AMENDMENT NO. 1 TO LEASE AGREEMENT
(COUNCIL TOWERS SOUTH)

This Amendment No. 1 to the Lease Agreement dated July 9, 1976, is entered into this day of _____, 2018 ("Amendment No. 1") between the **CITY OF MIAMI BEACH**, a Florida municipal corporation ("City" or "Lessor"), **and MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.**, a non-profit Florida corporation ("Lessee").

WITNESSETH:

WHEREAS, on or about July 8, 1976, the City Commission of the City of Miami Beach adopted Resolution No. No. 1976-15085, approving a Lease Agreement between the City and Senior Citizens Housing Development Corporation of Miami Beach ("Lease"), for certain air rights and easements to City-owned property located at 533 Collins Avenue, for the construction and operation of a residential building for elderly housing ("Council Towers South" or the "Building"), and with the City retaining the rights to the management and operation of the municipal parking lot on the ground floor below the demised premises; and

WHEREAS, the Lease had an initial term of fifty (50) years, expiring on July 8, 2026; and

WHEREAS, the Building was completed in 1979, and includes 125 residential dwelling units, providing quality affordable rental housing for low-income seniors; and

WHEREAS, on or about March 8, 1978, and in accordance with Section 34 of the Lease, the original lessee, Senior Citizens Housing Development Corporation of Miami Beach, assigned the Lease to Lessee, and such assignment was duly recorded in O.R. Book 9967, Page 230 of the public records of Miami-Dade County; and

WHEREAS, Lessee desires to obtain financing, either through a leasehold mortgage, low income housing tax credit equity providers, or other financing vehicles eligible for affordable/elderly housing projects such as the Building, for the purpose of constructing certain capital improvements or other renovations to the Building, including building systems, individual dwelling units, and common areas, with the intent for such improvements, as defined more fully in Section II of this Amendment No. 1, to improve security, safety, and the quality of living conditions for the Building's residents; and

WHEREAS, in order to obtain long-term financing for the Lessee's proposed renovations, Lessee requests an extension of the Term, for a period of fifty (50) years, following the expiration of the initial term on July 8, 2026; and

WHEREAS, in view of the City Commission's desire to support and incentivize affordable housing projects within the City of Miami Beach, including affordable elderly housing, the City Commission desires to extend the term of the Lease, and waives the competitive bidding and appraisal requirements of Chapter 82-37 and 82-39 of the City Code, finding it in the best interests of the City to do so.

NOW THEREFORE, the Lessor and Lessee for and in consideration of the mutual covenants, agreements and undertakings herein contained, do by these present mutually covenant and agree to amend the Lease Agreement, as follows:

I. **Recitals.** The recitals to this Amendment No. 1 are incorporated by reference as if fully set forth herein. Lessee warrants and represents that the recitals to this Amendment No. 1 are true and correct

II. **Lessee's Construction of Additional Improvements at the Building.**

A. Lessee shall, at its sole cost and expense, be solely responsible for the design, development and construction of renovation improvements at the Building, including renovations to individual dwelling units thereof, as generally described in the scope of work set forth in **Exhibit "A"** attached hereto, and in accordance with the requirements set forth herein (the "Additional Improvements").

B. The Additional Improvements shall include all work that may be required for the Building to be in compliance with all applicable laws (including, without limitation, the Florida Building Code), and Miami-Dade County's forty (40) year re-certification requirements.

C. The Additional Improvements shall also include enhancements to generator capacity to ensure the continued operation of HVAC, elevators, life safety systems, and other Building systems after a tropical storm, hurricane, or other acts of God that may impact the Building and the safety of residents in the Building. Specifically, Lessee shall acquire sufficient generators to maintain ambient temperatures at 80 degrees or less for a period of up to ninety-six (96) hours in the event of a loss of electrical power or other emergency situation.

D. If necessary, Lessee shall obtain the requisite financing, in accordance with the provisions of this Lease (as amended herein), to complete the Additional Improvements, with the proceeds of such financing used for the design, development and construction of the Additional Improvements.

E. Prior to commencing with the construction of the Additional Improvements, Lessee shall submit its proposed final plans for the Additional Improvements to the Lessor, to permit the Lessor (in its proprietary capacity as Lessor pursuant to this Lease, and without limiting Lessor's regulatory right of review or approval of the Additional Improvements in its capacity as an Agency Having Jurisdiction), to verify that the Lessee's final plans for the Additional Improvements satisfy the requirements set forth in this Amendment No. 1.

F. With respect to the portion of the Additional Improvements that consist of renovations to individual dwelling units, Lessee shall phase the construction in such a manner as to minimize the disruptions associated with the relocation of residents in the Building. To the extent possible, Lessee shall relocate residents to other dwelling units that may be available in the Building, so as to maintain the continuity of social services and other on-site programming for residents in the Building as their individual dwelling units are being renovated. In furtherance thereof, Lessee agrees to maintain at least one dwelling unit in the Building as a temporary dwelling unit, to house resident(s) of the Building while their dwelling unit is being renovated.

III. **Registration of Residents for Emergency Evacuation Purposes.**

A. Lessee shall comply with and implement the Miami-Dade County's annual registration of eligible tenants for the County's Emergency Evacuation Assistance Program (EEAP), utilizing the forms attached hereto as **Exhibit "B"** (EEAP Application) and **Exhibit "C"** (Emergency Evacuation Pickup Sites) (or any successor forms as may be established by Miami-Dade County from time to time), for elderly and/or disabled residents of the Building who (1) are unable to evacuate on their own due to a specialized transportation need; (2) are homebound, unable to walk to a bus pickup point, and/or may otherwise not have access to transportation

options; or (3) have medical needs that prevent them from evacuating on their own, such as bed bound residents, or residents on life-sustaining medical equipment requiring electricity, or residents requiring assistance with daily life activities. In the event an evacuation order is issued for the area where the demised premises are located (whether such evacuation order is mandatory or voluntary), Lessee shall exercise diligent, good-faith efforts to encourage residents of the Building to evacuate the Building as soon as possible.

IV. Leasehold Mortgage or other Financing.

A. Notwithstanding any provision to the contrary in the Lease, including Section 7 thereof, Lessee may encumber the demised premises with a leasehold mortgage or other financing relating to the demised premises or the Lease ("Leasehold Financing") as follows: Lessor agrees to execute a non-disturbance agreement (containing language reasonably acceptable to the Lessor) for the benefit of Lessee and the holder of any leasehold mortgage or other financing encumbering the demised premises ("Lender") and to cooperate with Lessee's efforts to obtain financing, including the execution of any necessary documents, so long as such documents are subject to the reasonable approval of the Lessor's attorney. No Leasehold Financing shall be valid or of any force or effect unless and until Lessor has consented thereto in writing (which consent shall be conditioned upon Lessee's compliance with the terms set forth herein, and which consent shall not otherwise be unreasonably withheld) and a true copy of the original of each instrument creating and effecting such Leasehold Financing, together with written notice containing the name and post office address of the Lender has been delivered to the Lessor, to the attention of its Asset Management/Real Estate Department. Further, the Leasehold Financing shall specifically provide:

1. That the Leasehold Financing is subject to all of the terms, covenants and conditions of this Lease;

2. That the Leasehold Financing encumbers only the Lessee's interest created by this Lease in the demised premises and the Building;

3. That the rights of the Lessor pursuant to this Lease will not be affected by the terms of the Leasehold Financing;

4. That the Lender shall waive all right and option to obtain and apply proceeds of any insurance or the proceeds of any condemnation award toward payment of the sums secured by the Leasehold Financing to the extent such proceeds are required by the terms of this Lease for the demolition, repair or restoration of the demised premises;

5. That the Lender shall agree to send Lessor copies of all notices to Lessee in which such mortgagee claims that there exists one or more uncured defaults under the terms and provisions of the Leasehold Financing, such notices to be sent simultaneously to Lessor and Lessee;

6. That the Lender has obtained no interest whatsoever in the underlying fee of the demised premises as a result of the execution of the Leasehold Financing by Lessee;

   Only the Lender may acquire any right, title or interest in or to this Lease, by acceptance of a deed or other instrument of conveyance thereof, by purchase at a foreclosure sale or by transfer in lieu of foreclosure, and will conclusively be deemed to have accepted such right, title or interest subject to all of the terms, covenants and conditions of this Lease; it being the specific intent of Lessee and the Lender that the Leasehold Financing encumber only Lessee's leasehold interest created by this Lease in the Property, and that except as

specifically set forth in this Lease, the rights of Lessor shall not be affected by the terms of the Leasehold Financing; and

7. That the Leasehold Financing, and all rights thereunder, shall be subject and subordinate to Lessor's interest in the Property. The Lender shall upon demand, at any time, execute, acknowledge and deliver to Lessor, without expense to Lessor, any instrument that may be necessary or proper to confirm the subordination of the Leasehold Financing to the Lessor's interests in the Property.

V. Physical Condition Standards/Compliance with HUD Standards.

A. As part of Lessee's maintenance obligations under Section 10 of the Lease, and without limitation of Lessee's maintenance obligations as otherwise specified in the Lease, Lessee shall, at its expense, comply with the requirements of the Facility Condition Index attached hereto as **Exhibit "D,"** so as to maintain the Building in a Fair condition or better, as set forth in Exhibit "D."

B. As part of Lessee's maintenance obligations under Section 10 of the Lease, and without limitation of Lessee's maintenance obligations as otherwise specified in the Lease, Lessee further agrees to maintain the Building in a decent, safe and sanitary condition, and in good repair, in a manner that meets the Housing Quality Standards (HQS) of the U.S. Department of Housing and Urban Development with respect to multi-family dwelling units, including the Uniform Physical Condition Standards (UPCS) set forth in 24 CFR, Part 5, Subpart G, and 24 C.F.R. Part 200, Subpart P, and 24 C.F.R. Part 982, with respect to the Building, Building exterior, Building systems, individual dwelling units, Building common areas, and health and safety considerations affecting the Building and residents thereof. Lessee shall, upon thirty (30) day notice from the Lessor, promptly correct any individual deficiencies that may be identified from time to time with respect to any of the foregoing HQS or Uniform Physical Condition Standards, or otherwise with respect to Lessor's maintenance obligations as set forth in Section 10 of the Lease.

1. Lessee agrees to promptly provide the Lessor with a copy of any HUD physical condition assessment report relating to the Building or any portion thereof, including the HUD's Real Estate Assessment Center ("REAC") inspection report within thirty (30) days following Lessee's receipt of same from HUD. In addition, Lessee shall provide Lessor with Lessee's final HUD REAC score for the Building (or any successor uniform physical inspection protocol or scoring system that may be developed by HUD from time to time) within thirty (30) days following receipt of its final HUD REAC score.

2. Without limiting the Lessee's obligation to maintain the Building in a decent, safe and sanitary condition and in good repair, including Lessee's obligation to correct any individual deficiencies that may be identified from time to time with respect to any of the foregoing HQS or Uniform Physical Condition Standards, or otherwise with respect to the maintenance obligations set Section 10 of the Lease, Lessee specifically agrees to maintain, throughout the Term of this Lease (including any renewal Term provided for in this Amendment No. 1), an overall final REAC score of no less than 80 points. Lessee specifically agrees that an overall final REAC score of less than 80 points shall constitute a default of this Lease, entitling Lessor to terminate this Lease if such default(s) items is/are not cured no later than nine (9) months following HUD's release to Lessee of the final HUD REAC inspection report. If deficiencies remain unresolved after the nine (9) month cure period, the Lease shall be subject to immediate termination at Lessor's sole discretion. Should the federal government establish any successor inspection protocol scoring system to replace the REAC scoring system, Lessee agrees to maintain, throughout the Term (and any renewal Term herein), an overall final score that is equivalent to an overall REAC score

of 80 points or greater, with an overall physical condition assessment score indicating that the Building is being maintained in a good condition).

C. As part of Lessee's maintenance obligations under this Lease, as amended herein, Lessee shall be solely responsible for obtaining the forty (40) year re-certification for the Building, as required by the Miami-Dade County Code, and for recertifying the Building every ten (10) years thereafter, as required by the Miami-Dade County Code.

D. At Year 40 of the renewal term of this Lease (as provided in Section X of this Amendment No. 1), Lessee shall engage a third-party licensed engineering firm, selected and approved by both parties, to complete a Capital Needs Assessment (CNA) inspection as attached hereto as **Exhibit "E"** to ensure that the Building, its improvements and systems are structurally sound and in good working order and conform to the requirements of any Governmental Authority at the expiration of this Lease. Related costs of the CNA shall be paid by a reduction of Lessee's annual Lease payment for that given year only; unless the year of inspection coincides with already scheduled HUD required CNA inspection, in which case the Lessee shall pay for the inspection. The resulting CNA shall specify the remaining useful life of all building systems and assist the Lessor and Lessee's decision to develop a recapitalization plan for the property for the remainder of the Term, or for any extension thereof, if any is approved by the City Commission at its sole discretion. Notwithstanding the foregoing, all periodic or annual HQS or UPCS inspections required and performed by HUD, as outlined in Section V.B of this Amendment No. 1, shall continue until the expiration of the Lease .

E. With respect to the generator (as set forth in Section II of this Amendment No. 1), Lessee shall acquire and provide for the safe maintenance of sufficient fuel to ensure that in an emergency situation the generators can function to maintain ambient temperatures at 80 degrees or less for a period of up to ninety-six (96) hours in the event of a loss of electrical power. Lessee shall implement policies and procedures to ensure that the staff at the Building can effectively and immediately activate and maintain the generators and fuel required for the operation thereof.

VI. Inspection and Audit.

A. As part of Lessor's right of inspection pursuant to Section 16 of the Lease, and without limitation of any rights of inspection otherwise specified therein, Lessee agrees that Lessor may inspect the Building any time upon reasonable notice by authorized representatives of the Lessor, or by any other State, County, Federal and/or municipal officer or agency having responsibilities for inspections of such operations and/or Building provided, however, that such right shall be exercised in such manner so as not to interfere with Lessee in the conduct of Lessee's activities ion the Building. In conducting any Building inspections, Lessor may, but shall not be required to use, the HUD inspection checklist form attached as Exhibit **F** hereto (or any successor form as may be established by HUD from time to time). Lessee agrees to within 24 hours of a written notice from the Lessor to undertake corrective actions to cure any deficiency cited by such inspectors. Throughout the term of this Lease, Lessee shall retain its financial and other records pertaining to its operation of the Building for the immediately preceding three (3) years, and such records shall be open and available to the City Manager or his designee, as deemed necessary by the City Manager or his designee, upon ten (10) business days' written notice from the City Manager or his designee that the Lessor desires to review said records.

VII. Municipal Parking on Ground Floor of Demised Premises. Nothing in this Amendment No. 1 shall apply to, or otherwise have any effect on, the municipal parking spaces (metered or otherwise) managed and operated by the City on the ground floor of the Building

below the demised premises, nor shall this Amendment No. 1 apply to, or have any effect on, any use agreements between Lessor and Lessee or other agreements related thereto.

VIII. Assignment/Transfer of Interests.

A. Lessee shall not assign sublease or encumber its interest in this Lease, as amended, or in the Building, without Lessor's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, provided, however, that the foregoing shall not apply to (1) sub-leases or rentals of individual dwelling units in accordance with the terms and conditions of this Lease, (2) an assignment or sublease of the whole of the Lease to Lessee's parent entity, subsidiary, or entity that is controlled by or under common control with Lessee, or (3) an entity upon which Lessee is merged or consolidated. Lessor's consent to assignment shall be deemed to be "unreasonably withheld" if the proposed assignee is of such financial standing and responsibility at the time of such assignment as to give reasonable assurance of the payment of all rent and other amounts reserved in this Agreement and compliance with all the terms, covenants, provisions and conditions of this Lease, as amended. Any assignment in violation of this subsection shall be void.

IX. HUD/Related Federal Approvals. Pursuant to Sections 20 and 34 of the Lease, this Amendment No. 1, shall be subject to and contingent upon Lessee obtaining the consent of any regulatory agency with any interest in or jurisdiction over the Lessee or the Building, including the U.S. Department of Housing and Urban Development, the Federal Housing Commissioner, or any other agency or regulatory body, as applicable.

X. Renewal of Lease Term. Section 25 of the Lease is hereby deleted and replaced in its entirety with the following:

> Subject to and contingent upon Lessee's compliance with the terms and conditions of this Lease, as amended by this Amendment No. 1, and provided that Lessee is in good standing and not otherwise in default of any of its obligations hereunder, at the conclusion of the initial term of this Lease on July 8, 2026, this Lease shall be extended for an additional term of fifty (50) years, commencing on July 9, 2026, and expiring on July 8, 2076.

XI. Annual Survey. Lessee agrees to conduct an annual satisfaction survey of residents, in a form comparable to **Exhibit "G"** and shall provide Lessor with a copy of the survey results upon request (including, at Lessor's option, a copy of the individual surveys completed by residents).

XII. Ratification of Lease. Except as specifically amended herein, all other terms and conditions of the Lease shall remain in full force and effect. In the event there is a conflict between the provisions provided herein and the Lease, the provisions of this Amendment No. 1 to Lease shall govern.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, this Amendment has been duly executed by the parties hereto as of the day and year first written above.

BY LESSOR:

Attest:

CITY OF MIAMI BEACH, FLORIDA

_____
Rafael Granado, CITY CLERK

_____
Dan Gelber, MAYOR

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Mayor Dan Gelber and Rafael Granado, City Clerk, or their designees respectively, on behalf of the CITY OF MIAMI BEACH, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2018.

My Commission Expires:

_____
Notary Public, State of Florida at Large
Commission No.:

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney RAP 2-26-18 Date

BY LESSEE:

Attest:

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.

_____
Signature

_____
Morton Bahr, PRESIDENT

_____
Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Morton Bahr, President, on behalf of the Miami Beach Senior Citizens Housing Development Corporation, Inc., who has produced identification or is known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

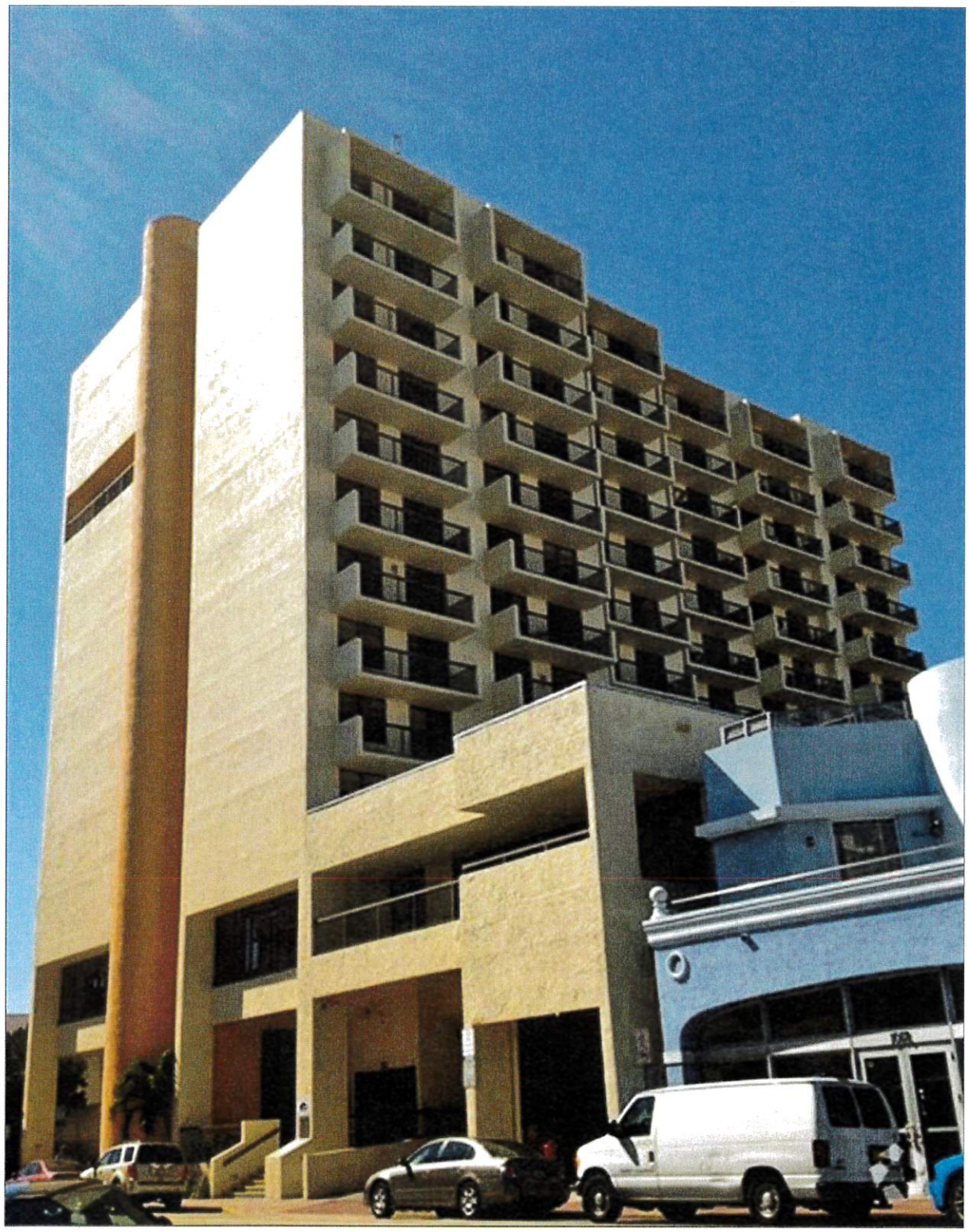
WITNESS my hand and official seal, this _____ day of _____, 2018.

My Commission Expires:

_____
Notary Public, State of Florida at Large
Commission No.:

EXHIBIT “A”
Additional Improvements

Council Towers North & South /533 & 1040 Collins Avenue, Miami Beach, FL 33139



Professionally Operated By: Elderly Housing Development & Operations Corporation

EQUAL HOUSING OPPORTUNITY

Council Towers N/S Refinance Prospect

(August 16, 2017)

Overview

Council Towers consist of two, 12-story towers with a combined 252-units located on 533 & 1040 Collins Avenue (Council Towers S & N). The property was built in 1976 and has always offered quality, clean and safe affordable housing for low-income senior citizens. The property is owned by Miami Beach Senior Citizens Housing Development Corporation, Inc. with a 50 year Air Rights Agreement (Land Lease) dated July 9, 1976 to EHDOC/Dade County Council for Seniors, Inc. The Land Lease expires on July 9, 2026.

As part of our ongoing mission and commitment to existing and future senior residents, and due to the need for a capital renovation of the buildings after years of exposure to saltpeter and normal wear and tear, it is time to perform capital improvements to the property for the health and safety of its residents and for its long-term preservation.

This planned renovation would include but not be limited to; site work, exterior façade work, new windows, interior common areas and office renovations, apartment renovations, and building systems (e.g. elevators, roof, electric, plumbing, water pumps, generators, fire alarm systems, etc.). Funding of the project would involve a first mortgage using HUD 223(f) affordable housing loan program. It is in the best interest of the project to take advantage of existing low interest rates. As mentioned above, this project will benefit the 252 senior households now living in the property. The property averages less than 10% annual turnover and currently has approximately 234 prospects on the wait list.

Existing Bldg. Size: 1040 Collins: 12 story building (125 units) Approx. 115,036 S.F.
533 Collins: 12 story building (125 units) Approx. 115,231 S.F.

HUD REAC Score: 93 (October 2015)

Zoning: GU

Geographic Location:

- 2 Blocks West of Ocean Drive
- 2.0 Miles East of MacArthur Causeway
- 11.2 Miles East of MIA (Airport)
- 5.6 Miles East of I-95



Scope of Work

Site Work: Parking lot seal coating and re-striping, replace exterior signage and upgrade garage lighting.

Exterior Façade Work: Replace all windows and balcony slider doors, replace Community Room and Foyer Lobby windows with storefront, and clean, repaint and provide waterproofing as necessary.

Roof Replacement: Replace roof with energy star rated wind warranty material.

Interior Renovations: Install lever door hardware to public bathrooms, trash rooms, common stairs and apartment entry doors, flooring for first floor and elevator lobbies "wood look" plank tile, replace corridor VCT on floors 2-12, replace ceiling tiles, replace lighting, and new window treatment throughout.

Second Floor Common Areas and Offices: Administration, Service Coordinator, and Property Management offices, refurbish mailbox area, improve Community Room and Accessible Kitchen, replace ceiling and lighting, remove gutter trim and add pairs of doors from corridor, and upgrade public bathrooms to ADA accessibility.

Apartment Renovations: Refurbish entry door and new door knocker, viewer and lever hardware, replace interior doors as needed, make 5% or 6 residential units in each Tower UFAS handicap accessible, renovations to accommodate hearing impaired in 3 units in each Tower, and new lever hardware for all interior doors. Replace kitchen cabinetry with door/drawer pulls, new Formica countertops, full size energy-star rate electric range with smart-burners and ventilation hood, single bowl sink, faucet and refrigerator. New light fixtures, new VCT flooring throughout with tile in bathroom and kitchen, and paint walls, trim, doors and ceiling. The bathroom will include the replacement of the toilet with 17"" high low flow, replace sink with vanity, countertop with integral bowl sink and low flow faucet, replace mirror medicine cabinet, replace tubs with walk-in showers and roll-in showers in all ADA units, and replace shower control trim ring with single lever.

Building Systems: Evaluate chiller and corresponding black iron pipes, chiller replacement, coil replacement, trash chute and trash compactor, elevator systems upgrade, inspect and video sanitary drains, replace domestic water pump and all main and branch valves, diesel fire pump, generator, electrical, new exhaust fans in kitchens (hood) and baths (fan light), and complete emergency pull-cord station and fire alarm panel replacement.



Proposed Financing Source & Uses (Refinance HUD 223(f))

SOURCES			
	Permanent Financing Sources		$ Per Unit
HUD 223(f) Mortgage	10,962,030	98.57%	43,500
Capital Contribution Tax Credit	0	0.00%	0
Replacement Reserves Purchased with Prop.	74,100	0.67%	294
Deferred Developer Fee	84,972	0.76%	337
TOTAL	**11,121,102**	**100.00%**	**44,131**
USES			
Land Acquisition & Demolition	0	0.00%	0
Payoff of Existing Debt	1,023,066	9.20%	4,060
Hard Construction	6,115,915	54.99%	24,270
Hard Cost Contingency (10%)	611,592	5.50%	2,427
Developer Fee	1,131,918	10.18%	4,492
Reserves (Est. 4 Months)	1,015,428	9.13%	4,029
Resident Relocation	250,000	2.25%	992
FF&E (Furniture, Fixtures & Equipment)	75,000	0.67%	298
Architectural & Engineering Fees	150,000	1.35%	595
Survey ($7,500 Each Bldg.)	15,000	0.13%	60
Construction Insurance	50,000	0.45%	198
Construction Interest	200,000	1.80%	794
HUD Inspection Fee (1% Repairs)	67,275	0.60%	267
HUD Mortgage Insurance Premium (0.25%)	27,405	0.25%	109
HUD Exam Fee (0.30%)	32,886	0.30%	131
Financing Fee (1%)	109,620	0.99%	435
Bond Financing Fee (5.06%)	0	0.00%	0
Lender Inspection Fee	8,500	0.08%	34
Appraisal	15,000	0.13%	60
Market Study	0	0.00%	0
Environmental (ESA, Radon)	12,000	0.11%	48
PCNA	13,950	0.13%	55
Independent A&E Cost Review	18,000	0.16%	71
Cost Certification	12,000	0.11%	48
Title & Recording	0	0.00%	0
FHA Lender Legal	17,500	0.16%	69
Mortgagor Legal	50,000	0.45%	198
Organizational Expense	99,047	0.89%	393
TOTAL DEVELOPMENT COSTS	**11,121,102**	**100.00%**	**44,131**
SUPLUS/(GAP)	**(0)**	**0.00%**	

Debt Service Coverage Ratio - 15 Year Projection										
YEAR	1	2	3	4	5	6	7	8	9	10
Income	$3,237,548	$3,302,298	$3,368,344	$3,435,711	$3,504,426	$3,574,514	$3,646,004	$3,718,924	$3,793,303	$3,869,169
Expense	($2,451,945)	($2,523,885)	($2,597,950)	($2,674,205)	($2,752,713)	($2,833,542)	($2,916,761)	($3,002,441)	($3,090,655)	($3,181,478)
NOI	$785,602	$778,413	$770,394	$761,507	$751,713	$740,972	$729,243	$716,483	$702,648	$687,691
DS	$683,474	$683,474	$683,474	$683,474	$683,474	$683,474	$683,474	$683,474	$683,474	$683,474
DSCR	1.15	1.14	1.13	1.11	1.10	1.08	1.07	1.05	1.03	1.01
Cash Flow	$102,128	$94,940	$86,920	$78,033	$68,239	$57,498	$45,769	$33,010	$19,174	$4,217

Management/ Experience

The property will continue to be managed and operated by EHDOC management and whose years of experience qualifies them as the best suited for the task. An EHDOC Senior Analyst in collaboration with a licensed general contractor, architect, engineers, and members of EHDOC's management team will be assigned to oversee the refinance and rehab of the property.

KIOs will be measured as follows:

- Number of tenants served/accommodations = +250
- Number of residential units renovated/rehabilitated = 250
- REAC scores for the property after project completion = 95% score or better
- Turnover rates = sustained at or below 1% vacancy
- Energy Efficiency and Utility Cost reduction for the towers = tracked reduction of energy footprint costs by 15%

Objective

Project renovations will benefit all current residents that occupy the 250 residential units at the property, including handicap and visual/hearing impaired. The renovations will also provide current employees and service providers with a safer and more efficient work environment. The office renovations will offer an inviting, comfortable and aesthetically suited place of work, and the upgraded building systems will significantly reduce inconveniences to residents and workload of existing staff.

Additionally, the development work will create construction related jobs in excess of 230 tradesmen and 8 Administrative & Architectural and Engineering staff.

Residents will not be relocated through the renovation phase. EHDOC has a long history of successful and efficient rehabilitation of high-rise residential communities with the residents remaining "in place". EHDOC's primary objective is to complete the renovation on-time and within budget with minimal disruption to the residents lives and daily management of the property. Residents will be required to leave their unit (selected group of residents each week) by 8:00AM each weekday (no weekends) and may return to their unit by 6:00PM each night. Specifically, blocks of 3 units to start for the first 2 weeks; 6 units per week for the next 4-6 weeks; 9 units per week for the next 6-8 weeks; and 12 units per week for the duration of the rehab. Resident personal property will be packed in secured, storage tubs and crates for only the rooms of their apartment under

renovation. Repairs will commence in the kitchen (residents will lose their kitchen use for one night - meal service will be arranged in the community room for their convenience) and bathroom fixtures, which takes two days to complete. The flooring replacement, lighting and door replacements will take 1-2 days to complete, and window replacements and drywall repair and painting will take 1-2 days. Last, the bedroom will take one full day. Multiple trades work on individual 30 minute blocks of time in an integrated and strategic fashion to ensure that plumbing, electrical, mechanical, structural/windows, painting, and flooring are coordinated.

The Council Towers renovation with resident's in-place will be the 14th project EHDOC has undertaken since 2009. EHDOC understands and is fully prepared with qualified professional staff to assist senior residents who may become disoriented, confused, or impatient during the rehabilitation process.

Projected Timeline

September 2017	City of Miami Beach Approval of Air Rights Extension
October 2017	Notify Residents of Planned Renovation (Resident Meetings)
	Air Rights Agreement Executed and Recorded
November 2017	Apply for Refinance/Rehab Funds
April 2018	Closing
May 2018	Rehab Commences
June 2019	Substantial Rehab Completion

Council Towers North & South

533 & 1040 Collins Avenue, Miami Beach, FL 33139

Base Scope of Work

As of 08.16.17

Site Work

- Parking lot seal coat, re-stripe, numbering, and replace concrete bollards and car stops as necessary
- Install new or repair existing parking lot entry gates and operators
- Repair and paint aluminum perimeter fencing
- Replace exterior signage
- Upgrade parking garage lighting to meet min/max code and energy saving requirements
- Upgrade exterior landscape to included new palm trees, shrubs and ceramic potted plants

Exterior Work

- Replace roof
- Replace all exterior doors and windows with hurricane impact-rated windows
- Replace community room and lobby store-front windows with curtain wall structure

- Re-coat and weatherproof 2nd floor patios
- Prep and paint under/ above first floor pipes
- Clean, paint and provide waterproofing as necessary
- Patch and repair stucco as needed
- Install new entrance awnings

Plumbing, Electrical, Trash Chute and HVAC Systems

- Upgrade main electrical panels (1 per bldg.).
- New electrical panel and labeling in each residential unit
- Install GFI outlets in kitchen and bathroom
- Install new trash chute & compactor
- Replace chiller coils and bearings (roof)
- Replace A/C fan coils in each unit
- Install smart burners in each residential unit
- Install shut-off valves all plumbing fixtures
- Back-flow preventer test/ replace if needed

Fire Safety Systems

- Install double wall fuel tanks
- Install diesel fire pumps for sprinkler system
- New generators (2)
- Upgrade main electrical panels

Generators

- Install two (2) new generators

Elevators

Replace and repair control panels, cables, all electrical, mechanical equip., cab refurbish

Interior Common Area Renovation Work

- Flooring: 1 floor and elevator lobbies "wood vinyl plank"
- Flooring: 2-12 floor replace corridor VCT
- Remove popcorn ceiling 12th floor (both bldgs.)
- Ceiling: replace ceiling tile, reuse grid where possible.

- New unit signage
- Upgrade lighting with energy-efficient light bulbs

First Floor Commons and Offices

Offices:

- Admin w/ window
- Service coordinator
- Manager
- Refurbish mail room (install front load per code)

Community Room Improvements:

- Recreate accessible kitchen
- Replace ceiling and lighting
- Remove gutter trim
- Add pairs of doors to/from corridor
- Upgrade one public toilet room for ADAAG compliance (1st floor)

Apartment Renovations

- Refurbish entry door and new door knocker, viewer, lever hardware.
- Replace interior doors (raised six-panel)
- 10% of total units to be ADA handicap accessible (125 units per bldg. - 13 units per bldg.).
- 2% of units to accommodate audio/ visual impaired (125 units per bldg. - 3 units per bldg.).
- Upgrade emergency pull-cord system (bathroom and bedroom) as needed.
- Install two (2) ceiling fans in each unit (bedroom and living room)
- Install new window blinds throughout
- Paint interior walls, trim and doors
- Repair door hardware as needed
- Install ceramic tile in bathroom
- Install wood vinyl plank remainder

Kitchens

- Replace cabinetry with door/ drawer pulls and under cabinet LED lighting.
- New countertops.
- Enlarge to maximize storage.

- New energy-star rated appliances (full size electric range, smart burners, built-in microwave vent-hood, single bowl sink, new faucet fixture, and frost-free refrigerator (ice maker TBD).
- New light fixtures for all apartment units that have not received cycled replacements in the last three years.
- New VCT flooring.
- Paint walls and ceiling.

Bathrooms (All Residential Units and ADA Designated Units)

- Replace toilets with 17" high, low flow
- Install GFI outlets as needed
- New bathroom vanity, vanity mirror and medicine Cabinet
- New plumbing fixtures
- Remove tub/ install walk-in surround shower
- Install grab bars at shower and toiler

Total Improvements	**$6,115,915**
GC Overhead/ Profit	**$611,592**
TOTAL REHAB EST.	**$6,727,507**
Per Unit $	**$26,696.46**

A National Leader Providing High Quality, Affordable Housing for Senior Citizens

Mission

Elderly Housing Development & Operations Corporation (EHDOC) develops and manages safe, secure, and affordable housing for senior citizens across the United States. EHDOC advocates for the highest quality of life for the seniors of today and tomorrow.

Overview

EHDOC builds and manages affordable housing for seniors. EHDOC currently manages 54 multi-family communities and has several projects under construction/development, comprising more than 5,000 apartments, which house roughly 6,000 residents in 14 states, Washington, D.C. and Puerto Rico.

EHDOC is a not-for-profit 501(c)(3) organization, which was formed in 1978 by the National Council of Senior Citizens, the advocacy organization responsible for strong support of Medicare and the Older Americans Act. EHDOC is a national leader and advocate at all levels of government in promoting independent living and life enrichment for seniors.

EHDOC has a fully trained staff to manage and develop Low-Income Tax Credit (LIHTC) properties. Staff is licensed and certified in Housing, Tax Credits and Property Management.

EHDOC properties have averaged scores greater than 90 from HUD's Real Estate Assessment Center (REAC). Passing score is 60 and industry average is in the mid-70s.

EHDOC's properties have less than 4% turnover rate due to our belief of "Aging in Place" and our commitment to provide supportive services from our service coordinators. Less than 2% of our residents move to an assisted living facility or nursing home.

Services

- Property Development (as Sponsor, Developer, Co-Developer, Managing General Partner)
- Acquisition and Financing; Re-Financing using Low-Income Tax Credits
- Community Management (as Non-profit Managing General Partner, Non-profit Management Agent)
- Social and Health Services Coordination (Service Coordinator within Management Agent)
- Establishing the system to support "Aging in Place" through partnering with in-house care medical services

Tax Credit Development (Acquisition-Rehabilitation Refinancing and New Development)

EHDOC is a multi-faceted company accomplished in completing all aspects of affordable housing development including feasibility studies, land/building acquisitions, site planning and design, entitlements, sourcing of equity and debt, construction management, leasing, debt conversion, and asset management.

EHDOC has refinanced and refreshed a substantial portion of its portfolio, while adding new developments using a range of financing tools in which Low Income Housing Tax Credits (LIHTC) have played a major role. Currently there are several developments in the pipeline with LIHTC financing.

Present pipeline of project financing, utilizing LIHTC 9% and 4% (with Tax Exempt Bonds), approaches $100M in total development cost. Projects are located in California, Illinois, Connecticut, Ohio and Florida.

Tax Credit Investment Benefits

Significant benefits from tax credit investment in new property development and in acquisition-rehabilitation accrue to municipalities, property owners and developers, property management agents, and most importantly, current and prospective project residents. EHDOC is deeply experienced in low income housing tax credit funding and aligned with strong investment partners to bring these benefits to fruition:

- Existing Project Refinancing – greater $ proceeds for rehabilitation of older buildings and reduced debt obligation via substantial equity investment
- New Construction of Affordable Housing – large, available investment pool of capital and favorable tax credit benefits to investors to help fund new projects
- Local construction purchasing and jobs creation
- Viable replacement project investment source as replacement to lost HUD 202 funding
- Reliable funding source to spur new housing development, filling a huge need for many communities (affordable independent and assisted living for the elderly and workforce including firemen, police, teachers, medical technicians, and many other community service employees)

Planned Developments with Cities

EHDOC actively partners as community project co-developer in new planned developments with cities and communities that share EHDOC's mission for good quality, safe and affordable housing for the elderly; and which face a shortage of current housing for their lower income residents. EHDOC has experience working with many cities including City of Chicago, City of Miami, City of Miami Beach, City of Canton, OH and City of Waterbury, CT.

HUD Experience

Of the properties in the EHDOC portfolio and construction pipeline, 47 came under the Section 202 program with Section 8 rental assistance. The remaining 7 are Hugh Carcella Apartments (Section 236) Reading, PA; Stanley Axlrod Towers (Section 202/without Section 8) Miami, FL; Jack Kenny Memorial (Section 236) Rochester, NY; Robert Sharp Towers II (Section 221(d)(4)) Miami Gardens, FL; North Park Village Apartments (developed through the CDBG Program in the City of Chicago) Chicago, IL; J. Michael Fitzgerald Apartments (Section 202/8 with 4% LIHTC and City Chicago Donation Tax Credit) Chicago, IL; and Minerva Manor (Housing Authority Loan and 4% LIHTC with tax-exempt bonds) Fontana, CA.

Industry Affiliations

EHDOC is affiliated with the U.S. Department of Housing and Urban Development (HUD), the Alliance for Retired Americans (ARA), Leading Age, National Council on Aging (NCOA), Southeastern Affordable Housing Management Association (SAHMA), National Leased Housing Association (NLHA), and the National Affordable Housing Management Association (NAHMA).

Financial and Legal Partnerships

EHDOC partners with, among many, the following financial institutions for debt financing, equity investment, insurance, and representation.

Debt Financing: Wells Fargo; TD Bank; US Bank; Lancaster Pollard Mortgage Co.; California Statewide Communities Development Authority; AGM Financial Services; Draper and Kramer; and Housing Investment Trust of the AFL-CIO

Equity Investment: Stratford Capital Group, US Bank; City Real Estate Investors; TD Bank; and Wells Fargo

Insurance Services: Wells Fargo

Legal Representation: Bernstein-Shur (EHDOC Corporate General Counsel); Nixon Peabody; Krooth Altman; and numerous firms with strong affiliations with low-income housing development in their respective communities.

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC. OPERATING AS COUNCIL TOWERS PROJECT NO. 066-EH005

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

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bellows
associates p.a.

CERTIFIED PUBLIC
ACCOUNTANTS
& ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Miami Beach Senior Citizens Housing Development Corporation, Inc.
Miami Beach, Florida 33139

Report on the Financial Statements

We have audited the accompanying financial statements of Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, HUD Project No. 066-EH005, which comprise the statements of financial position as of June 30, 2016 and 2015, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

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 opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Miami Beach Senior Citizens Housing Development Corporation, Inc. as of June 30, 2016 and 2015, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 17 to 26 is presented for purposes of additional analysis as required by the *Consolidated Audit Guide for Audits of HUD Programs* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 19, 2016, on our consideration of Miami Beach Senior Citizens Housing Development Corporation, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Miami Beach Senior Citizens Housing Development Corporation, Inc.'s internal control over financial reporting and compliance.

Bellows Associates P.A.

Bellows Associates, P.A.
Plantation, Florida
September 19, 2016

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2016 AND 2015

	2016	2015
ASSETS		
Cash - operations	$ 313,956	$ 90,784
Tenant accounts receivable	28	151
Accounts receivable - HUD	10,540	8,615
Accounts receivable - Other	1,398	-
Prepaid expenses	83,084	105,288
	409,006	204,838
PROPERTY AND EQUIPMENT		
Land improvements	39,976	39,976
Buildings	11,043,026	10,730,626
Building equipment - portable	705,413	700,874
Furnishings	1,301,835	1,266,413
Office furniture and equipment	173,309	173,309
Maintenance equipment	36,051	36,051
	13,299,610	12,947,249
Accumulated depreciation	(11,386,149)	(10,909,738)
	1,913,461	2,037,511
Land	251,780	251,780
	2,165,241	2,289,291
DEPOSITS		
Escrow deposits	43,739	443,976
Replacement reserve	780,143	555,624
Tenant deposits held in trust	67,635	64,200
Total Deposits	891,517	1,063,800
OTHER ASSETS		
Deferred financing costs	1,817	2,312
Miscellaneous other assets	150,049	151,876
Total Other Assets	151,866	154,188
TOTAL ASSETS	$ 3,617,630	$ 3,712,117

See accompanying notes to the financial statements

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENTS OF FINANCIAL POSITION (CONTINUED)
JUNE 30, 2016 AND 2015

	2016	2015
LIABILITIES		
Mortgage payable	$ 1,883,578	$ 2,343,488
Accounts payable - operations	255,456	86,389
Accounts payable - other	7,971	11,049
Accrued wages payable	40,362	52,346
Accrued payroll taxes payable	609	-
Accrued management fee payable	11,925	13,357
Accrued interest payable - mortgage	10,791	26,656
Miscellaneous current liabilities	29,399	113,203
Tenant deposits held in trust	62,430	61,489
Prepaid revenue	2,191	2,535
TOTAL LIABILITIES	2,304,712	2,710,512
NET ASSETS		
Unrestricted net assets	1,312,918	1,001,605
Temporarily restricted net assets	-	-
Permanently restricted net assets	-	-
TOTAL NET ASSETS	1,312,918	1,001,605
TOTAL LIABILITIES AND NET ASSETS	$ 3,617,630	$ 3,712,117

See accompanying notes to the financial statements

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
REVENUES		
Rent	$ 3,322,643	$ 3,252,270
Financial	12,172	8,268
Other	2,772	14,944
TOTAL REVENUES	3,337,587	3,275,482
EXPENSES		
Administrative	499,045	399,721
Utilities	472,726	508,199
Operating and maintenance	837,440	906,835
Taxes and insurance	419,443	413,423
Depreciation	476,411	440,649
Amortization	495	495
Financial	143,077	171,446
Multifamily housing service coordinators	177,637	163,407
TOTAL EXPENSES	3,026,274	3,004,175
CHANGE IN NET ASSETS	311,313	271,307
NET ASSETS AT BEGINNING OF YEAR	1,001,605	730,298
NET ASSETS AT END OF YEAR	$ 1,312,918	$ 1,001,605

See accompanying notes to the financial statements

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES		
Rental receipts	$ 3,316,021	$ 3,258,187
Interest received	1,457	1,665
Other cash received	2,772	14,944
Total receipts	3,320,250	3,274,796
Administrative	(141,809)	(145,751)
Management fee	(144,994)	(141,360)
Utilities	(479,715)	(471,448)
Salaries and wages	(546,557)	(440,661)
Operating and maintenance	(662,785)	(700,976)
Property insurance	(106,121)	(139,774)
Miscellaneous taxes and insurance	(314,664)	(288,454)
Tenant deposits held in trust	(2,494)	(1,197)
Interest on mortgage	(158,942)	(160,298)
Total disbursements	(2,558,081)	(2,489,919)
Net cash provided by operating activities	762,169	784,877
CASH FLOWS FROM INVESTING ACTIVITIES		
Deposits to mortgage escrow and interest retained in account	(79,159)	(331,155)
Withdrawals from the escrow account	479,396	163,032
Deposits to reserve for replacement and interest retained in account	(213,804)	(211,314)
Withdrawals from reserve for replacement	-	145,849
Purchase of fixed assets	(156,309)	(139,971)
Other investing activities - construction in progress	(109,211)	(64,367)
Net cash (used in) investing activities	(79,087)	(437,926)
CASH FLOWS FROM FINANCING ACTIVITIES		
Mortgage principal payments	(459,910)	(363,347)
Net cash (used in) financing activities	(459,910)	(363,347)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	223,172	(16,396)
BEGINNING OF YEAR CASH	90,784	107,180
END OF YEAR CASH	$ 313,956	$ 90,784
SUPPLEMENTAL DISCLOSURES:		
Noncash investing activities		
Purchase of fixed assets	$ 196,052	$ 10,789
Construction in Progress	(111,038)	87,509
Accounts payable	(85,014)	(98,298)
	$ -	$ -
Interest paid	$ 158,942	$ 160,298

See accompanying notes to the financial statements

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	$ 311,313	$ 271,307
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation expenses	476,411	440,649
Amortization expense	495	495
Net realized and unrealized gain on investments	(10,715)	(6,603)
Increase or decrease in:		
Tenant accounts receivable	123	2,161
Accounts receivable - other	(3,323)	358
Prepaid expenses	22,204	22,623
Cash restricted for tenant security deposits	(3,435)	(3,034)
Accounts payable	(6,534)	18,771
Accrued liabilities	(9,102)	23,359
Accrued interest payable	(15,865)	11,148
Tenant deposits held in trust	941	1,837
Prepaid revenue	(344)	1,806
Net cash provided by operating activities	$ 762,169	$ 784,877

See accompanying notes to the financial statements

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, (the Project) was organized as a non-profit corporation in the State of Florida, to acquire an interest in real property located in Miami Beach, Florida. The corporation has constructed and operates an apartment complex of 252 units, under Section 202 of the National Housing Act of 1959 and Section 8 of the National Housing Act of 1937. Such projects are regulated by the U.S. Department of Housing and Urban Development (HUD) with respect to rent charges and operating methods. The Regulatory Agreement prohibits any distribution of surplus cash available at the end of each year.

The Project's major program is its Section 202 Supportive Housing for the Elderly – Direct Loan. The Project's Section 8 Housing Assistance Payment (HAP) Program provides for a significant portion of the Project's rental income through rental assistance from HUD. The Project's Section 8 program is nonmajor.

The following significant accounting policies have been followed in the preparation of the financial statements:

Fixed Assets

Fixed assets and organization costs are stated at cost. The Project currently capitalizes fixed assets over $1,000 and all lesser items are expensed. Depreciation of fixed assets is provided using the straight-line method over the estimated useful lives of the assets, as follows:

	Years
Land improvements	5
Building and equipment-fixed	5-40
Furniture and equipment	5-20

Depreciation expense for the years ended June 30, 2016 and 2015 was $476,411 and $440,649, respectively.

Amortization

Deferred financing costs are being amortized over the life of the mortgage (40 years) on a straight-line basis.

Financial Statement Presentation

The accompanying financial statements were prepared in conformity with accounting principles generally accepted in the United States of America. The Project reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Accordingly, none of the Project's net assets are subject to donor-imposed restrictions and are therefore accounted for as unrestricted net assets.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Income Taxes

The Project is currently exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Project's Forms 990, Return of Organization Exempt from Income Tax, for the years ending 2012, 2013, 2014, and 2015 are subject to examination by the Internal Revenue Service, generally for three years after they were filed. Currently no year is under examination.

Cash and Cash Equivalents

For the statement of cash flows, all unrestricted investment instruments with original maturities of three months or less are cash equivalents. The Project has no cash equivalents at June 30, 2016 and 2015.

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 amount 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.

Date of Management's Review

Management has evaluated subsequent events through the time of issuance of these financial statements on September 19, 2016.

NOTE 2 – RELATED PARTIES

The Project is sponsored by Elderly Housing Development and Operations Corporation (EHDOC). The bylaws of the Project require that the Board of Directors be composed of eight members. The President and Executive Director of EHDOC shall, by virtue of their offices, be members of the Board of Directors and the remaining directors shall be selected by EHDOC.

EHDOC manages the complex and provides accounting services, for which EHDOC receives fees. The total amount charged by EHDOC for management fees for the years ended June 30, 2016 and 2015 was $143,562 and $142,790, respectively, which is approximately 4.42% of gross receipts. The total amount charged by EHDOC for accounting services for the years ended June 30, 2016 and 2015 was $19,656 for both years. The total amount charged by EHDOC for quality assurance services for the years ended June 30, 2016 and 2015 was $8,190 and $7,898, respectively. For the years ended June 30, 2016 and 2015 the Project incurred other costs to EHDOC in the amount of $374,616 and $410,674, respectively, which may include reimbursements for insurance, pension, and other project expenses. The total due to EHDOC as of June 30, 2016 and 2015 was $30,471 and $13,995, respectively.

NOTE 3 – HUD RESTRICTED DEPOSITS

Reserve for Replacement

Under the regulatory agreement, the Project is required to set aside amounts for the replacement of property and other project expenditures approved by HUD. Replacement reserve deposits, which approximate $780,143 and $555,624 at June 30, 2016 and 2015, respectively, are held in separate accounts and generally are not available for operating purposes. As of June 30, 2016 the required monthly deposits to the replacement reserve accounts were fully met. As of June 30, 2015, the required deposits to the replacement reserve were not fully met and a finding was issued.

NOTE 4 – MORTGAGE PAYABLE

The mortgage payable to and insured by HUD was approved for $7,773,700. The mortgage is payable in 480 monthly installments of principal and interest, beginning January 1983. The annual interest rate is 6.875%. The mortgage note is secured by the apartment complex.

Maturities of the mortgage note for the Project, in each of the next five years are as follows:

June 30,	
2017	$ 455,942
2018	488,294
2019	522,943
2020	416,399
2021	-
	$ 1,883,578

For the years ending June 30, 2016 and 2015 interest expense on the mortgage was $143,077 and $171,446, respectively.

NOTE 5 – RENT INCREASES

Under the regulatory agreement, the Project may not increase rents charged to tenants without HUD approval.

NOTE 6 – FUNCTIONAL ALLOCATION OF EXPENSES

Expenditures incurred in connection with project operations and expenditures made for corporate purposes have been summarized by natural expense classification basis in the statements of activities.

NOTE 6 – FUNCTIONAL ALLOCATION OF EXPENSES (CONTINUED)

For the years ended June 30, 2016 and 2015, the Project expended $3,026,274 and $3,004,175, respectively. They have estimated that on a functional classification basis these expenses would be allocated as follows:

	2016	2015
Program services	$ 2,527,229	$ 2,604,454
General and administrative	499,045	399,721
Fundraising	-	-
Total	$ 3,026,274	$ 3,004,175

NOTE 7 – INTANGIBLE ASSETS

Intangible assets consist of deferred financing costs associated with the HUD Section 202 Direct Loan program. As of June 30, 2016 and 2015, deferred financing costs were $19,806 for both years. The total deferred financing costs are being amortized over the life of the mortgage (40 years) on a straight-line basis. Accumulated amortization as of June 30, 2016 and 2015 was $17,989 and $17,494, respectively.

Amortization expense in each of the next five years is estimated as follows:

June 30:	
2017	$ 495
2018	495
2019	495
2020	332
2021	-

Amortization expense for the years ended June 30, 2016 and 2015 was $495 for both years.

NOTE 8 – FAIR VALUE MEASUREMENTS

Accounting standards provide a framework for measuring fair value based on a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value, as follows: Level 1, which refers to securities valued using unadjusted quoted prices from active markets for identical assets; Level 2, which refers to securities not traded on an active market but for which observable market inputs are readily available; and Level 3, which refers to securities valued based on significant unobservable inputs. Assets and liabilities are classified in their entirety on the lowest level of input that is significant to the fair value measurement.

NOTE 8 – FAIR VALUE MEASUREMENTS (CONTINUED)

Level 1	Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Project has the ability to access.
Level 2	Inputs to the valuation methodology include • Quoted prices for similar assets or liabilities in active markets; • Quoted prices for identical or similar assets or liabilities in active markets; • Inputs other than quoted prices that are observable for the asset or liability; and • Inputs that are derived principally from or corroborated by observable market data by correlation or other means. If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.
Level 3	Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

Changes in valuation techniques may result in transfers in or out of an investment's assigned level within the hierarchy.

Asset Valuation Techniques

Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The following is a description of the valuation methodologies used for assets at fair value. There have been no changes in the methodologies used at June 30, 2016 and 2015.

- *U.S. government securities*: Valued using pricing models maximizing the use of observable inputs for similar securities.

The following tables set forth by level within the fair value hierarchy a summary of the Project's investments measured at fair value on a recurring basis at June 30, 2016 and 2015:

Fair Value Measurements as of June 30, 2016

	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total
Cash management accounts	$ 50,594	$ -	$ -	$ 50,594
U.S. government securities	292,596	-	-	292,596
Total	$ 343,190	$ -	$ -	$ 343,190

NOTE 8 – FAIR VALUE MEASUREMENTS (CONTINUED)

Fair Value Measurements as of June 30, 2015

	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total
Cash management accounts	$ 43,908	$ -	$ -	$ 43,908
U.S. government securities	288,567	-	-	288,567
Total	$ 332,475	$ -	$ -	$ 332,475

The Project's policy is to recognize all transfers between levels at the beginning of the reporting period. For the years ended June 30, 2016 and 2015, there were no significant transfers in or out of Level 1, 2 or 3.

NOTE 9 – INVESTMENTS

For the years ended June 30, 2016 and 2015, the Project's investments (including gains and losses on investments bought and sold, as well as held during the year) appreciated in value by $10,715 and $6,603, respectively, as presented in the statements of activities as follows:

	2016	2015
Net change in appreciation in fair value of investments whose fair value was determined based upon market prices:		
U.S. government securities	$ 10,715	$ 6,603
Net change in appreciation in fair value of investments	$ 10,715	$ 6,603

NOTE 10 – EMPLOYEE BENEFIT – PENSION PLAN

The employees of the Project are covered under a defined benefit pension plan. The collectively bargained plan is sponsored by the Service Employees International Union. Pension expense for the years ended June 30, 2016 and 2015 was $97,338 and $79,984 respectively. The Project also provides a 401k plan for its employees through Franklin Templeton Investments. The Project matches employee contributions up to a limit of 3% of employee compensation for the year. 401k contribution expense for the years ended June 30, 2016 and 2015 was $5,338 and $5,001, respectively.

NOTE 11 – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Project's sole asset is a 252-unit apartment building. The Project's operations are concentrated in the multifamily real estate market. In addition, the Project operates in a heavily regulated environment. The operations of the Project 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 cost, including the additional administrative burden, to comply with a change.

The Project maintains its cash balances at two financial institutions, one of which balances are insured up to $250,000 by the Federal Deposit Insurance Corporation (FDIC). Account balances at the other financial institution are protected by the Securities Investor Protection Corporation (SIPC) up to $500,000, which includes a $250,000 limit for cash. At June 30, 2016 and 2015, cash balances exceeded the federally insured limit by $684,963 and $596,645, respectively, at the FDIC insured financial institution. At June 30, 2016 and 2015, cash balances exceeded the SIPC insured limit by $91,178 and $80,463, respectively. The Project has not experienced any loss in such accounts and believes it is not exposed to any significant credit risk on its cash balances.

NOTE 12 – RECLASSIFICATIONS

Certain items in the June 30, 2015 report have been reclassified to conform to current year classification. Such reclassifications had no effect on previously reported net income.

SUPPLEMENTARY INFORMATION

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
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FOR THE YEAR ENDED JUNE 30, 2016

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MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF FINANCIAL POSITION DATA
JUNE 30, 2016

ASSETS

	CURRENT ASSETS		
1120	Cash - operations	$	313,956
1130	Tenant accounts receivable		28
1135	Accounts receivable - HUD		10,540
1140	Accounts receivable - commercial rent		1,398
1200	Prepaid expenses		83,084
1100T	Total Current Assets		409,006
1191	TENANT DEPOSITS HELD IN TRUST		67,635
	DEPOSITS		
1310	Escrow deposits		43,739
1320	Replacement reserve		780,143
1300T	Total Deposits		823,882
	PROPERTY AND EQUIPMENT		
1410	Land		291,756
1420	Buildings		11,043,026
1440	Building equipment - portable		705,413
1460	Furnishings		1,301,835
1465	Office furniture and equipment		173,309
1470	Maintenance equipment		36,051
1400T	Total Fixed Assets		13,551,390
1495	Accumulated Depreciation		11,386,149
1400N	Net Fixed Assets		2,165,241
	OTHER ASSETS		
1520	Deferred financing costs		1,817
1590	Miscellaneous other assets		
	1590-010 Construction in progress		150,049
1500T	Total Other Assets		151,866
1000T	TOTAL ASSETS	$	3,617,630

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF FINANCIAL POSITION DATA (CONTINUED)
JUNE 30, 2016

LIABILITIES AND NET ASSETS

	CURRENT LIABILITIES	
2110	Accounts payable - operations	$ 255,456
2116	Accounts payable - section 8	7,971
2120	Accrued wages payable	40,362
2121	Accrued payroll taxes payable	609
2123	Accrued management fee payable	11,925
2131	Accrued interest payable - first mortgage	10,791
2170	Mortgage payable - first mortgage	455,942
2190	Miscellaneous current liabilities	
	2190-010 Accrued audit fees	9,985
	2190-010 Accrued accounting fees	1,700
	2190-010 Accrued health and pension	17,714
2210	Prepaid revenue	2,191
2122T	Total Current Liabilities	814,646
2191	TENANT DEPOSITS HELD IN TRUST	62,430
	LONG TERM LIABILITIES	
2320	Mortgage payable - first mortgage	1,427,636
2300T	Total Long Term Liabilities	1,427,636
2000T	Total Liabilities	2,304,712
	NET ASSETS	
3131	Unrestricted net assets	1,312,918
3132	Temporarily restricted net assets	-
3133	Permanently restricted net assets	-
3130	Total Net Assets	1,312,918
2033T	TOTAL LIABILITIES AND NET ASSETS	$ 3,617,630

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF ACTIVITIES DATA
FOR THE YEAR ENDED JUNE 30, 2016

	REVENUES	
5120	Rent revenue - gross potential	$ 808,412
5121	Tenant assistance payments	2,470,422
5140	Rent revenue - stores and commercial	46,124
5100T	Total Rent Revenue	3,324,958
5220	Vacancies - apartments	2,315
5200T	Total Vacancies	2,315
5152N	Net Rental Revenue	3,322,643
5440	Revenue from investments - replacement reserve	11,513
5490	Revenue from investments - miscellaneous	
	5490-010 Escrow deposits	659
5400T	Total Financial Revenue	12,172
5910	Laundry and vending revenue	356
5920	Tenant charges	1,646
5990	Miscellaneous revenue	
	5990-010 Refunds and settlements	770
5900T	Total Other Revenue	2,772
5000T	Total Revenue	3,337,587
	EXPENSES	
6203	Conventions and meetings	1,148
6204	Management consultants	3,000
6210	Advertising and marketing	1,060
6310	Office salaries	181,888
6311	Office expenses	85,147
6320	Management fee	143,562
6330	Manager or superintendent salaries	46,493
6340	Legal expense - project	809
6350	Audit expense	9,985
6351	Bookkeeping fees/accounting services	21,356
6390	Miscellaneous administrative expenses	4,597
6263T	Total Administrative Expenses	499,045
6450	Electricity	260,981
6451	Water	49,711
6452	Gas	25,381
6453	Sewer	136,653
6400T	Total Utilities Expense	472,726

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF ACTIVITIES DATA (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

6510	Payroll	$	223,327
6515	Supplies		181,167
6520	Contracts		44,952
6525	Garbage and trash removal		34,092
6530	Security Payroll Contract		226,361
6546	Heating/cooling repairs and maintenance		65,953
6590	Miscellaneous operating and maintenance		61,588
6500T	Total Operating and Maintenance Expenses		837,440
6711	Payroll taxes		41,893
6720	Property & liability insurance		131,967
6722	Workmen's compensation		13,227
6723	Health insurance and other employee benefits		227,464
6790	Miscellaneous taxes, licenses, permits, and insurance		4,892
6700T	Total Taxes and Insurance		419,443
6820	Interest on first mortgage payable		143,077
6800T	Total Financial Expenses		143,077
6900	Multifamily housing service coordinators		177,637
6000T	Total Cost of Operations Before Depreciation		2,549,368
5060T	Profit before Depreciation		788,219
6600	Depreciation expenses		476,411
6610	Amortization expense		495
5060N	Operating Profit		311,313
3247	Change in Unrestricted Net Assets from Operations		311,313
3248	Change in Temporarily Restricted Net Assets from Operations		-
3249	Change in Permanently Restricted Net Assets from Operations		-
3250	Change in Total Net Assets from Operations	$	311,313

S1000-010	Total first mortgage principal payments required during the audit period.	$	459,910
S1000-020	The total of all monthly reserve for replacement deposits required during the audit period even if deposits have been temporarily waived or suspended.	$	212,394
S1000-030	Replacement Reserves or Residual Receipts and releases which are included as expense items on this Profit and Loss statement.	$	-
S1000-040	Project Improvement Reserve Releases under the Flexible Subsidy Program that are included as expense items on this Profit and Loss statement.	$	-

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF EQUITY DATA
FOR THE YEAR ENDED JUNE 30, 2016

S1100-060	Previous Year Unrestricted Net Assets	$ 1,001,605
3247	Change in Unrestricted Net Assets from Operations	311,313
S1100-065	Other Changes in Unrestricted Net Assets	-
3131	Unrestricted Net Assets	1,312,918
S1100-070	Previous Year Temporarily Restricted Net Assets	-
3248	Change in Temporarily Restricted Net Assets from Operations	-
S1100-075	Other Changes in Temporarily Restricted Net Assets	-
3132	Temporarily Restricted Net Assets	-
S1100-080	Previous Year Permanently Restricted Net Assets	-
3249	Change in Permanently Restricted Net Assets from Operations	-
S1100-085	Other Changes in Permanently Restricted Net Assets	-
3133	Permanently Restricted Net Assets	-
S1100-050	Previous Year Total Net Assets	1,001,605
3250	Change in Total Net Assets from Operations	311,313
S1100-055	Other Changes in Total Net Assets	-
3130	Total Net Assets	$ 1,312,918

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF CASH FLOWS DATA
FOR THE YEAR ENDED JUNE 30, 2016

	CASH FLOWS FROM OPERATING ACTIVITIES	
S1200-010	Rental receipts	$ 3,316,021
S1200-020	Interest receipts	1,457
S1200-030	Other operating receipts	2,772
S1200-040	Total receipts	3,320,250
S1200-050	Administrative	(141,809)
S1200-070	Management fee	(144,994)
S1200-090	Utilities	(479,715)
S1200-100	Salaries and wages	(546,557)
S1200-110	Operating and maintenance	(662,785)
S1200-140	Property insurance	(106,121)
S1200-150	Miscellaneous taxes and insurance	(314,664)
S1200-160	Tenant security deposits	(2,494)
S1200-180	Interest on first mortgage	(158,942)
S1200-230	Total disbursements	(2,558,081)
S1200-240	Net cash provided by operating activities	762,169
	CASH FLOWS FROM INVESTING ACTIVITIES	
S1200-245	Net deposits to the mortgage escrow account	400,237
S1200-250	Net deposits to the reserve for replacement account	(213,804)
S1200-330	Net purchase of fixed assets	(156,309)
S1200-340	Other investing activities - construction in progress	(109,211)
S1200-350	Net cash (used in) investing activities	(79,087)
	CASH FLOWS FROM FINANCING ACTIVITIES	
S1200-360	Principal payments - first mortgage	(459,910)
S1200-460	Net cash (used in) financing activities	(459,910)
S1200-470	NET INCREASE IN CASH AND CASH EQUIVALENTS	223,172
S1200-480	BEGINNING OF PERIOD CASH	90,784
S1200T	END OF PERIOD CASH	$ 313,956

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
STATEMENT OF CASH FLOWS DATA (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

	RECONCILIATION OF NET PROFIT TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
3250	Change in total net assets from operations	$	311,313
	Adjustments to reconcile net profit to net cash provided by operating activities		
6600	Depreciation expenses		476,411
6610	Amortization expense		495
	Increase or decrease in:		
S1200-490	Tenant accounts receivable		123
S1200-500	Accounts receivable - other		(3,323)
S1200-520	Prepaid expenses		22,204
S1200-530	Cash restricted for tenant security deposits		(3,435)
S1200-540	Accounts payable		(6,534)
S1200-560	Accrued liabilities		(9,102)
S1200-570	Accrued interest payable		(15,865)
S1200-580	Tenant security deposits held in trust		941
S1200-590	Prepaid revenue		(344)
S1200-600	Other adjustments - unrealized gain on investments		(10,715)
S1200-610	Net cash provided by operating activities	$	762,169

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
COMPUTATION OF SURPLUS CASH
FOR THE YEAR ENDED JUNE 30, 2016

Surplus Cash, Distributions, and Residual Receipts (Annual)

S1300-010	Cash	$ 381,591
1135	Accounts receivable - HUD	10,540
S1300-040	Total Cash	392,131
	Current Obligations	
S1300-050	Accrued mortgage interest payable	10,791
S1300-075	Accounts payable - 30 days	255,456
S1300-100	Accrued expenses	82,295
2210	Prepaid revenue	2,191
2191	Tenant deposits held in trust	62,430
S1300-110	Other current obligations - accounts payable - section 8	7,971
S1300-140	Total Current Obligations	421,134
S1300-150	Cash (Deficiency)	$ (29,003)
S1300-210	Deposit Due Residual Receipts	$ -

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF CHANGES IN FIXED ASSET ACCOUNTS
FOR THE YEAR ENDED JUNE 30, 2016

1410P	Beginning Balance Land			$ 291,756
1410AT	Additions			-
1410DT	Deductions			-
1410	Ending Balance Land			291,756
1420P	Beginning Balance Buildings			10,730,626
1420AT	Additions			312,400
1420A-010/030	A/C unit	$ 2,850		
1420A-010/030	Automatic doors (2)	13,752		
1420A-010/030	Boilers (2), boiler pump, boiler heat exchanger	19,450		
1420A-010/030	Cabinets	12,000		
1420A-010/030	Elevator generator and motor	9,789		
1420A-010/030	Elevator cable and sheave	8,713		
1420A-010/030	Fire alarm system and wires	152,524		
1420A-010/030	Fire impact doors (11)	20,031		
1420A-010/030	Fire pump controllers (2) and fire alarm controller	36,281		
1420A-010/030	Fire pump piping	17,910		
1420A-010/030	Flow switch and pump	1,050		
1420A-010/030	Laundry room ducts (2)	5,000		
1420A-010/030	Sliding door	9,250		
1420A-010/030	Roof exhaust fan	1,580		
1420A-010/030	Water flow and generator switch	2,220		
1420DT	Deductions			-
1420	Ending Balance Buildings			11,043,026
1440P	Beginning Balance Building Equipment - Portable			700,874
1440AT	Additions			4,539
1440A-010/030	Refrigerator	3,049		
1440A-010/030	Surveillance system	1,490		
1440DT	Deductions			-
1440	Ending Balance Building Equipment - Portable			705,413
1460P	Beginning Balance Furnishings			1,266,413
1460AT	Additions			35,422
1460A-010/030	Bathtub	1,200		
1460A-010/030	Flooring (18)	34,222		
1460DT	Deductions			-
1460	Ending Balance Furnishings			1,301,835
1465P	Beginning Balance Office Furniture and Equipment			173,309
1465AT	Additions			-
1465DT	Deductions			-
1465	Ending Balance Office Furniture and Equipment			173,309
1470P	Beginning Balance Maintenance Equipment			36,051
1470AT	Additions			-
1470DT	Deductions			-
1470	Ending Balance Maintenance Equipment			36,051
1400PT	Total Beginning Balance for Fixed Assets			13,199,029
1400AT	Total Asset Additions			352,361
1400DT	Total Asset Deductions			-
1400T	Total Fixed Assets			13,551,390
1495P	Beginning Balance for Accumulated Depreciation			10,909,738
6600	Total Provisions			476,411
1400ADT	Total Accumulated Depreciation from Disposed Assets			-
1495	Ending Balance for Accumulated Depreciation			11,386,149
1400N	Total Net Book Value			$ 2,165,241

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF RESERVE FOR REPLACEMENT
FOR THE YEAR ENDED JUNE 30, 2016

Reserve for Replacement:

1320P	Balance at beginning of year	$ 555,624
1320DT	Total monthly deposits	212,394
1320ODT	Other deposits	
	1320OD-010 to correct prior year underfunding	612
1320INT	Interest on replacement reserve accounts	798
1320UGL	Unrealized gain	10,715
1320	Balance at end of the year, confirmed by mortgagee	$ 780,143
1320R	Deposits suspended or waived indicator	N

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2016

Federal Grantor/Pass through Grantor/Program Title	CFDA Number	Expenditures
U. S. Department of Housing and Urban Development:		
Section 202 Supportive Housing for the Elderly – Direct Loan	14.157	$ 2,343,488
Section 8 Housing Assistance Payments Program	14.195	2,470,422
Total		$ 4,813,910

NOTE A – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal award activity of Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, HUD Project No. 066-EH005, and is presented on the accrual basis of accounting. The information in 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). Because the Schedule presents only a selected portion of the operations of Miami Beach Senior Citizens Housing Development Corporation, Inc., it is not intended to and does not present the financial position, changes in net assets, or cash flows of Miami Beach Senior Citizens Housing Development Corporation, Inc.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Miami Beach Senior Citizens Housing Development Corporation, Inc. has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

NOTE C – U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DIRECT LOAN PROGRAM

Miami Beach Senior Citizens Housing Development Corporation, Inc. has received a U.S. Department of Housing and Urban Development direct loan under section 202 of the National Housing Act. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the schedule. Miami Beach Senior Citizens Housing Development Corporation, Inc. received no additional loans during the year. The balance of the loan outstanding at June 30, 2016 consists of:

CFDA Number	Program Name	Outstanding Balance at June 30, 2016
14.157	Section 202 Supportive Housing for the Elderly – Direct Loan	$1,883,578

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2016

FINDINGS – MAJOR FEDERAL AWARD PROGRAM AUDIT

FINDING No. 2015-001: Section 8 Housing Assistance Payments Program, CFDA 14.195

Current Status:	Cleared.
Statement of Condition for Previous Finding:	The Project's required monthly Replacement Reserve was increased in October 2014. The Project failed to implement the increase in the monthly deposit during the audit period.
Previous Response For Finding:	Management and the bank have been informed of the increase in the amount to be funded monthly.
Narrative:	Corrective action has been taken and the required monthly deposits are being properly funded.

FINDING No. 2015-002: Section 202 Supportive Housing for the Elderly, CFDA 14.157

Current Status:	Cleared.
Statement of Condition for Previous Finding:	The Project failed to make a timely payment on June 2015's mortgage, as required by the Regulatory Agreement.
Previous Response For Finding:	Two payments were made on 7/8/2015 in order to be current with the monthly mortgage. To ensure timely monthly payments, property accountants will be made aware that payments recorded, should be verified monthly with the bank statements.
Narrative:	Corrective action has been taken and the required monthly mortgage payments are being made on a timely basis.

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

FINDING No. 2015-003: Section 202 Supportive Housing for the Elderly, CFDA 14.157

Current Status:	Cleared.
Statement of Condition for Previous Finding:	The Project has overfunded the insurance escrow account.
Previous Response For Finding:	Management has made the bank aware of the excessive amount being escrowed and have reduced the monthly insurance escrow to a more accurate amount.
Narrative:	Corrective action has been taken and the Project has ensured that the insurance escrow account is not excessively overfunded by reducing the monthly funding.

FINDING No. 2015-004: Section 8 Housing Assistance Payments Program, CFDA 14.195

Current Status:	Cleared.
Statement of Condition for Previous Finding:	The Project did not refund a security deposit plus accrued interest to a tenant within the state and HUD requirement of 30 days.
Previous Response For Finding:	The security deposit and accrued interest have been refunded to the moved out tenant. In addition, training has been set up for managers and staff to ensure that going forward all moved out tenants are refunded their security deposits plus accrued interest and/or provided with an itemized list of any unpaid rent, damages, and an estimated cost for repair within the period required by the state law and HUD.
Narrative:	The Project refunded the tenant the amount owed for the security deposit and accrued interest. However, in the current year, the Project has a repeat security deposit finding on four tenants.

bellows
associates p.a.

CERTIFIED PUBLIC
ACCOUNTANTS
& ADVISORS

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*

To the Board of Directors of
Miami Beach Senior Citizens Housing Development Corporation, Inc.
Miami Beach, Florida 33139

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 Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, which comprise the statement of financial position as of June 30, 2016, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated September 19, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Miami Beach Senior Citizens Housing Development Corporation, Inc.'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Miami Beach Senior Citizens Housing Development Corporation, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Miami Beach Senior Citizens Housing Development Corporation, Inc.'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 entity'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.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether Miami Beach Senior Citizens Housing Development Corporation, Inc.'s financial statements are free from 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bellows Associates P.A.

Bellows Associates, P.A.
Plantation, Florida
September 19, 2016

bellows
associates p.a.

CERTIFIED PUBLIC
ACCOUNTANTS
& ADVISORS

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

To the Board of Directors of
Miami Beach Senior Citizens Housing Development Corporation, Inc.
Miami Beach, Florida 33139

Report on Compliance for Each Major Federal Program

We have audited Miami Beach Senior Citizens Housing Development Corporation, Inc.'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Miami Beach Senior Citizens Housing Development Corporation, Inc.'s major federal programs for the year ended June 30, 2016. Miami Beach Senior Citizens Housing Development Corporation, Inc.'s major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the 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 Miami Beach Senior Citizens Housing Development Corporation, Inc.'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 Miami Beach Senior Citizens Housing Development Corporation, Inc.'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 Miami Beach Senior Citizens Housing Development Corporation, Inc.'s compliance.

Opinion on Each Major Federal Program

In our opinion, Miami Beach Senior Citizens Housing Development Corporation, Inc. 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 June 30, 2016.

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Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2016-001. Our opinion on the major federal program is not modified with respect to this matter.

Miami Beach Senior Citizens Housing Development Corporation, Inc.'s response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. Miami Beach Senior Citizens Housing Development Corporation, Inc.'s response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Management of Miami Beach Senior Citizens Housing Development Corporation, Inc. 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 Miami Beach Senior Citizens Housing Development Corporation, Inc.'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 Miami Beach Senior Citizens Housing Development Corporation, Inc.'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.

Bellows Associates P.A.

Bellows Associates, P.A.
Plantation, Florida
September 19, 2016

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2016

SUMMARY OF AUDITOR'S RESULTS

1. The auditor's report expresses an unmodified opinion on whether the financial statements of the Project were prepared in accordance with GAAP.

2. No material weaknesses were identified during the audit of the financial statements.

3. No instances of noncompliance material to the financial statements of the Project were disclosed during the audit.

4. No material weaknesses were identified during the audit of the major federal award programs.

5. The auditor's report on compliance for the major federal award programs for the Project expresses an unmodified opinion.

6. Audit findings that are required to be reported in accordance with 2 CFR section 200.516(a) are reported in this Schedule.

7. The Project's program tested as major was:

Name of Federal Program or Cluster	CFDA Number
U.S. Department of Housing & Urban Development Section 202 Supportive Housing for the Elderly – Direct Loan	14.157

8. The threshold for distinguishing Types A and B programs was $750,000.

9. The Project was not determined to be a low-risk auditee.

FINDINGS – FINANCIAL STATEMENT AUDIT

No matters are reportable.

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

FINDINGS – MAJOR FEDERAL AWARD PROGRAM AUDIT

FINDING No. 2016-001:	**Section 202 Direct Loan, CFDA 14.157**
Finding Resolution Status:	Resolved.
Information on Universe Population Size:	Nineteen tenants.
Sample Size Information:	Nineteen tenants that moved out during the year were reviewed to determine if security deposits plus accrued interest was refunded in accordance with the Florida state requirement of 15 days.
Identification of Repeat Finding and Finding Reference Number:	Yes, 2015-004.
Criteria:	As required by HUD regulations, the owner must either: (1) refund the full security deposit plus accrued interest to a tenant that does not owe any amounts under the lease within 15 days; or (2) provide the tenant with an itemized list of any unpaid rent, damages to the unit, and an estimated cost for repair, along with a statement of the tenant's rights under state and local laws within 30 days.
Statement of Condition:	The Project did not refund security deposits plus accrued interest to four tenants within the state required 15 days from tenant move out.
Cause:	The Project did not follow the state law and HUD regulations for refunding security deposits resulting in untimely refunds of security deposits to four tenants.
Effect or Potential Effect:	The Project is not in compliance with HUD regulations and state laws requiring tenant security deposits to be refunded with 15 days of a tenant move out if no assessments are made against that tenant.
Auditor Non-Compliance Code:	M – Security Deposits

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2016

FINDINGS – MAJOR FEDERAL AWARD PROGRAM AUDIT (CONTINUED)

FINDING No. 2016-001:	**Section 202 Direct Loan, CFDA 14.157**
Reporting Views of Responsible Officials:	The Project agrees with the finding and the auditor's recommendations will be adopted.
Recommendation:	The Project should comply with state law and HUD regulations for refunding security deposits and ensure all refunds are made to the move-out tenants within the required period.
Response Indicator:	Agree.
Completion Date:	06/20/2016
Response:	All tenant security refunds have since been issued. The property manager was unaware of the 15-day policy. Management has set up training for managers and staff to ensure that all moved out tenants are refunded their security deposit plus accrued interest and/or provided with an itemized list of any unpaid rent, damages, and an estimated cost for repair within the period required by the state law and HUD.

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED JUNE 30, 2016

Oversight Agency for Audit,

Miami Beach Senior Citizens Housing Development Corporation, Inc., respectfully submits the following corrective action plan for the year ended June 30, 2016.

Name and address of independent public accounting firm: Bellows Associates, P.A., 7890 Peters Rd., Suite G-102, Plantation, Florida 33324

Audit period: July 1, 2015 through June 30, 2016

The finding from the June 30, 2016 schedule of findings and questioned costs is discussed below.

FINDINGS – MAJOR FEDERAL AWARD PROGRAM AUDIT

FINDING NO. 2016-001: Section 202 Direct Loan, CFDA 14.157

Recommendation:	The Project should comply with state law and HUD regulations for refunding security deposits and ensure all refunds are made to the move-out tenants within the required period.
Action Taken:	All tenant security refunds have since been issued. The property manager was unaware of the 15-day policy. Management has set up training for managers and staff to ensure that all moved out tenants are refunded their security deposit plus accrued interest and/or provided with an itemized list of any unpaid rent, damages, and an estimated cost for repair within the period required by the state law and HUD.

If the audit Oversight Agency has questions regarding these plans, please call Hubert Reuter at 954-835-9200.

Sincerely yours,

Hubert Reuter
Vice President of Finance & Accounting

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
CERTIFICATION OF OFFICERS
FOR THE YEAR ENDED JUNE 30, 2016

We hereby certify that we have examined the accompanying financial statements and supplemental data of Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, and, to the best of our knowledge and belief, the same is complete and accurate.

Erica Schnebly
Signature

Treasurer
Title

954-835-9200
Telephone Number

Maria C. Cadore
Signature

Secretary
Title

954-835-9200
Telephone Number

59-1894621
Federal Employer Identification Number

MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
CERTIFICATION OF MANAGEMENT AGENT
FOR THE YEAR ENDED JUNE 30, 2016

We hereby certify that we have examined the accompanying financial statements and supplemental data of Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, and, to the best of our knowledge and belief, the same is complete and accurate.

EHDOC
Management Agent's Name

Signature – Agent's Representative

VP, Finance Accounting
Title

65-0665009
Federal Employer Identification Number

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associates p.a.

CERTIFIED PUBLIC
ACCOUNTANTS
& ADVISORS

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE

To the Board of Directors of
Miami Beach Senior Citizens Housing Development Corporation, Inc.
Miami Beach, Florida 33139

We have performed the procedure described in the second paragraph of this report, which was agreed to by Miami Beach Senior Citizens Housing Development Corporation, Inc., operating as Council Towers, and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. Miami Beach Senior Citizens Housing Development Corporation, Inc. is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with the audit requirements of Title 2 *U.S. Code of the Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by Miami Beach Senior Citizens Housing Development Corporation, Inc. as of and for the year ended June 30, 2016, and have issued our reports thereon dated September 19, 2016. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated September 19, 2016, was expressed in relation to the basic financial statements of Miami Beach Senior Citizens Housing Development Corporation, Inc. taken as a whole.

A copy of the reporting package required by the Uniform Guidance, which includes the auditor's reports, is available in its entirety from Miami Beach Senior Citizens Housing Development Corporation, Inc. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

This report is intended solely for the information and use of Miami Beach Senior Citizens Housing Development Corporation, Inc. and the U.S. Department of Housing and Urban Development, PIH-REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Bellows Associates P.A.

Bellows Associates, P.A.
Plantation, Florida
September 19, 2016

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MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC.
OPERATING AS COUNCIL TOWERS
PROJECT NO. 066-EH005
ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE
FOR THE YEAR ENDED JUNE 30, 2016

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet, Revenue and Expense and Cash Flow Data (account numbers 1120 to 7100T and the S1200 series)	Supplementary Information with Financial Statement Data	Agrees
Surplus Cash (S1300 series of accounts)	Computation of Surplus Cash, Distributions and Residual Receipts (Annual)	Agrees
Footnotes (S3100 series of accounts)	Notes to the audited Financial Statements	Agrees
Type of Opinion on the Financial Statements and Auditor Reports (S3400, S3500, and S3600 series of accounts)	Auditor's Reports on the Financial Statements, Compliance, and Internal Control	Agrees
Type of Opinion on Supplemental Data (account S3400-100)	Auditor's Report on Supplementary Information	Agrees
Audit Findings Narrative (S3800 series of accounts)	Schedule of Findings and Questioned Costs	Agrees
General Information (S3300, S3700, and S3800 series of accounts)	Schedule of Findings and Questioned Costs and OMB Data Collection Form	Agrees

EXHIBIT “B”
EEAP Application

Miami-Dade County
Emergency and Evacuation Assistance Program

Applicant Instructions and Information

The Emergency and Evacuation Assistance Program (EEAP) is designed for individuals living at home that need assistance with evacuation and sheltering. Additionally, the program may also be utilized post disaster to provide other assistance such as wellness checks. Residents of assisted living facilities (ALF) or nursing homes do not qualify for this program, because these business entities must have their own emergency plans for their clients.

Please note that all Miami-Dade County residents are expected to make their own plans to evacuate their families and pets. It is important that everyone be responsible for their own safety and make a plan that includes where to go, who to contact, what to bring, and how to get there. However, the County realizes that some individuals may need assistance. Individuals meeting one of the following categories are eligible for assistance from the County:

- Those who require specialized transportation and/or have no transportation.
- Those whose medical needs prevent them from evacuating on their own.

Please note that upon processing your application, a representative from the Miami-Dade County Office of Emergency Management (OEM) will contact you if further clarification is necessary.

What You Should Know To Be Evacuation Ready:

- The EEAP registry is used for any emergency requiring evacuation.
- **Do not wait until an evacuation order is given to request being added to the Registry.**
- Resources are limited and pre-registered clients will have priority when an emergency arises.
- Evacuation centers do not offer the same level of care equipment available as health care facilities.
- Only basic medical care and assistance are available.
- Special needs enhanced beds and cots are provided on a limited basis.
- Individuals requiring a higher level of medical care will be placed in participating local hospitals.
- **Due to a limited number of staff, we recommend that a caregiver accompany you and remain with you during your stay at the evacuation center to ensure your needs are met in a timely manners.**
- If you have a special diet, bring those dietary items with you so as you to ensure the highest level of comfort.
- Remember to bring a disaster kit that includes: bedding, medications, and personal supplies (food, water, and medical equipment).
- Ensure that you eat a meal prior to leaving your home.
- All Miami-Dade County evacuation centers accept individuals with service animals.
  - — If you have a service animal, please include their food and supplies in your disaster kit.

All sections of this application must be completed. If you require a higher level of medical care, your primary care physician (PCP) should complete and sign this application prior to submitting it to our office. If more than one person in your household requires medical assistance during evacuations, each person must complete a separate application. Special instructions will be mailed to you once your application has been processed.

You will be contacted on an semi-annual basis to re-certify your need for this program. You do not need to complete an application every year. Should you have any questions, please call the EEAP Support Line at (305) 513-7700. Please **keep a copy of the complete application for your records** and mail the **original** to:

Miami-Dade County Office of Emergency Management
Emergency and Evacuation Assistance Program
9300 NW 41 Street, Doral, FL 33178

This application is available in English, Spanish, and Haitian Creole. To request this material in alternate format such as Braille, Large Print or electronically, please call (305) 468-5900.

If you need disaster preparedness tips, contact the Miami-Dade County 3-1-1 Answer Center by dialing 3-1-1 or calling (305) 468-5900 (TTY/TDD users call (305) 468-5402). For more information or to complete on line visit: **www.miamidade.gov/fire/eeap.asp.**

Application for the Emergency and Evacuation Assistance Program

PLEASE PRINT CLEARLY

Please read the instructions on page one and complete this application in full or it will be returned to you.

Which type of assistance are you interested in?

☐ **Evacuation Assistance** (doctor's signature may be necessary based on medical needs.)

☐ **Wellness Check** (to have someone contact you post-disaster)

Date of Application ____/____/____ **Are you a veteran of the US Armed Forces?** ☐ Yes ☐ No

Last Name _____ **First Name** _____ **Middle Initial** ____ **Sex** ☐ M ☐ F

Date of Birth ____/____/____ **Primary Language** _____

Type of Residence ☐ House/Duplex ☐ Apt/Condo (What floor? ____) ☐ Mobile Home/Trailer

Address _____ **Apt #** _____ **Building #** _____

Name of Complex or Sub-division _____

City _____ **Zip Code** _____

Mailing Address *(if different from above)* _____

Home Telephone (____) _____ *(TTY/TDD line* ☐ Yes) **Alternate Phone** (____) _____

Living Situation ☐ Alone ☐ Relative ☐ Caregiver ☐ Other _____

Emergency Contacts:

Local _____ Relationship _____ Phone (____) _____

Non-Local _____ Relationship _____ Phone (____) _____

*****People who are only requesting a Wellness Check are encouraged but not required to continue completing the rest of the application.*****

Will you have a companion/caretaker accompanying you to the evacuation center? ☐ Yes ☐ No

Companion's name _____ Phone (____) _____

Transportation requirements

Do you require that transportation to an evacuation center be provided for you? ☐ **Yes** ☐ **No**

If yes, please state why.

☐ I do not have a car.

☐ I am unable to walk to a bus pickup point.

How many people need to be evacuated? _____

☐ I do not have anyone that can drive me.

☐ My medical needs prevent me from evacuating on my own.

What type of assistance do you require on a daily basis? *(Check all that apply)*

☐ Personal care *(dressing/toileting)*

☐ Feeding

☐ Administering medication

☐ Airway suctioning

☐ Wound care

If yes, what type of wound:_____

☐ Mobility *(walking/transferring)*

☐ Visual guidance (☐ *blind* ☐ *visual impairment*)

☐ Communicating (☐ *deaf* ☐ *nonverbal*)

☐ Skilled medical care *(* ☐ *intermittent* ☐ *continuous)*

☐ Mental health care *(* ☐ *intermittent* ☐ *continuous)*

☐ Other (please explain): _____

I use: ☐ Wheelchair *(I can transfer myself* ☐ Yes ☐ No) ☐ Walker ☐ Cane ☐ Crutches

☐ Other Durable Medical Equipment *(specify)* _____ ☐ Service animal

Do you require oxygen? ☐ Intermittent ☐ Continuous ☐ No

Oxygen Provider _____ *Phone (____)* _____

Do you use medical equipment requiring electricity? ☐ Yes ☐ No *(* ☐ *intermittent* ☐ *continuous)*

Specify equipment requiring electricity _____

Are you receiving hospice or home health care? ☐ Yes ☐ No *If yes, how many hours a day?* _____

Agency _____ *Phone (____)* _____

I am bed bound: ☐ Yes ☐ No **I weigh over 300 pounds:** ☐ Yes ☐ No

I have the following conditions *(Check all that apply)*

☐ **Alzheimer's Disease**
☐ *early* ☐ *moderate* ☐ *advanced*

☐ **Dementia**

☐ **Cerebral Palsy**

☐ **Psychosis**
☐ *controlled* ☐ *uncontrolled*

☐ **Parkinson's Disease**
☐ *early* ☐ *moderate* ☐ *advanced*

☐ **Neuro-muscular disorders**
☐ *early* ☐ *moderate* ☐ *advanced*

☐ **Chronic Obstructive Pulmonary Disease (COPD)**
(Chronic Bronchitis / Emphysema)
☐ *intermittent oxygen*
☐ *continuous oxygen*

☐ **Cardiac**
☐ *stable* ☐ *unstable*

☐ **Dialysis**

☐ **Knee replacement**
☐ *ambulatory*
☐ *non-ambulatory*

☐ **Hip replacement**
☐ *ambulatory*
☐ *non-ambulatory*

☐ **Cerebrovascular Accident (CVA)**

☐ **Cystic Fibrosis**

☐ **Diabetes**
☐ *Insulin dependent*
☐ *Non-insulin dependent*

☐ **Seizures**
☐ *controlled* ☐ *uncontrolled*

☐ **None**

Other _____

For evacuees requiring enhanced medical care, this section should be completed by the patient's primary care physician (PCP) or home health care nurse.

PLEASE PRINT CLEARLY

Physician/Nurse's Name _____ Phone (____) _____

Primary Diagnosis _____

Secondary Diagnosis _____

To the best of my knowledge, the information provided on this form is correct and complete.

Signature _____ **Date** _____

License Number _____

Applicant Signature & Health Insurance Portability and Accountability Act (HIPAA)

I certify that this information is correct. I understand that based on this application and the data I have provided, Miami-Dade County will determine which emergency and evacuation assistance, if any, this program may be able to provide. **I understand that there is no cost associated with using any of the County's disaster evacuation centers or disaster transportation services. However, should my medical condition deteriorate and I should need emergency medical treatment while being evacuated or at an evacuation center, then I will be responsible for the applicable charges incurred once I am "admitted as a patient" of a hospital.** I grant permission to medical providers, transportation agencies and other individuals providing me with medical care and disclose any information required to respond to my needs.

HIPAA Privacy Rule: As defined in the Health Insurance Portability and Accountability Act (HIPAA) Privacy Rule of 1996, by signing this Authorization, I hereby allow the use or disclosure of my medical information by Miami-Dade County, in order to provide me assistance during emergency evacuations. I understand that information used or disclosed pursuant to this Authorization, may be subject to disclosure by the recipient for the purposes of evacuation, sheltering, transportation and any medical care pursuant to these services. I understand that I have the right to revoke this Authorization at any time except to the extent that Miami-Dade County has already acted in reliance on the Authorization. *To revoke this Authorization, I understand that I must do so by written request to Miami-Dade County Office of Emergency Management, 9300 NW 41 St, Miami, FL 33178. Attention: EEAP.*

I understand that if I choose to revoke this Authorization, I will not receive evacuation assistance.

Signature of Applicant: _____ Date: _____

Name of person completing this application *(if not the patient's primary physician or home health care nurse):*

Name _____ **Phone** (____) _____



Emergency Management
Emergency and Evacuation Assistance Program
9300 NW 41st Street
Miami Florida 33178-2312
125_01-220 7/15

Exhibit “C”
Emergency Evacuation Pickup Sites

2017 HURRICANE SEASON – EMERGENCY EVACUATION PICK-UP SITES

Miami-Dade County encourages individuals living in storm surge planning zones and mobile homes to have arrangements in place to stay outside of the areas called for evacuations during a tropical storm or hurricane. These arrangements should be in place prior to the start of hurricane season (June1st).

For those unable to make such arrangements, the American Red Cross opens Evacuation Centers as shelters of last resort. Individuals that are unable to provide their own transportation to an Evacuation Center can use public evacuation transportation.

Miami-Dade Transit will activate specific Emergency Evacuation Bus Pick-Up Sites by zone (pages 2-4) as directed by the Miami-Dade County Office of Emergency Management. In addition to the zones, mobile home parks are vulnerable to high winds and have designated Evacuation Bus Pick-Up Sites (pages 5-6). If a designated Emergency Evacuation Bus Pick-Up site is not located near you, regular Miami-Dade Transit bus service will continue and residents can utilize regular routes to get to an evacuation bus pick-up site. Evacuees should advise the bus operator of their intention to go to an emergency evacuation pick-up site. Residents can use the trip planner at: http://www.miamidade.gov/transit/metrobus.asp.



Emergency Evacuation Bus Pick-Up Sites are identified by a sign that reads "**EMERGENCY EVACUATION BUS PICK-UP SITE**." The buses placed into service for the evacuation will have displays that read "**EMERGENCY EVACUATION**" and these buses will only travel between Emergency Evacuation Bus Pick-Up Sites and Evacuation Centers. Please note that the evacuation areas will be determined individually for each storm.

To learn which Emergency Evacuation Bus Pick-Up Sites are active during a particular storm you should listen to the local media, monitor the County's website at http://miamidade.gov/, or contact Miami-Dade 311 Contact Center.

ZONE A PICK-UP SITES

(sorted by City)

ZONE A - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
EAST RIDGE RETIREMENT VILLAGE	SW 193 TERR & SW 87 AVE	CUTLER BAY	33157
THE COVE CONDIMINIUM COMMUNITY	21163 SW 85 AVE	CUTLER BAY	33189
VILLAGE OF KEY BISCAYNE FIRE STATION	CRANDON BD & E ENID DR	KEY BISCAYNE	33149
DORSET HOUSE	2500 NE 135 ST	NORTH MIAMI	33181
STRATFORD CONDOMINIUMS	NE 163 ST & NE 28 AVE	NORTH MIAMI BEACH	33160
EASTERN SHORE SHOPPING CENTER	NE 163 ST & NE 35 AVE	NORTH MIAMI BEACH	33160
TARGET SHOPPING CENTER	NE 140 ST & BISCAYNE BLVD	NORTH MIAMI BEACH	33181
WESTMINSTER CHRISTIAN SCHOOL	6855 SW 152 ST	PALMETTO BAY	33157

ZONE B PICK-UP SITES

ZONE B - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
CORPORATE CENTER OF AVENTURA	NE 209 ST & BISCAYNE BLVD	AVENTURA	33180
BAL HARBOUR VILLAGE HALL	655 96 ST	BAL HARBOR VILLAGE	33154
HARBOR HOUSE CONDOS	10285 COLLINS AVE	BAL HARBOR VILLAGE	33154
BAY HARBOR TOWN HALL	9665 BAY HARBOR TERR	BAY HARBOR ISLANDS	33154
CUTLER RIDGE PARK	10100 SW 200 ST	CUTLER BAY	33157
FRANJO PARK	20175 FRANJO RD	CUTLER BAY	33189
SOUTHLAND MALL (SOUTHSIDE)	10850 SW 211 ST	CUTLER BAY	33189
FLORIDA CITY - CITY HALL	404 W PALM DR	FLORIDA CITY	33034
SOUTH DADE CAMP	13600 SW 312 ST	HOMESTEAD	33033
STANLEY AXLROD UTD TOWERS	1809 BRICKELL AVE	MIAMI	33129
REBECCA TOWERS SOUTH	150 ALTON RD	MIAMI BEACH	33139
COUNCIL TOWERS SOUTH	533 COLLINS AVE	MIAMI BEACH	33139
SOUTH BAY CLUB	800 WEST AVE	MIAMI BEACH	33139
SOUTH SHORE COMMUNITY CENTER	833 6 ST	MIAMI BEACH	33139
STREET LOCATION	920 ALTON RD	MIAMI BEACH	33139
OCEAN FRONT AUDITORIUM	1001 OCEAN DR	MIAMI BEACH	33139
CVS PHARMACY (EAST SIDE)	14 ST & ALTON RD	MIAMI BEACH	33139
IDA FISHER COMMUNITY SCHOOL	1424 DREXEL AVE	MIAMI BEACH	33139
EUCLID GARDENS CONDOMINIUM	1575 EUCLID AVE	MIAMI BEACH	33139
MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	33139

ZONE B PICK-UP SITES Continued

ZONE B - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
ALTON POINTE	1965 ALTON RD	MIAMI BEACH	33139
MIAMI BEACH GOLF CLUB	2301 ALTON RD	MIAMI BEACH	33140
SCOTT RAKOW YOUTH CENTER	2700 SHERIDAN AVE	MIAMI BEACH	33140
EDITION HOTEL (EAST SIDE)	29 ST & COLLINS AVE	MIAMI BEACH	33140
CROWN HOTEL	4041 COLLINS AVE	MIAMI BEACH	33140
TEMPLE BETH SHALOM	4144 CHASE AVE	MIAMI BEACH	33140
SHERRY FRONTENAC HOTEL	6565 COLLINS AVE	MIAMI BEACH	33141
STREET INTERSECTION	NORMANDY DR & RUE VERSAILLES	MIAMI BEACH	33141
NORMANDY POOL	71 ST & TROUVILLE ESPLANADE (Normandy Dr.)	MIAMI BEACH	33141
NORTH SHORE PARK	72 ST & BYRON AVE	MIAMI BEACH	33141
NORTH SHORE LIBRARY	75 ST & COLLINS AVE	MIAMI BEACH	33141
BISCAYNE ELEMENTARY	800 77 ST	MIAMI BEACH	33141
STREET INTERSECTION	79 ST & HAWTHORNE AVE	MIAMI BEACH	33141
STREET INTERSECTION	81 ST & COLLINS AVE	MIAMI BEACH	33141
ST. JOSEPH'S SCHOOL	8625 BYRON AVE	MIAMI BEACH	33141
KLA SCHOOL	7800 HISPANIOLA AVE	NORTH BAY VILLAGE	33141
ARLEN HOUSE CONDOMINIUMS	BAYVIEW DR. & COLLINS AVE	SUNNY ISLES BEACH	33160
WINSTON TOWERS BLDG 300	230 174 ST	SUNNY ISLES BEACH	33160
WINSTON TOWERS BLDG 100	250 174 ST	SUNNY ISLES BEACH	33160
STREET INTERSECTION	189 ST & COLLINS AVE	SUNNY ISLES BEACH	33160
OCEAN VIEW	193 ST & COLLINS AVE	SUNNY ISLES BEACH	33160
SURFSIDE TOWN CITY HALL	9293 HARDING AVE	SURFSIDE	33154
HUD - PINE ISLAND	SW 272 ST & SW 127 AVE	UNINCORPORATED	33032

ZONE C PICK-UP SITES

ZONE C - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
OFFICE DEPOT SHOPPING CENTER	NE 179 ST & BISCAYNE BLVD	AVENTURA	33160
LAURA SAUNDERS ELEMENTARY	505 SW 8 ST	HOMESTEAD	33030
HARRIS FIELD	1034 NE 8 ST	HOMESTEAD	33030
STREET INTERSECTION	9050 BISCAYNE BLVD	MIAMI SHORES	33138
BAY VIEW TOWERS	2100 SANS SOUCI BLVD	NORTH MIAMI	33181
CHRIST FELLOWSHIP CHURCH	8900 SW 168 ST	PALMETTO BAY	33157
MAYS MIDDLE SCHOOL	11700 SW 216 ST	UNINCORPORATED	33170
LARRY/PENNY THOMPSON	12451 SW 184 ST	UNINCORPORATED	33177
DADELAND NORTH METRORAIL STATION	8300 SOUTH DIXIE HIGHWAY	UNINCORPORATED	33143

ZONE D PICK-UP SITES

ZONE D - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
POLICE ATHLETIC LEAGUE GYM	600 SW 14 AVE	HOMESTEAD	33030
WILLIAM B. DICKINSON COMMUNITY CENTER	1601 N. KROME AVE	HOMESTEAD	33030
WEST PERRINE COMMUNITY ACTION AGENCY	17801 HOMESTEAD AVE	UNINCORPORATED	33157
8-1/2 SQUARE MILE	SW 168 ST & SW 197 AVE	UNINCORPORATED	33187
WEST KENDALL TRANSIT TERMINAL	9155 SW 162 AVE	UNINCORPORATED	33196
MIAMI DADE COLLEGE - KENDALL CAMPUS	11011 SW 104 ST	UNINCORPORATED	33176
CORAL REEF PARK AND RIDE LOT	SW 152 ST & 117 AVE	UNINCORPORATED	33177
STREET LOCATION	950 SW 68 AVE	UNINCORPORATED	33144
STREET LOCATION	NE 120 ST & NE 16 AVE	UNINCORPORATED	33161
STREET LOCATION	19800 W DIXIE HWY	UNINCORPORATED	33180

ZONE E PICK-UP SITES

ZONE E - EVACUATION BUS PICK-UP SITE	ADDRESS	CITY	ZIP
8-1/2 SQUARE MILE	SW 136 ST & SW 202 AVE	UNINCORPORATED	33196

HURRICANE EVACUATION – MOBILE HOME PARKS (Part 1 of 2)

MOBILE HOME - EVACUATION BUS PICK-UP SITE (SORTED BY ZIPCODE)	ADDRESS	CITY	ZIP
PALM LAKE & WYNKEN BLYNKEN & NOD	W 28 ST & W 14 AVE	HIALEAH	33010
PALMETTO TRAILER ESTATES	3205 W 16 AVE	HIALEAH	33012
HIBISCUS & SUNNY GARDENS TRAILER PARKS	3000 W 16 AVE	HIALEAH	33012
HOLIDAY ACRES MOBILE HOME PARK	1401 W 29 ST	HIALEAH	33012
STRAWBERRY VILLAGE TRAILER PARK	1451 W 29 ST	HIALEAH	33012
HIALEAH TRAILER PARK	425 E 33 ST	HIALEAH	33013
COURTLY MANOR	12401 W OKEECHOBEE RD	HIALEAH GARDENS	33018
JONES FISHING CAMP TRAILER PARK	14601 NW 185 ST	UNINCORPORATED	33018
AQUARIUS MOBILE HOME PARK	451 E LUCY ST	HOMESTEAD	33030
BOARDWALK MOBILE HOME PARK	100 NE 6 AVE	HOMESTEAD	33030
COCOWALK ESTATES	220 NE 12 AVE	HOMESTEAD	33030
HOMESTEAD TRAILER PARK	E MOWRY DR & SE 2 RD	HOMESTEAD	33030
PRINCETONIAN MOBILE HOME PARK	12900 SW 253 TERR	UNINCORPORATED	33032
LEISURE EAST (PALM GARDENS RV PARK)	28300 SW 147 AVE	UNINCORPORATED	33033
PALM GARDENS MOBILE HOME PARK	28501 SW 152 AVE	UNINCORPORATED	33033
PINE ISLE MOBILE HOME PARK	28600 SW 132 AVE	UNINCORPORATED	33033
ANDREW CENTER	19308 SW 380 ST	UNINCORPORATED	33034
FLORIDA CITY CAMP SITE & RV PARK	601 NW 3 AVE	FLORIDA CITY	33034
GATEWAY ESTATES MOBILE HOME PARK	35250 SW 177 CT	UNINCORPORATED	33034
GOLDCOASTER TRAILER PARK	SW 348 ST & SW 187 AVE	UNINCORPORATED	33034
SOUTHERN COMFORT TRAILER PARK	345 E PALM DR	FLORIDA CITY	33034
HONEY HILL	4955 NW 199 ST	UNINCORPORATED	33055
ROYAL COUNTRY	5555 NW 202 TERR	OPALOCKA	33055
RIVIERA PARK	NW 199 ST & NW 37 AVE	MIAMI GARDENS	33056
FLAGAMI PARADISE TRAILER PARK	2750 NW SOUTH RIVER DR	MIAMI	33125
GABLES TRAILER PARK	SW 8 ST & SW 44 AVE	UNINCORPORATED	33134
SILVER COURT TRAILER PARK	SW 8 ST & SW 32 AVE	MIAMI	33135
LITTLE FARM MOBILE COURT	NE 85 ST & BISCAYNE BLVD	MIAMI	33138
ALL STAR 36 STREET	NW 35 ST & NW 30 AVE	UNINCORPORATED	33142
CARELY'S & BLUE BELL TRAILER PARK	NW 41 ST & NW 37 AVE	UNINCORPORATED	33142
FRONTON TRAILER PARK	3617 NW 36 ST	UNINCORPORATED	33142
RIVER PARK TRAILER	2260 NW 27 AVE	UNINCORPORATED	33142
ROYAL DUKE	3620 NW 30 AVE	UNINCORPORATED	33142
LION MIAMI TERRACE TRAILER PARK	1040 SW 70 AVE	UNINCORPORATED	33144

HURRICANE EVACUATION – MOBILE HOME PARKS (Part 2 of 2)

MOBILE HOME - EVACUATION BUS PICK-UP SITE (SORTED BY ZIPCODE)	ADDRESS	CITY	ZIP
SUNNYSIDE TRAILER PARK	6024 SW 8 ST	WEST MIAMI	33144
WESTHAVEN TRAILER PARK	6020 SW 8 ST	WEST MIAMI	33144
J BAR J MOBILE HOME PARK	2980 NW 79 ST	UNINCORPORATED	33147
MIAMI HEIGHTS TRAILER PARK	3520 NW 79 ST	UNINCORPORATED	33147
PALM LAKE MOBILE HOME PARK	7600 NW 27 AVE	UNINCORPORATED	33147
TROPICAL VILLAGE	1398 NW 79 ST	UNINCORPORATED	33147
COLONIAL ACRES MOBILE HOME PARK	9674 NW 10 AVE	UNINCORPORATED	33150
LITTLE RIVER MOBILE HOME PARK	215 NW 79 ST	UNINCORPORATED	33150
NEW AVOCADO TRAILER PARK	1170 NW 79 ST	UNINCORPORATED	33150
ROVELL TRAILER PARK	939 NW 81 ST	UNINCORPORATED	33150
SUNNYLAND TRAILER PARK	NW 79 ST & NW MIAMI CT	UNINCORPORATED	33150
TRINIDAD COURT	7930 NW MIAMI CT	UNINCORPORATED	33150
WESTLAND MOBILE HOME PK	1175 NW 79 ST	UNINCORPORATED	33150
SIXTH AVE TRAILER PARK	14752 NE 6 AVE	UNINCORPORATED	33161
SHADY OAK	14701 NE 6TH AVE	UNINCORPORATED	33161
MEDLEY MOBILE HOME PARK	8181 NW SOUTH RIVER DR	MEDLEY	33166
REDLAND MOBILE HOME PARK	17360 SW 232 ST	UNINCORPORATED	33170
SILVER PALM MOBILE HOME PARK	17350 SW 232 ST	UNINCORPORATED	33170
LIL' ABNER MOBILE HOME PARK	11239 NW 4 TERR	UNINCORPORATED	33172
LARRY/PENNY THOMPSON	12451 SW 184 ST	UNINCORPORATED	33177
MEDLEY LAKESIDE RETIREMENT PARK	10601 NW 105 WAY	MEDLEY	33178
DIXIE MOBILE COURT	19640 W DIXIE HWY	UNINCORPORATED	33180
HIGHLAND VILLAGE MOBILE HOME PARK	13565 NE 21 AVE	NORTH MIAMI BEACH	33181
BISCAYNE BREEZE PARK	11380 BISCAYNE BLVD	UNINCORPORATED	33181
UNIVERSITY LAKES TRAILER PARK	12850 SW 14 ST	UNINCORPORATED	33184
AMERICANA VILLAGE CONDO	19800 SW 180 AVE	UNINCORPORATED	33187
MIAMI-EVERGLADES KAMPGROUND	20675 SW 162 AVE	UNINCORPORATED	33187
GATOR PARK MOBILE HOME PARK	24050 SW 8 ST	UNINCORPORATED	33194

Exhibit “D”
Facility Condition Index

The following table provides an example of a condition grading scheme for facilities using the **Facility Condition Index (FCI).**

ID	Grade	Description
1	Excellent	Maintenance backlog is 1-2% of CRN
2	Good	Maintenance backlog is 3-5% of CRN
3	Fair	Maintenance backlog is 6-10% of CRN
4	Poor	Maintenance backlog is 11-49% of CRN
5	Very Poor	Maintenance backlog is 50%+ pf CRN

The following table provide another version of a table for facilities.

ID	Grade	Description
1	Very Good	FCI 1-2% Showpiece facility Orderly spotlessness All Components operate and well maintained. Sound of function and appearance. Clean. True to Line. No evidence of deterioration or discoloration. Customer: no concerns
2	Good	FCI 3-5% All Components operate. Operational and functional, minor wear and tear. Increased maintenance inspection required. and well maintained. Sound of function. Showing minor wear and tear and minor deterioration of surfaces. Customer: deterioration causes minimal influence on occupational uses
3	Fair	FCI 6-10% Appearance affected by minor cracking, staining or minor leakage. Minor damage to coatings. Some dampness/ mildew. Minor damage to wall/ ceiling finishes. Minor breakdowns. Regular programmed maintenance inspections essential. Customer: minor restrictions on operational use during minor repairs Customer
4	Poor	FCI 11-49% Fabric damaged. Weakened or displaced. Appearance affected by cracking, staining or breakdowns. Finishes of poor quality and appearance often damaged. Customer: regular complaints
5	Very Poor	FCI 50%+ Fabric/ Finishes badly damaged. Weakened or displaced. Appearance affected by cracking, staining or breakdowns. Finishes badly damaged, marked. Plumbing, Electrical, Mechanical components inoperable or unsafe or safety issues that cannot be mitigated. Customer: not suitable for use by customer

MIAMIBEACH

Facility Name:
Inspection Date:
Inspection Performed by:

City of Miami Beach Facility Inspection Checklist

Item	Condition Good/Fair/Poor	Priority High/ Medium/Low	Action Needed
Exterior-Structural			
ROOF:			
Rooftop in good condition and clear of debris			
Gutters clear of debris			
Roof Latch			
Roof Ladder			
Flashing in good condition			
Other:			
WINDOWS, DOORS, GATES:			
Broken or missing windows			
Doors/gates broken or missing			
Damaged fencing			
Door Locks and other security hardware operable			
Exterior- Electrical			
LIGHTING:			
Exterior lighting adequate & functioning (operable)			
Other:			
Exterior - Site/Grounds			
PARKING & SEWER:			
Safety hazards (heaves and depressions)			
Cracks on and deterioration of paved material			
Damages to and curb clearances			
Oil stains and pools of water			
Proper drainage and/or clogging of drain line			
Wheel Stops			
LANDSCAPING (HARD & SOFT)/SIGNAGE:			
Landscaping – grass cut, limbs trimmed back from building/rooftops			
Lighting in parking lots is operable, free of hazards and clean			
Condition of exterior signage posted			
Other:			
Interior - Structural			
OFFICES/COMMON AREA			
Walls are free of hazards from tears, cracks, holes and water damage			
Flooring is free of hazards from torn carpeting, missing floor tiles, holes, water damage and accumulated refuse			
Sagging ceilings and floors			

Interior - Mechanical			
MECHANICAL:			
HVAC system is operable (chiller, cooling tower, etc.)			
of excessive dirt or dust			
Air conditioning and heating is operable			
Adequate air supply to all work spaces, and facilities			
Switches, valves and electrical panels unobstructed			
Interior - Electrical			
ELECTRICAL SYSTEMS:			
Electrical equipment is properly covered and guarded			
Lighting is adequate (not flickering)			
Other:			
Interior - General Site			
RESTROOMS:			
Maintained and cleaned regularly			
Fully operational - stall partitions, faucets, toilets, and sinks			
DRINKING FOUNTAINS:			
Drinking fountains are accessible			
Water pressure			
Leaks			
Water is clear and tasteless			
Other:			
HAZARDOUS MATERIALS (INTERIOR & EXTERIOR):			
Peeling, chipping or cracking paint			
Hazardous chemicals and flammable materials labeled and stored properly			
PEST/VERMIN INFESTATION:			
Evidence of Pests			
Evidence of active termites			
Other:			
ELEVATORS:			
Emergency phone operable			
Fully operational			
FIRE SAFETY:			
Missing or damaged sprinkler heads			
Emergency alarms are green tagged			
Combustible materials stored away from heat			
Emergency exit signs function as designed, exits/hallways, unobstructed			
Fire alarms pull stations are clearly visible			
Other:			
General			
CERTIFICATION AND REPORTS:			

State Fire Marshall Report			
Boiler Inspection Report			
Elevator Inspection/Certificate Report			
DHH Inspection Report			
Fire Alarm Panel Green Tagged			
Sprinkler System Annual Inspection			
Fire Extinguishers Tagged and Stamped with Service Date - Current			
Fire Evacuations Routes Posted			
Asbestos Management Plan On-site			
HVAC Service Report			
KEYS:			
Is the Great Grand Master key functional?			
Is the key to the exterior functional?			
Are the access control cards functional?			
Other:			

Comments

Comments

Exhibit “E”
Capital Needs Assessment (CNA)

REPLACEMENT RESERVE ANALYSIS

Age Restricted

Project: Dino Papavero Senior Centre
Address: 16707 Marygold Avenue
City, State: Fontana, California

Gross Square Footage: 124,749
Year Built: 1980 to 1980
Number of Units: 151

Component	Estimated Useful Life	Effective Age	Remaining Useful Life (RUL)	Total Number	Unit of Measurement	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	12	13	48000	SF	$0.86	$ 41,088											$ -
Parking, Asphalt Sealing	5	2	3	48000	SF	$0.10	$ 4,930			$ 4,930					$ 4,930			$ 9,859
Parking Stripes (Per Car)	15	2	13	67	Each	$7.66	$ 513											$ -
Signage, Roadway/Parking	15	7	8	1	Each	$113.85	$ 114								$ 114			$ 114
Carports - Metal Framed	40	1	39	7	Each	$4,280.00	$ 29,960											$ -
Pedestrian Paving - Concrete Sidewalks and Patios	50	14	36	3000	SF	$1.07	$ 3,210											$ -
Chain-Link Fencing 6' High	40	14	26	60	LF	$10.25	$ 615											$ -
Wrought Iron Picket Fencing 4' High	60	17	43	700	LF	$33.81	$ 23,668											$ -
Dumpster/Trash Enclosure - Masonry	30	3	27	1	Each	$856.00	$ 856											$ -
Storage Shed	30	18	12	1	Each	$2,996.00	$ 2,996											$ -
Wood Storage Shed	30	17	13	1	Each	$1,500.00	$ 1,500											$ -
Sewer Mains	50	37	13	1	Each	$2,996.00	$ 2,996											$ -
Trash Compactor - 125-LB Capacity	20	8	12	1	Each	$12,840.00	$ 12,840											$ -
Painting, Exterior	8	1	7	52750	SF	$0.64	$ 33,866							$ 33,866				$ 33,866
Concrete Balcony/Patio Slab	40	18	22	69	SF	$550.00	$ 37,950											$ -
Balcony/Elevated Deck Guard Railings - Metal	50	27	23	750	LF	$77.04	$ 57,780											$ -
Common Area Hollow Metal Door - Single (Conditioned Space)	25	16	9	4	Each	$290.18	$ 1,161									$ 1,161		$ 1,161
Hollow Metal Door - Double (Conditioned Space)	25	17	8	5	Each	$530.72	$ 2,654								$ 2,654			$ 2,654
Aluminum Framed Sliding Glass Door	30	23	7	69	Each	$415.16	$ 28,646					$ 5,729	$ 5,729	$ 5,729	$ 5,729	$ 5,729		$ 28,646
AUL storefront Sliding Automatic Entrance	30	7	23	2	Each	$4,879.20	$ 9,758											$ -
Storefront System with Single Door	50	27	23	4	Each	$746.43	$ 2,986											$ -
Storefront System with Double Door	50	27	23	4	Each	$1,434.66	$ 5,739											$ -
Sliding Window (7 + Stories) (Aluminum)	40	28	12	260	Each	$525.00	$ 136,500										$ 27,300	$ 27,300
Fixed Windows (7 + Stories) (Aluminum)	40	28	12	24	Each	$475.00	$ 11,400											$ -
EPDM Membrane - Fully Ballasted (High-Rise)	15	11	4	24900	SF	$7.92	$ 197,101			$ 65,700	$ 65,700	$ 65,700						$ 197,101
Hot Water Storage Tank - Up to 240 Gallon	15	12	3	1	Each	$1,027.20	$ 1,027			$ 1,027								$ 1,027
Boiler- Gas 1,275 mbtu/hr	25	10	15	1	Each	$25,600.00	$ 25,600											$ -
Chiller reciprocating drive 210 Ton	20	7	13	1	Each	$162,500.00	$ 162,500											$ -
Boiler- Gas 1,530 mbtu/hr	25	10	15	1	Each	$25,800.00	$ 25,800											$ -
Central Vent & Exhaust (4-10-Story)	20	12	8	17	Each	$2,225.00	$ 37,825								$ 37,825			$ 37,825
Central Vent & Exhaust (4-10-Story)	20	0	20	1	Each	$500.00	$ 500											$ -
Electric Heat Pump 2-ton (Code Minimum)	15	11	4	1	Each	$1,892.00	$ 1,892				$ 1,892							$ 1,892
Electric Heat Pump 3-ton (Code Minimum)	15	10	5	3	Each	$2,225.00	$ 6,675					$ 6,675						$ 6,675
A/C Unit (Code Minimum) (2-Ton)	15	12	3	1	Each	$955.00	$ 955			$ 955								$ 955
A/C Unit (Code Minimum) (3-Ton)	15	8	7	2	Each	$1,075.00	$ 2,150							$ 2,150				$ 2,150
A/C Unit (Code Minimum) (4-Ton)	15	10	5	1	Each	$1,400.00	$ 1,400					$ 1,400						$ 1,400
Hydronic Fan-Coil Chilled H20 Only, 2-Ton	25	12	13	160	Each	$1,070.00	$ 171,200											$ -
Roof-top Gas-Fired Packaged Unit, Electric Cool (7.5-Ton)	15	7	8	4	Each	$11,600.00	$ 46,400							$ 15,467	$ 15,467	$ 15,467		$ 46,400
Roof-top Gas-Fired Packaged Unit, Electric Cool (3-Ton)	15	10	5	2	Each	$3,850.00	$ 7,700					$ 7,700						$ 7,700
Elevator Cabs - Interior Finish	20	9	11	2	Each	$4,280.00	$ 8,560											$ -
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 9	30	18	12	1	Each	$160,157.60	$ 160,158											$ -
Hoist/Cable Electric Traction passenger elevator 3,500-lb (Up to 9	30	18	12	1	Each	$165,336.40	$ 165,336											$ -
Fire Sprinkler System - High-Rise Apartment Building	50	17	33	124749	SF	$2.44	$ 304,338											$ -
Emergency Call System, Multi-Zone, Annunciator	15	8	7	151	Each	$1,326.80	$ 200,347					$ 40,069	$ 40,069	$ 40,069	$ 40,069	$ 40,069		$ 200,347
Emergency Generator (Diesel-Engine) 100kw	25	8	17	1	Each	$31,329.60	$ 31,330											$ -
Intercom System - Central System	20	8	12	1	Each	$2,717.80	$ 2,718											$ -
Ceramic Tile (Common Area)	50	27	23	7000	SF	$5.01	$ 35,053											$ -
VCT 12x12 Tile (Common Area)	20	13	7	750	SF	$1.72	$ 1,290							$ 1,290				$ 1,290
Durable Sheet Flooring (Common Area)	20	0	20	6950	SF	$6.63	$ 46,079											$ -
Durable Sheet Flooring (Common Area)	20	10	10	1	SF	$30,000.00	$ 30,000										$ 30,000	$ 30,000
Carpet - Average Quality (Common Area)	10	4	6	3000	SF	$2.47	$ 7,419						$ 7,419					$ 7,419
Acoustical Ceiling Tile (Common Area)	20	16	4	8800	SF	$0.87	$ 7,683				$ 7,683							$ 7,683
Solid core Fire Door (Common Area)	35	14	21	4	Each	$257.66	$ 1,031											$ -
Double-Fire Door (Common Area)	35	14	21	6	Each	$470.80	$ 2,825											$ -
Kitchen Countertops (laminates/Wood) (Common Area)	25	19	6	1	Each	$428.00	$ 428						$ 428					$ 428
Traditional Washing Machine - Residential Size (Common Area)	15	7	8	5	Each	$480.00	$ 2,400								$ 2,400			$ 2,400
Clothes Dryers - Residential, Gas-Fired (Common Area)	15	6	9	6	Each	$665.00	$ 3,990									$ 3,990		$ 3,990
Front Loading Washing Machine	15	7	8	2	Each	$984.40	$ 1,969								$ 1,969			$ 1,969
Basic Resilient Sheet Flooring (Kitchen & 1-Bath) (Apartment)	20	11	9	151	Each	$342.40	$ 51,702								$ 17,234	$ 17,234	$ 17,234	$ 51,702
Carpet - Average Quality (1-Bedroom) (Apartment)	10	5	5	150	Each	$556.40	$ 83,460			$ 16,692	$ 16,692	$ 16,692	$ 16,692	$ 16,692				$ 83,460
Carpet - Average Quality (2-Bedroom) (Apartment)	10	5	5	1	Each	$727.60	$ 728					$ 728						$ 728
Acoustical Ceiling Tile (Apartment)	20	9	11	6000	SF	$0.87	$ 5,239											$ -
Standard Kitchen Cabinets and Countertops (Unit)	25	17	8	151	Each	$1,284.00	$ 193,884						$ 38,777	$ 38,777	$ 38,777	$ 38,777	$ 38,777	$ 193,884
Standard Bath Vanity Cabinets (Unit)	25	16	9	136	Each	$214.00	$ 29,104								$ 9,701	$ 9,701	$ 9,701	$ 29,104
Traditional Refrigerator (Unit)	15	9	6	151	Each	$459.00	$ 69,309					$ 23,103	$ 23,103	$ 23,103				$ 69,309
Electric Range (Unit)	25	16	9	136	Each	$346.00	$ 47,056								$ 15,685	$ 15,685	$ 15,685	$ 47,056
HDCP Front Controlled Range (Unit)	25	13	12	15	Each	$1,100.00	$ 16,500											$ -
Traditional Exterior Venting Range Hood (Unit)	25	19	6	151	Each	$69.50	$ 10,495						$ 10,495					$ 10,495
Microwave (Unit)	10	4	6	151	Each	$125.00	$ 18,875					$ 6,292	$ 6,292	$ 6,292				$ 18,875
Kitchen Disposal (Unit)	10	6	4	151	Each	$86.50	$ 13,062				$ 13,062							$ 13,062

UNINFLATED COSTS:

TOTAL RESERVE REPLACEMENT								$ -	$ -	$ 89,304	$ 105,029	$ 174,088	$ 149,003	$ 183,435	$ 192,554	$ 147,814	$ 138,698	$ 1,179,924
Per unit								$ -	$ -	$ 591	$ 696	$ 1,153	$ 987	$ 1,215	$ 1,275	$ 979	$ 919	$ 781

* Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

REPLACEMENT RESERVE ANALYSIS

Age Restricted

Project: Dino Papavero Senior Centre
Address: 16707 Marygold Avenue
City, State: Fontana, California

Gross Square Footage: 124,749
Year Built: 1980 to 1980
Number of Units: 151

Component	Estimated Useful Life	Effective Age	Remaining Useful Life (RUL)	Total Number	Unit of Measurement	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20 Year Total	1-20 Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	12	13	48000	SF	$0.86	$ 41,088	$ -	$ 8,218	$ 8,218	$ 8,218	$ 8,218	$ 8,218						$ 41,088	$ 41,088
Parking, Asphalt Sealing	5	2	3	48000	SF	$0.10	$ 4,930	$ 9,859			$ 4,930					$ 4,930			$ 9,859	$ 19,718
Parking Stripes (Per Car)	15	2	13	67	Each	$7.66	$ 513	$ -			$ 513								$ 513	$ 513
Signage, Roadway/Parking	15	7	8	1	Each	$113.85	$ 114	$ 114											$ -	$ 114
Carports - Metal Framed	40	1	39	7	Each	$4,280.00	$ 29,960	$ -											$ -	$ -
Pedestrian Paving - Concrete Sidewalks and Patios	50	14	36	3000	SF	$1.07	$ 3,210	$ -											$ -	$ -
Chain-Link Fencing 6' High	40	14	26	60	LF	$10.25	$ 615	$ -											$ -	$ -
Wrought Iron Picket Fencing 4' High	60	17	43	700	LF	$33.81	$ 23,668	$ -											$ -	$ -
Dumpster/Trash Enclosure - Masonry	30	3	27	1	Each	$856.00	$ 856	$ -											$ -	$ -
Storage Shed	30	18	12	1	Each	$2,996.00	$ 2,996	$ -		$ 2,996									$ 2,996	$ 2,996
Wood Storage Shed	30	17	13	1	Each	$1,500.00	$ 1,500	$ -			$ 1,500								$ 1,500	$ 1,500
Sewer Mains	50	37	13	1	Each	$2,996.00	$ 2,996	$ -			$ 2,996								$ 2,996	$ 2,996
Trash Compactor - 125-LB Capacity	20	8	12	1	Each	$12,840.00	$ 12,840	$ -		$ 12,840									$ 12,840	$ 12,840
Painting, Exterior	8	1	7	52750	SF	$0.64	$ 33,866	$ 33,866					$ 33,866						$ 33,866	$ 67,731
Concrete Balcony/Patio Slab	40	18	22	69	SF	$550.00	$ 37,950	$ -											$ -	$ -
Balcony/Elevated Deck Guard Railings - Metal	50	27	23	750	LF	$77.04	$ 57,780	$ -											$ -	$ -
Common Area Hollow Metal Door - Single (Conditioned Space)	25	16	9	4	Each	$290.18	$ 1,161	$ 1,161											$ -	$ 1,161
Hollow Metal Door - Double (Conditioned Space)	25	17	8	5	Each	$530.72	$ 2,654	$ 2,654											$ -	$ 2,654
Aluminum Framed Sliding Glass Door	30	23	7	69	Each	$415.16	$ 28,646	$ 28,646											$ -	$ 28,646
AUL storefront Sliding Automatic Entrance	30	7	23	2	Each	$4,879.20	$ 9,758	$ -											$ -	$ -
Storefront System with Single Door	50	27	23	4	Each	$746.43	$ 2,986	$ -											$ -	$ -
Storefront System with Double Door	50	27	23	4	Each	$1,434.66	$ 5,739	$ -											$ -	$ -
Sliding Window (7 + Stories) (Aluminum)	40	28	12	260	Each	$525.00	$ 136,500	$ 27,300	$ 27,300	$ 27,300	$ 27,300	$ 27,300							$ 109,200	$ 136,500
Fixed Windows (7 + Stories) (Aluminum)	40	28	12	24	Each	$475.00	$ 11,400	$ -		$ 11,400									$ 11,400	$ 11,400
EPDM Membrane - Fully Ballasted (High-Rise)	15	11	4	24900	SF	$7.92	$ 197,101	$ 197,101								$ 65,700	$ 65,700	$ 65,700	$ 197,101	$ 394,202
Hot Water Storage Tank - Up to 240 Gallon	15	12	3	1	Each	$1,027.20	$ 1,027	$ 1,027								$ 1,027			$ 1,027	$ 2,054
Boiler- Gas 1,275 mbtu/hr	25	10	15	1	Each	$25,600.00	$ 25,600	$ -				$ 8,533	$ 8,533	$ 8,533					$ 25,600	$ 25,600
Chiller reciprocating drive 210 Ton	20	7	13	1	Each	$162,500.00	$ 162,500	$ -	$ 32,500	$ 32,500	$ 32,500	$ 32,500	$ 32,500						$ 162,500	$ 162,500
Boiler- Gas 1,530 mbtu/hr	25	10	15	1	Each	$25,800.00	$ 25,800	$ -				$ 8,600	$ 8,600	$ 8,600					$ 25,800	$ 25,800
Central Vent & Exhaust (4-10-Story)	20	12	8	17	Each	$2,225.00	$ 37,825	$ 37,825											$ -	$ 37,825
Central Vent & Exhaust (4-10-Story)	20	0	20	1	Each	$500.00	$ 500	$ -									$ 167	$ 333	$ 500	$ 500
Electric Heat Pump 2-ton (Code Minimum)	15	11	4	1	Each	$1,892.00	$ 1,892	$ 1,892									$ 1,892		$ 1,892	$ 3,784
Electric Heat Pump 3-ton (Code Minimum)	15	10	5	3	Each	$2,225.00	$ 6,675	$ 6,675										$ 6,675	$ 6,675	$ 13,350
A/C Unit (Code Minimum) (2-Ton)	15	12	3	1	Each	$955.00	$ 955	$ 955								$ 955			$ 955	$ 1,910
A/C Unit (Code Minimum) (3-Ton)	15	8	7	2	Each	$1,075.00	$ 2,150	$ 2,150											$ -	$ 2,150
A/C Unit (Code Minimum) (4-Ton)	15	10	5	1	Each	$1,400.00	$ 1,400	$ 1,400										$ 1,400	$ 1,400	$ 2,800
Hydronic Fan-Coil Chilled H20 Only, 2-Ton	25	12	13	160	Each	$1,070.00	$ 171,200	$ -	$ 34,240	$ 34,240	$ 34,240	$ 34,240	$ 34,240						$ 171,200	$ 171,200
Roof-top Gas-Fired Packaged Unit, Electric Cool (7.5-Ton)	15	7	8	4	Each	$11,600.00	$ 46,400	$ 46,400											$ -	$ 46,400
Roof-top Gas-Fired Packaged Unit, Electric Cool (3-Ton)	15	10	5	2	Each	$3,850.00	$ 7,700	$ 7,700										$ 7,700	$ 7,700	$ 15,400
Elevator Cabs - Interior Finish	20	9	11	2	Each	$4,280.00	$ 8,560	$ -	$ 8,560										$ 8,560	$ 8,560
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 3	30	18	12	1	Each	$160,157.60	$ 160,158	$ -	$ 53,386	$ 53,386	$ 53,386								$ 160,158	$ 160,158
Hoist/Cable Electric Traction passenger elevator 3,500-lb (Up to 3	30	18	12	1	Each	$165,336.40	$ 165,336	$ -	$ 55,112	$ 55,112	$ 55,112								$ 165,336	$ 165,336
Fire Sprinkler System - High-Rise Apartment Building	50	17	33	124749	SF	$2.44	$ 304,338	$ -											$ -	$ -
Emergency Call System, Multi-Zone, Annunciator	15	8	7	151	Each	$1,326.80	$ 200,347	$ 200,347											$ -	$ 200,347
Emergency Generator (Diesel-Engine) 100kw	25	8	17	1	Each	$31,329.60	$ 31,330	$ -							$ 31,330				$ 31,330	$ 31,330
Intercom System - Central System	20	8	12	1	Each	$2,717.80	$ 2,718	$ -		$ 2,718									$ 2,718	$ 2,718
Ceramic Tile (Common Area)	50	27	23	7000	SF	$5.01	$ 35,053	$ -											$ -	$ -
VCT 12x12 Tile (Common Area)	20	13	7	750	SF	$1.72	$ 1,290	$ 1,290											$ -	$ 1,290
Durable Sheet Flooring (Common Area)	20	0	20	6950	SF	$6.63	$ 46,079	$ -										$ 46,079	$ 46,079	$ 46,079
Durable Sheet Flooring (Common Area)	20	10	10	1	SF	$30,000.00	$ 30,000	$ 30,000											$ -	$ 30,000
Carpet - Average Quality (Common Area)	10	4	6	3000	SF	$2.47	$ 7,419	$ 7,419						$ 7,419					$ 7,419	$ 14,837
Acoustical Ceiling Tile (Common Area)	20	16	4	8800	SF	$0.87	$ 7,683	$ 7,683											$ -	$ 7,683
Solid core Fire Door (Common Area)	35	14	21	4	Each	$257.66	$ 1,031	$ -											$ -	$ -
Double-Fire Door (Common Area)	35	14	21	6	Each	$470.80	$ 2,825	$ -											$ -	$ -
Kitchen Countertops (laminates/Wood) (Common Area)	25	19	6	1	Each	$428.00	$ 428	$ 428											$ -	$ 428
Traditional Washing Machine - Residential Size (Common Area)	15	7	8	5	Each	$480.00	$ 2,400	$ 2,400											$ -	$ 2,400
Clothes Dryers - Residential, Gas-Fired (Common Area)	15	6	9	6	Each	$665.00	$ 3,990	$ 3,990											$ -	$ 3,990
Front Loading Washing Machine	15	7	8	2	Each	$984.40	$ 1,969	$ 1,969											$ -	$ 1,969
Basic Resilient Sheet Flooring (Kitchen & 1-Bath) (Apartment)	20	11	9	151	Each	$342.40	$ 51,702	$ 51,702											$ -	$ 51,702
Carpet - Average Quality (1-Bedroom) (Apartment)	10	5	5	150	Each	$556.40	$ 83,460	$ 83,460			$ 16,692	$ 16,692	$ 16,692	$ 16,692	$ 16,692				$ 83,460	$ 166,920
Carpet - Average Quality (2-Bedroom) (Apartment)	10	5	5	1	Each	$727.60	$ 728	$ 728					$ 728						$ 728	$ 1,455
Acoustical Ceiling Tile (Apartment)	20	9	11	6000	SF	$0.87	$ 5,239	$ -	$ 5,239										$ 5,239	$ 5,239
Standard Kitchen Cabinets and Countertops (Unit)	25	17	8	151	Each	$1,284.00	$ 193,884	$ 193,884											$ -	$ 193,884
Standard Bath Vanity Cabinets (Unit)	25	16	9	136	Each	$214.00	$ 29,104	$ 29,104											$ -	$ 29,104
Traditional Refrigerator (Unit)	15	9	6	151	Each	$459.00	$ 69,309	$ 69,309											$ -	$ 69,309
Electric Range (Unit)	25	16	9	136	Each	$346.00	$ 47,056	$ 47,056											$ -	$ 47,056
HDCP Front Controlled Range (Unit)	25	13	12	15	Each	$1,100.00	$ 16,500	$ -		$ 16,500									$ 16,500	$ 16,500
Traditional Exterior Venting Range Hood (Unit)	25	19	6	151	Each	$69.50	$ 10,495	$ 10,495											$ -	$ 10,495
Microwave (Unit)	10	4	6	151	Each	$125.00	$ 18,875	$ 18,875					$ 6,292	$ 6,292	$ 6,292				$ 18,875	$ 37,750
Kitchen Disposal (Unit)	10	6	4	151	Each	$86.50	$ 13,062	$ 13,062				$ 13,062							$ 13,062	$ 26,123

UNINFLATED COSTS:

TOTAL RESERVE REPLACEMENT								$ 1,179,924	$ 224,554	$ 257,209	$ 237,387	$ 149,144	$ 149,668	$ 47,536	$ 54,313	$ 72,612	$ 67,759	$ 127,887	$ 1,388,069	$ 2,567,994
Per unit								$ 781	$ 1,487	$ 1,703	$ 1,572	$ 988	$ 991	$ 315	$ 360	$ 481	$ 449	$ 847	$ 919	$ 850

* Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

Exhibit “F”
Uniform Physical Condition Standards Inspection Checklist

Uniform Physical Condition Standards - Comprehensive Listing **Page:** _____ of _____

Inspectable Area: Site

Property ID / Name: _____ **Inspection Date:** _____

			Level				
Inspectable Item	**Observable Deficiency**	**NOD**	**1**	**2**	**3**	**NA**	**H&S**
Fencing and Gates	Damaged/Falling/Leaning						NLT
	Holes						NLT
	Missing Sections						NLT
Grounds	Erosion/Rutting Areas						NLT
	Overgrown/Penetrating Vegetation						
	Ponding/Site Drainage						
Health & Safety	Air Quality - Sewer Odor Detected						NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Flammable Materials - Improperly Stored						NLT
	Garbarge and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Mailboxes/Project Signs	Mailbox Missing/Damaged						
	Signs Damaged						
Market Appeal	Graffiti						
	Litter						
Parking Lots/Driveways/Roads	Cracks						
	Ponding						
	Potholes/Loose Material						
	Settlement/Heaving						
Play Areas and Equipment	Damaged/Broken Equipment						NLT
	Deteriorated Play Area Surface						
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space						
Retaining Walls	Damaged/Falling/Leaning						NLT
Storm Drainage	Damaged/Obstructed						
Walkways/Steps	Broken/Missing Hand Railing						NLT
	Cracks/Settlement/Heaving						
	Spalling						

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)

- Only level 3 is applied to independent Health & Safety deficiencies.

- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

Uniform Physical Condition Standards - Comprehensive Listing **Page:** _____ of _____

Inspectable Area: Building Exterior

Property ID / Name: _____ **Inspection Date:** _____

Building Number: _____

			Level				
Inspectable Item	**Observable Deficiency**	**NOD**	**1**	**2**	**3**	**NA**	**H&S**
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT
	Damaged Hardware/Locks						
	Damaged Surface (Holes/Paint/Rusting/Glass)						
	Damaged/Missing Screen/Storm/Security Door						NLT
	Deteriorated/Missing Caulking/Seals						
	Missing Door						
Fire Escapes	Blocked Egress/Ladders						LT
	Visibly Missing Components						LT
Foundations	Cracks/Gaps						
	Spalling/Exposed Rebar						
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable/Combustible Materials - Improperly Stored						NLT
	Garbage and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Lighting	Broken Fixtures/Bulbs						
Roofs	Damaged Soffits/Fascia						
	Damaged Vents						
	Damaged/Clogged Drains						
	Damaged/Torn Membrane/Missing Ballast						
	Missing/Damaged Components from Downspout/Gutter						
	Missing/Damaged Shingles						
	Ponding						
Walls	Cracks/Gaps						
	Damaged Chimneys						NLT
	Missing/Damaged Caulking/Mortar						
	Missing Pieces/Holes/Spalling						
	Stained/Peeling/Needs Paint						
Windows	Broken/Missing/Cracked Panes						NLT
	Damaged Sills/Frames/Lintels/Trim						
	Damaged/Missing Screens						
	Missing/Deteriorated Caulking/Seals/Glazing Compound						
	Peeling/Needs Paint						
	Security Bars Prevent Egress						LT

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Uniform Physical Condition Standards - Comprehensive Listing **Page:** _____ of _____

Inspectable Area: Building Systems

Property ID / Name: _____ **Inspection Date:** _____

Building Number: _____

			Level				
Inspectable Item	**Observable Deficiency**	**NOD**	**1**	**2**	**3**	**NA**	**H&S**
Domestic Water	Leaking Central Water Supply						
	Misaligned Chimney/Ventilation System						LT
	Missing Pressure Relief Valve						NLT
	Rust/Corrosion on Heater Chimney						NLT
	Water Supply Inoperable						NLT
Electrical System	Blocked Access/Improper Storage						NLT
	Burnt Breakers						NLT
	Evidence of Leaks/Corrosion						NLT
	Frayed Wiring						
	Missing Breakers/Fuses						LT
	Missing Covers						LT
Elevators	Not Operable						NLT
Emergency Power	Auxiliary Lighting Inoperable						
	Run-Up Records/Documentation Not Available						
Fire Protection	Missing Sprinkler Head						NLT
	Missing/Damaged/Expired Extinguishers						LT
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Air Quality - Sewer Odor Detected						NLT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Elevator - Tripping						NLT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable Materials - Improperly Stored						NLT
	Garbage and Debris - Indoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
HVAC	Boiler/Pump Leaks						
	Fuel Supply Leaks						NLT
	General Rust/Corrosion						NLT
	Misaligned Chimney/Ventilation System						LT
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable						
Sanitary System	Broken/Leaking/Clogged Pipes or Drains						NLT
	Missing Drain/Cleanout/Manhole Covers						

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Uniform Physical Condition Standards - Comprehensive Listing **Page:** ____ of ____

Inspectable Area: Common Areas

Property ID / Name: _____ **Inspection Date:** _____

Building Number: _____

X	Inspectable Item Location	Observable Deficiency	NOD	Level 1	Level 2	Level 3	NA	H&S
	Basement/Garage/Carport	Baluster/Side Railings - Damaged						
	Closet/Utility/Mechanical	Cabinets - Missing/Damaged						
	Community Room	Call for Aid - Inoperable						NLT
	Day Care	Ceiling - Bulging/Buckling						
	Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks						
	Kitchen	Ceiling - Peeling/Needs Paint						
	Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew						
	Lobby	Countertops - Missing/Damaged						
	Office	Dishwasher/Garbage Disposal - Inoperable						
	Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim						NLT
	Patio/Porch/Balcony	Doors - Damaged Hardware/Locks						
	Restrooms/Pool Structures	Doors - Damaged Surface (Holes/Paint/Rust/Glass)						
	Storage	Doors - Damaged/Missing Screen/Storm/Security Door						NLT
		Doors - Deteriorated/Missing Seals (Entry Only)						
		Doors - Missing Door						
		Dryer Vent -Missing/Damaged/Inoperable						
		Electrical - Blocked Access to Electrical Panel						NLT
		Electrical - Burnt Breakers						NLT
		Electrical - Evidence of Leaks/Corrosion						NLT
		Electrical - Frayed Wiring						
		Electrical - Missing Breakers						LT
		Electrical - Missing Covers						LT
		Floors - Bulging/Buckling						
		Floors - Floor Covering Damaged						
		Floors - Missing Floor/Tiles						
		Floors - Peeling/Needs Paint						
		Floors - Rot/Deteriorated Subfloor						
		Floors - Water Stains/Water Damage/Mold/Mildew						
		GFI - Inoperable						NLT
		Graffiti						
		HVAC - Convection/Radiant Heat System Covers Missing/Damaged						
		HVAC - General Rust/Corrosion						
		HVAC - Inoperable						
		HVAC - Misaligned Chimney/Ventilation System						LT
		HVAC - Noisy/Vibrating/Leaking						
		Lavatory Sink - Damaged/Missing						NLT
		Lighting - Missing/Damaged/Inoperable Fixture						
		Mailbox - Missing/Damaged						
		Outlets/Switches/Cover Plates - Missing/Broken						LT
		Pedestrian/Wheelchair Ramp						
		Plumbing - Clogged Drains						NLT
		Plumbing - Leaking Faucet/Pipes						NLT
		Range Hood /Exhaust Fans - Excessive Grease/Inoperable						
		Range/Stove - Missing/Damaged/Inoperable						
		Refrigerator - Damaged/Inoperable						
		Restroom Cabinet - Damaged/Missing						
		Shower/Tub - Damaged/Missing						
		Sink - Missing/Damaged						NLT
		Smoke Detector - Missing/Inoperable						LT
		Stairs - Broken/Damaged/Missing Steps						NLT
		Stairs - Broken/Missing Hand Railing						NLT
		Ventilation/Exhaust System - Inoperable						
		Walls - Bulging/Buckling						
		Walls - Damaged						
		Walls - Damaged/Deteriorated Trim						
		Walls - Peeling/Needs Paint						
		Walls - Water Stains/Water Damage/Mold/Mildew						
		Water Closet/Toilet - Damaged/Clogged/Missing						
		Windows - Cracked/Broken/Missing Panes						NLT
		Windows - Damaged Window Sill						
		Windows - Inoperable/Not Lockable						NLT

	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound						
	Windows - Peeling/Needs Paint						
	Windows - Security Bars Prevent Egress						LT
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Air Quality - Sewer Odor Detected						NLT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable/Combustible Materials - Improperly Stored						NLT
	Garbage and Debris - Indoors						NLT
	Garbage and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Pools and Related Structures	Fencing - Damaged/Not Intact						
	Pool - Not Operational						
Trash Collection Areas	Chutes - Damaged/Missing Components						

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)

- Only level 3 is applied to independent Health & Safety deficiencies.

- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.

Uniform Physical Condition Standards - Comprehensive Listing **Page:** _____ of _____

Inspectable Area: Unit

Property ID / Name: _____ **Inspection Date:** _____

Building/Unit Nmbr: _____

			Level				
Inspectable Item	**Observable Deficiency**	**NOD**	**1**	**2**	**3**	**NA**	**H&S**
Bathroom	Bathroom Cabinets - Damaged/Missing						
	Lavatory Sink - Damaged/Missing						NLT
	Plumbing - Clogged Drains						NLT
	Plumbing - Leaking Faucet/Pipes						NLT
	Shower/Tub - Damaged/Missing						NLT
	Ventilation/Exhaust System - Inoperable						
	Water Closet/Toilet - Damaged/Clogged/Missing						NLT
Call-for-Aid	Inoperable						NLT
Ceiling	Bulging/Buckling						
	Holes/Missing Tiles/Panels/Cracks						
	Peeling/Needs Paint						
	Water Stains/Water Damage/Mold/Mildew						
Doors	Damaged Frames/Threshold/Lintels/Trim						NLT
	Damaged Hardware/Locks						
	Damaged/Missing Screen/Storm/Security Door						NLT
	Damaged Surface - Holes/Paint/Rusting/Glass						
	Deteriorated/Missing Seals (Entry Only)						
	Missing Door						NLT
Electrical System	Blocked Access to Electrical Panel						NLT
	Burnt Breakers						NLT
	Evidence of Leaks/Corrosion						NLT
	Frayed Wiring						
	GFI - Inoperable						NLT
	Missing Breakers/Fuses						LT
	Missing Covers						LT
Floors	Bulging/Buckling						
	Floor Covering Damage						
	Missing Flooring Tiles						
	Peeling/Needs Paint						
	Rot/Deteriorated Subfloor						
	Water Stains/Water Damage/Mold/Mildew						
Health & Safety	Air Quality - Mold and/or Mildew Observed						NLT
	Air Quality - Sewer Odor Detected						NLT
	Air Quality - Propane/Natural Gas/Methane Gas Detected						LT
	Electrical Hazards - Exposed Wires/Open Panels						LT
	Electrical Hazards - Water Leaks on/near Electrical Equipment						LT
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable						LT
	Emergency Fire Exits - Missing Exit Signs						NLT
	Flammable Materials - Improperly Stored						NLT
	Garbage and Debris - Indoors						NLT
	Garbage and Debris - Outdoors						NLT
	Hazards - Other						NLT
	Hazards - Sharp Edges						NLT
	Hazards - Tripping						NLT
	Infestation - Insects						NLT
	Infestation - Rats/Mice/Vermin						NLT
Hot Water Heater	Misaligned Chimney/Ventilation System						LT
	Inoperable Unit/Components						NLT
	Leaking Valves/Tanks/Pipes						
	Pressure Relief Valve Missing						NLT
	Rust/Corrosion						NLT
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged						
	Inoperable						
	Misaligned Chimney/Ventilation System						LT

	Noisy/Vibrating/Leaking						
	Rust/Corrosion						
Kitchen	Cabinets - Missing/Damaged						NLT
	Countertops - Missing/Damaged						NLT
	Dishwasher/Garbage Disposal - Inoperable						
	Plumbing - Clogged Drains						NLT
	Plumbing - Leaking Faucet/Pipes						NLT
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable						
	Range/Stove - Missing/Damaged/Inoperable						
	Refrigerator-Missing/Damaged/Inoperable						NLT
	Sink - Damaged/Missing						NLT
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable						
Lighting	Missing/Inoperable Fixture						NLT
Outlets/Switches	Missing						LT
	Missing/Broken Cover Plates						LT
Patio/Porch/Balcony	Baluster/Side Railings Damaged						
Smoke Detector	Missing/Inoperable						LT
Stairs	Broken/Damaged/Missing Steps						NLT
	Broken/Missing Hand Railing						NLT
Walls	Bulging/Buckling						
	Damaged						
	Damaged/Deteriorated Trim						
	Peeling/Needs Paint						
	Water Stains/Water Damage/Mold/Mildew						
Windows	Cracked/Broken/Missing Panes						NLT
	Damaged Window Sill						
	Missing/Deteriorated Caulking/Seals/Glazing Compound						
	Inoperable/Not Lockable						NLT
	Peeling/Needs Paint						
	Security Bars Prevent Egress						LT

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)

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Exhibit “G”

Annual Resident Survey

Elderly Housing Development & Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 210, Ft. Lauderdale, FL 33323
Phone: 954-835-9200 Fax: 954-835-0888 www.ehdoc.org

The Premier Provider of Quality Affordable Housing for Senior Citizens Across the United States

Thank you for taking the time to respond to this survey. Your answers will not be seen by any property staff, but will be reviewed by Headquarters to make sure your needs are being served the best we can. We appreciate your honest opinion.

I. GENERAL QUESTIONS

1. I know what my Service Coordinator does in my building.
   Yes No

2. My Service Coordinator is available when I need him/her.
   Always Most Times Sometimes Never

3. I would recommend the Service Coordinator to other residents in the building.
   Yes No

4. My Service Coordinator responds to my requests for help.
   Yes No Sometimes Most Times Never

5. I feel that I can trust my Service Coordinator with my information.
   Yes No

6. My Service Coordinator contacts me at least once a year.
   Yes No

7. I see my Service Coordinator
   Daily Weekly Monthly Once a Year Never

8. I understand that my Service Coordinator is my advocate and can help me with issues on-site as well as off-sight.
   Yes No

II. ASSISTANCE

What assistance has your Service Coordinator provided for you this year? Please check the boxes which indicate your usage of the services. Not all Services are available in all areas.

Possible Services	Have Used	Would Use	Wouldn't Use	Not Available
List of Local Resources				
Newsletter				
Flu Shot Clinics				
Health Services brought onto the property				
• Blood Pressure				
• Podiatrist (Foot Doctor)				
• General Physician				
• Eye Doctor				
Outside Doctor Appointments				
Prescription Insurance Assistance				
Assistance with Medicare/Medicaid				
Assistance with Bills				
Utility Discount Program Assistance				
Family Support				
Emotional Support				

Of the following services provided by outside companies or organizations, please check the box which indicates if you would want your Service Coordinator to help you apply to a program or gain information about the service.

	Have Used	Would Use	Wouldn't Use	Not Available
Tax Assistance or Information				
Home Health Services				
Home Maker Services				
Meal Service				
Legal Service				
• Health Care Power of Attorney				
• Living Will/5 Wishes				
• DNR Order				
• Any End of Life Care Decisions				
Translation Assistance				
Transportation Assistance				

III. GENERAL QUESTIONS

1. Would you say that your Service Coordinator saves you money?
   Yes No

2. Do you feel that your building has enough Social/Educational opportunities/presentations?
   Yes No
   If no, please tell us what you would like to see more of at your building?

   _____

3. Please check which of the following concern you.

	Greatly Concerns Me	**Concerns Me a Little**	**Little to No Concern**
High Blood Pressure			
Diabetes			
Heart Problems			
Memory Loss			
Falling			
Getting mixed up with my medications			
Having no family support			
Having no friends to support me			
Not being able to do my own laundry			
Not being able to clean my apartment			
Not being able to cook for myself			
Not being able to grocery shop			
Not being able to handle my money			
Not being to take a bus			
Not understanding my mail			
Theft			
Losing my independence			
Being Lonely			
Being Depressed			
Affording my prescriptions			
Affording my utilities			
Affording my rent			
Affording my groceries			

Other Comments:

Optional Name_____ Unit #_____

EHDOC would like you to take this opportunity to use this comment card and let us know how much you enjoy living or working at your community and who is doing a great job to meet your needs.

OR

To help you resolve any problems that have not been answered by following the **EHDOC** procedure. That procedure is to first meet with your Community Manager. If you feel the issue has not been resolved, your next step is to contact the Senior Community Manager for your property. If your concern is not addressed to your satisfaction then that is the time for you to please complete the section below.

Your comments will remain confidential.

Dear Steve,

☐ I am a Resident at _____

☐ I am an Employee at _____

☐ ***Comments***

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Mr. Steve Protulis
Executive Director
1580 Sawgrass Corporate Parkway
Suite 210
Ft. Lauderdale, FL 33323

PLEASE PLACE STAMP HERE

Elderly Housing Development & Operations Corporation
1580 Sawgrass Corporate Parkway
Suite 210
Ft. Lauderdale FL 33323

Phone: 954-835-9200
Fax: 954-835-0888
E-mail: EHDOC@ehdoc.org