

# Annual Report

## Fiscal Year 2013 - 2014

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Community Service Foundation

Office

Fulton Apartments



## Community Service Foundation

Affordable Housing Programs and Services

Showing Pinellas County the Way Home



*“Welcome Home”*

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## A Message from the President

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Due to the hard work and commitment of our staff, volunteers, trustees, and community partners, Community Service Foundation continues to successfully serve low- to moderate-income Pinellas County families, as we have for over 57 years. Even during times of substantial challenges we have remained true to our mission “to provide a healthy living environment, quality of lifestyle, support services and training to put the family on the road to self-sufficiency, financial stability, and self-respect.”

We all know that while unemployment rates have improved, many higher paying jobs were lost in the recession, and many of the new jobs are being filled by individuals earning less than \$10.00 an hour, causing some to work two or more jobs to make ends meet. In fact, a recent article in the Tampa Bay Times reported that 45% of the families in Tampa/St. Petersburg continue to struggle to pay for basic housing, energy, and food. Other statistics state that a higher percentage of the age group known as “millennials” are putting off purchasing homes because of uncertainty over job stability or because they are strapped with student loan debt and have little or no savings.

It is clear our mission statement remains as relevant today as it was many years ago. There are many individuals and families that need our assistance for basic housing needs, be it obtaining or maintaining affordable housing.

To that end, we have continued to provide affordable rental housing, homebuyer and financial fitness education, fair housing counseling, and financial assistance (when funds are available) for housing.


As we look ahead to the coming year, we recognize there is more to be done, and once again, we ask each trustee, volunteer and community partner to join with us and encourage others to support our agency, our programs and services. We can always use the help. People cannot reach their potential and contribute to the betterment of society if their basic needs, such as housing, are not met. The work CSF does is greatly needed and has a positive impact on residents of Pinellas County. We look forward to working with you to continue that work in the coming year.

Sincerely,




Lisa Langan  
President

## Agency Highlights


 This past year brought some significant changes to CSF's staff. Two of our long-time employees, Peggy Eaton and Beverly Park; retired this past spring. Peggy administered the Fair Housing Program and assisted in the Homebuyer Education Program. She worked with our agency off and on for 14 years. Beverly Park served in several positions at CSF over her years with our agency. She worked as the assistant to the executive director and to the former Housing Programs manager, but during her last years with the agency, she administered our Affordable Housing Program. Though we miss both Peggy and Beverly, we wish them well in their future endeavors.

Diana Williams now administers our Affordable Housing Program. Her quick mind, willingness to learn, and her friendly, outgoing personality have quickly won over tenants and staff. We extend a hearty welcome to Diana and hope she stays with us for many years to come.

 Bardmoor Golf & Tennis Club was once again the site of our annual golf fundraising event, this year, our 19th. The event raised over \$10,000 in funds that help support our housing programs. Originally, the event was scheduled for September 19th; however, inclement weather forced us to postpone the tournament until October 3rd. We are grateful to those who changed their schedules around and came out to support us two weeks later than planned but sorry that the last minute change caused some of our regular supporters to miss the event this year. We hope for better weather next year and look forward to seeing everyone back out on the links in support of our agency.




## Fiscal Year 2013 - 2014

 In 2014, CSF celebrated 25 years offering Homebuyer Education free to Pinellas County residents. Included as part of the program are our Financial Fitness workshops and our First Time Homebuyers workshops. Workshops are held at the Sunshine Center in St. Petersburg and at the Largo offices of Pinellas County Housing Authority. Participants learn how to save money on household expenses, money they can then put toward the purchase of their first home after they have learned all about the homebuying process.

 Transamerica employees once again provided Easter Baskets, Back to School clothing, and Christmas gifts for the children of CSF's tenants. This marks the 19th year Transamerica employees have opened their hearts and provided so generously for our tenants. We at CSF, as well as our tenants, truly appreciate their generous spirit. Thank you Transamerica employees!



 Jerry Spilatro, CFS Executive Director, chaired the 23rd HOPE (Home Ownership for People Everywhere) Expo for the thirteenth year. The event was held at Raymond James Financial Center for the fifth year. HOPE Expo provides attendees with the knowledge to better prepare themselves for homeownership. CSF and other public and private sector partners coordinate the educational workshops and vendor exhibits for the one day event each year. This year's event was held on June 28th with 220 attendees taking advantage of the free education and the opportunity to meet and talk with knowledgeable personnel in the housing industry.

## Services Provided to our Community October 1, 2013—September 30, 2014

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### Number of Households Assisted

	<u>2012-13</u>	<u>2013-14</u>
Fair Housing & Hsg Placement Program*	147	103
First Time Homebuyer Workshops	257	267
Household Budgeting Workshops	70	40
CSF Tenant Households	100	100
Total Households Assisted	574	570
Financial Assistance	\$ 26,026	\$11,449

\*Does not include general assistance or referrals to other agencies



## Agency Financial Report FYE September 30, 2014

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### Un-audited Operating Statement

<u>Revenues:</u>	<u>2012-13</u>	<u>2013-14</u>
Contributions	\$ 38,992	\$ 48,792
Miscellaneous Private	\$ 50,496	\$ 46,482
Rental Properties	\$747,897	\$728,864
Public Government	\$ 30,630	\$ 25,914
Total Operating Revenues	\$868,015	\$850,052
 <u>Expenses:</u>		
Salaries and Benefits	\$235,409	\$221,405
Other Administrative	\$ 52,927	\$ 52,334
Community Relations/Fundraising	\$ 5,052	\$ 3,001
Rental Property Operations	\$585,222	\$559,778
Rental Property Deferred Expenses	\$ 0	\$ 14,000
Total Operating Expenses	\$878,610	\$850,518
Surplus (Loss) from Operations	\$(10,595)	\$ (466)



## COMMUNITY SERVICE FOUNDATION

### Trustee and Staff Rosters 2013 - 2014

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#### BOARD OF TRUSTEES

##### Officers:

President, **Lisa Langan**, USAmeribank

Vice President, **Susan Lindelof**, Retired HR Manager

Treasurer, **Terese Gaffney**, Fifth Third Bank

Secretary, **Linda Kemp**, Raymond James Bank

##### Trustees:

**John Cunningham, Esq.**, Lawyer & Rtd. Ex. Dir., Non-Profit

**Bill Drugash**, SunTrust

**Lisa Furnell**, Raymond James Bank

**Charles Gargola**, Retired Businessman

**Harry Jamieson**, Davidson, Jamieson, Cristini, PL

#### STAFF

**Jerry Spilatro**, Executive Director

**Marilyn Minor**, Assistant to Ex. Dir. & Finance Specialist

**Richard "Curly" Caporuscio**, Senior Maintenance Technician

**Christopher Stringfield**, Maintenance Technician III

**Diana Williams**, Rental Programs Administrator

**Lynette Davis**, Household Budgeting Seminar Instructor



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