,076	-	276,150
91800	Travel	-	-	7,189	-	-	-	110	2,885	-	-	-	-	-	-	-	-	-	10,184	-	119,353
91900	Other	332	-	8,012,521	297,059	140	127,545	65,032	46,836	21,443	31,776	21,458	14,930	667	-	-	-	-	8,639,739	-	10,684,613
92100	Tenant services - salaries	-	-	-	-	-	16,495	68,664	3,935	16,488	14,892	9,672	-	-	-	-	-	-	130,146	-	2,338,462
92200	Relocation Costs	-	-	-	-	-	-	-	455	-	-	-	-	-	-	-	-	-	455	-	455
92300	Employee benefit contributions - tenant services	-	-	-	-	-	8,326	26,104	1,883	7,994	7,286	4,514	-	-	-	-	-	-	56,107	-	649,923
92400	Tenant Services - Other	-	-	2,426	-	-	97,086	30,347	11,270	8,439	9,007	5,731	20	-	-	-	-	-	164,326	-	1,165,585
93100	Water	881	-	-	110,538	-	251,870	122,758	67,402	159,048	83,721	91,808	1,353	(1,050)	-	-	-	-	888,329	-	1,016,246
93200	Electricity	8,087	-	-	82,374	-	42,030	256,242	17,071	26,746	15,132	7,224	7,973	270	-	-	-	-	463,149	-	713,570
93300	Gas	-	-	-	4,886	-	542	3,120	-	-	301	-	-	-	-	-	-	-	8,849	-	10,000
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	1,306	-	-	-	-	-	1,306	-	5,658
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	68	-	-	-	-	68	-	53,990
94100	Ordinary Maintenance and Operations - Labor	-	-	-	238,440	-	518,305	560,859	206,387	146,972	142,924	106,845	35,716	-	-	-	-	-	1,956,448	-	2,241,998
94200	OMO - Materials and Other	1,220	-	-	253,653	-	252,813	193,201	107,562	175,181	100,692	73,148	25,352	850	-	-	-	-	1,183,672	-	1,484,585
94300	Ordinary Maintenance and Operations - Contract Costs	43,459	-	-	624,377	-	458,726	577,346	202,611	234,665	207,371	148,135	58,810	7,455	-	-	-	-	2,562,955	-	3,689,255
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	27,526	-	209,210	231,360	87,326	61,045	59,983	41,989	17,071	-	-	-	-	-	735,510	-	809,043
95100	Protective Services - labor	-	-	-	-	-	19,173	29,502	9,351	8,501	8,502	5,951	2,528	-	-	-	-	-	83,508	-	202,725
95200	Protective Services - Other Contract Costs	-	-	-	-	-	95,617	144,437	-	-	-	-	-	-	-	-	-	-	240,054	-	260,914
95500	Employee benefit contributions - protective services	-	-	-	-	-	10,258	13,224	4,179	3,799	3,800	2,660	1,123	-	-	-	-	-	39,043	-	101,746

The Housing Authority of the City of Tampa, Florida

FINANCIAL DATA SCHEDULE

Year ended March 31, 2020

PHA: FL003 FYE: 03/31/2020																						
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	7,519	-	-	-	-	156,622	87,263	72,317	74,596	63,965	44,791	34,162	-	-	-	-	-	-	541,235	-	722,245
96120	Liability Insurance	(11,745)	-	147,512	342,830	-	24,992	12,785	11,082	9,239	9,070	6,811	695	17,530	-	-	-	-	-	570,801	-	697,018
96130	Workmen's Compensation	-	628	4,129	28,277	-	15,935	17,501	6,568	5,101	5,585	3,740	1,232	-	628	628	628	-	-	90,580	-	242,236
96140	All other Insurance	-	-	2,792	-	-	23,021	19,484	31,893	15,903	6,720	17,781	2,932	-	-	-	-	-	-	120,526	-	320,735
96200	Other General Expenses	341,335	-	-	182,778	-	-	62,861	-	-	671	-	2,597	28,745	-	-	-	-	-	618,987	-	2,855,122
96210	Compensated Absences	-	-	7,709	-	-	45,797	36,753	21,143	18,709	25,449	14,099	3,504	-	-	-	-	-	-	173,163	-	646,792
96400	Bad Debt - Tenant Rents	-	-	-	13,550	-	70,872	3,893	13,171	8,978	6,101	6,574	-	-	-	-	-	-	-	123,139	-	216,703
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,470
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	482,504	-	-	-	-	-	-	-	-	-	-	-	-	-	-	482,504	-	482,504
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,086
96900	Total Operating Expenses	402,018	21,751	8,620,290	3,501,710	7,140	3,301,086	3,390,811	1,301,253	1,305,758	1,148,242	866,815	287,032	57,074	20,719	21,751	21,751	-	-	24,275,201	(3,578,483)	44,177,852
97000	Excess Operating Revenue over Operating Expenses	1,738,781	(21,751)	357,616,646	2,142,025	4,136	989,249	1,405,497	652,912	335,376	549,911	487,623	81,518	18,710	(20,719)	(21,751)	(21,751)	-	-	365,936,412	(3,191,103)	469,153,751
97100	Extraordinary Maintenance	-	-	-	120,462	-	-	1,002	-	-	-	-	-	-	-	-	-	-	-	121,464	-	157,142
97300	Housing Assistance Payments	-	-	353,719,130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	353,719,130	(3,191,103)	439,075,821
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,696,665
97400	Depreciation Expense	101,429	-	-	576,550	-	168,963	2,076,600	358,191	157,828	88,165	9,816	550	68,281	-	-	-	-	-	3,606,373	-	6,752,155
90000	Total Expenses	503,447	21,751	362,339,420	4,198,722	7,140	3,470,049	5,468,413	1,659,444	1,463,586	1,236,407	876,631	287,582	125,355	20,719	21,751	21,751	-	-	381,722,168	(6,769,586)	491,859,635
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,180,712)	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,180,712	-
10040	Operating transfers from/to component unit	27,194	-	(4,592,375)	-	18,959	(528,747)	(357,503)	(215,559)	(201,906)	(197,128)	(138,587)	-	-	-	-	-	-	-	(6,185,652)	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(450,000)	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	450,000	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,109,684)	-
10094	Transfers between programs and projects out	-	-	(126,600)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,600)	3,109,684	-
10100	Total other financing sources (Uses)	27,194	-	(4,718,975)	-	18,959	(528,747)	(357,503)	(215,559)	(201,906)	(197,128)	(138,587)	-	-	-	-	-	-	-	(6,312,252)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	1,664,546	(21,751)	(821,459)	1,445,013	23,095	291,539	(1,029,608)	79,162	(24,358)	264,618	339,220	80,968	(49,571)	(20,719)	(21,751)	(21,751)	-	-	2,177,193	-	21,471,968
11020	Debt Principal Payments - Enterprise Funds	-	-	-	482,504	-	-	-	-	-	-	-	-	-	-	-	-	-	-	482,504	-	482,504
11030	Beginning 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
11040.1	Equity transfer of hard costs to operating.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.2	Equity transfer for setup of AMP 47, newly in PIC.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040.3	Equity transfer of CIP related to Cedar Pointe Phase II to the appropriate AMP.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,593,128
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,317,068
11190	Unit Months Available	-	-	-	-	-	5,184	5,388	2,292	2,028	1,980	1,392	-	-	-	-	-	-	-	18,264	-	154,079
11210	Number of Unit Months Leased	-	-	-	-	-	4,770	5,226	2,223	1,937	1,906	1,322	-	-	-	-	-	-	-	17,384	-	151,556
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,394,767
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,194

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, 2020

PROGRAM	FL14 P003 501-15	FL14 P003 501-16	FL14 P003 501-17	FL14 P003 501-18	FL14 R003 504-09	FL 14 R003 502-13	FL 14 R003 502-14	TOTAL
BUDGET	\$ 3,886,059	\$ 3,989,975	\$ 3,172,396	\$ 283,882	\$ 686,757	\$ 586,885	\$ 577,745	\$ 13,183,699
ADVANCES								
Cash receipts - prior years	\$ 3,880,029	\$ 3,716,910	\$ 810,367	\$ -	\$ 686,757	\$ 447,788	\$ 348,440	\$ 9,890,291
Cash receipts - current year	6,030	273,065	690,166	111,264	-	139,097	229,305	1,448,927
Cumulative as of March 31, 2020	3,886,059	3,989,975	1,500,533	111,264	686,757	586,885	577,745	11,339,218
COSTS								
Prior years	3,880,029	3,737,380	996,760	-	681,340	447,788	348,440	10,091,737
Current year	6,030	252,595	503,773	111,264	5,417	139,097	229,305	1,247,481
Cumulative as of March 31, 2020	3,886,059	3,989,975	1,500,533	111,264	686,757	586,885	577,745	11,339,218
RECEIVABLE DUE FROM HUD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SOFT COSTS								
Prior years	\$ 1,603,304	\$ 908,463	\$ 371,019	\$ -	\$ -	\$ -	\$ -	\$ 2,882,786
Current year	6,030	252,595	500,579	111,264	-	-	-	870,468
Cumulative as of March 31, 2020	1,609,334	1,161,058	871,598	111,264	-	-	-	3,753,254
HARD COSTS								
Prior years	2,276,725	2,828,917	625,741	-	-	-	-	5,731,383
Current year	-	-	3,194	-	-	-	-	3,194
Cumulative as of March 31, 2020	2,276,725	2,828,917	628,935	-	-	-	-	5,734,577
OTHER COSTS (LOANS)								
Prior years	-	-	-	-	681,340	447,788	348,440	1,477,568
Current year	-	-	-	-	5,417	139,097	229,305	373,819
Cumulative as of March 31, 2020	-	-	-	-	686,757	586,885	577,745	1,851,387
CUMULATIVE SOFT, HARD AND OTHER COSTS	\$ 3,886,059	\$ 3,989,975	\$ 1,500,533	\$ 111,264	\$ 686,757	\$ 586,885	\$ 577,745	\$ 11,339,218

The following grants have been awarded and are unspent as of March 31, 2020:

FL14R003502-15	\$ 581,684
FL14R003501-16	705,431
FL14R003502-16	244,577
FL14P003501-19	2,069,742
FL14P003501-20	1,954,819
	<u>\$ 5,556,253</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, 2020

PROGRAM	FLD003 CNG112
BUDGET	<u>\$ 30,000,000</u>
ADVANCES	
Cash receipts - prior years	\$ 24,636,434
Cash receipts - current year	<u>4,475,203</u>
Cumulative as of March 31, 2020	<u>29,111,637</u>
COSTS	
Prior years	25,183,660
Current year	<u>3,927,977</u>
Cumulative as of March 31, 2020	<u>29,111,637</u>
RECEIVABLE DUE FROM HUD	<u>\$ -</u>
SOFT COSTS	
Prior years	\$ 11,907,515
Current year	<u>314,900</u>
Cumulative as of March 31, 2020	<u>12,222,415</u>
HARD COSTS	
Prior years	1,203,290
Current year	<u>3,613,077</u>
Cumulative as of March 31, 2020	<u>4,816,367</u>
OTHER COSTS (LOANS)	
Prior years	12,072,855
Current year	<u>-</u>
Cumulative as of March 31, 2020	<u>12,072,855</u>
CUMULATIVE SOFT, HARD AND OTHER COSTS	<u>\$ 29,111,637</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, 2020

PROGRAM	FL003
	FJP000116
BUDGET	<u>\$ 2,500,000</u>
ADVANCES	
Cash receipts - prior years	\$ 790,407
Cash receipts - current year	<u>581,824</u>
Cumulative as of March 31, 2020	<u>1,372,231</u>
COSTS	
Prior years	881,590
Current year	<u>614,284</u>
Cumulative as of March 31, 2020	<u>1,495,874</u>
RECEIVABLE DUE FROM HUD	<u>\$ 123,643</u>
SOFT COSTS	
Prior years	\$ 863,090
Current year	<u>614,284</u>
Cumulative as of March 31, 2020	<u>1,477,374</u>
HARD COSTS	
Prior years	18,500
Current year	<u>-</u>
Cumulative as of March 31, 2020	<u>18,500</u>
CUMULATIVE SOFT AND HARD COSTS	<u>\$ 1,495,874</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, 2020

PROGRAM	FL003 RPS034 A015	FSS18 FL2440	FSS20 FL2934	Total
BUDGET	<u>\$ 682,560</u>	<u>\$ 432,738</u>	<u>\$ 486,017</u>	<u>\$ 1,601,315</u>
ADVANCES				
Cash receipts - prior years	\$ 420,094	\$ 38,131	\$ -	\$ 458,225
Cash receipts - current year	<u>262,466</u>	<u>369,912</u>	<u>18,393</u>	<u>650,771</u>
Cumulative as of March 31, 2020	<u>682,560</u>	<u>408,043</u>	<u>18,393</u>	<u>1,108,996</u>
COSTS				
Prior years	488,677	93,460	-	582,137
Current year	<u>193,883</u>	<u>339,278</u>	<u>18,393</u>	<u>551,554</u>
Cumulative as of March 31, 2020	<u>682,560</u>	<u>432,738</u>	<u>18,393</u>	<u>1,133,691</u>
RECEIVABLE DUE FROM HUD	<u>\$ -</u>	<u>\$ 24,695</u>	<u>\$ -</u>	<u>\$ 24,695</u>
SOFT COSTS				
Prior years	\$ 488,677	\$ 93,460	\$ -	\$ 582,137
Current year	<u>193,883</u>	<u>339,278</u>	<u>18,393</u>	<u>551,554</u>
CUMULATIVE SOFT COSTS	<u>\$ 682,560</u>	<u>\$ 432,738</u>	<u>\$ 18,393</u>	<u>\$ 1,133,691</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, 2020

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	CFDA Number	Federal Expenditures
FEDERAL AWARDS		
<u>Direct from the U.S. Department of Housing and Urban</u>		
<u>Development ("HUD"):</u>		
Shelter Plus Care	14.238	\$ 442,041
Public and Indian Housing	14.850	2,522,527
Resident Opportunity and Supportive Services	14.870	551,554
Housing Voucher Cluster:		
Housing Choice Voucher Program	14.871	\$ 95,755,058
Mainstream Voucher Program	14.879	<u>419,445</u>
Subtotal Housing Voucher Cluster		96,174,503
Public Housing Capital Fund Program	14.872	1,247,481
HOPE VI Cluster:		
Choice Neighborhoods Grant	14.889	3,927,977
Jobs-Plus Pilot Initiative	14.895	<u>614,284</u>
		<u>105,480,367</u>
<u>Direct from the U.S. Department of Labor:</u>		
Youthbuild Program	17.274	308,485
<u>Pass through from the City of Tampa, Florida:</u>		
Housing Opportunities for Persons with AIDS	14.241	<u>650,067</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>106,438,919</u>
LOCAL ASSISTANCE		
<u>Pass through from the City of Tampa, Florida:</u>		
Various local grants	N/A	<u>504,621</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE		<u><u>\$ 106,943,540</u></u>

See Independent Auditor's Report.

Housing Authority of the City of Tampa, Florida

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND LOCAL ASSISTANCE

Year ended March 31, 2020

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 No. 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 \$366,159,457 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 December 16, 2020 for North Tampa Housing Development Corporation, a blended component unit of the Authority, in which that federal award is included. If that amount had been included in the accompanying schedule the total expenditures of federal and local awards would have been \$473,102,997.

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, 2020, 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, 2020.

NOTE 6 - ENDOWMENT BALANCE

Included in the expenditures for CFDA No.14.889 is the funding of an endowment for the continued purpose of the grant requirements in the amount of \$1,340,000.

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, 2020, 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 29, 2020.

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 29, 2020
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, 2020. 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 \$366,159,457 in federal awards that is not included in the schedule of expenditures of federal awards and local assistance during the year ended March 31, 2020. 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, 2020.

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, 2020.

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 29, 2020
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, 2020

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
 - Mainstream Program - CFDA No. 14.879

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.