



Community Service Foundation

Annual Report Fiscal Year 2010 - 2011

Affordable Housing Programs and Services



Leo Lane
Apartments

Newly
Renovated



Showing Pinellas County the Way
Home for Over 53 Years

Community Service Foundation is a 501(c) 3 non-profit with a mission to provide safe, decent, affordable housing, a quality lifestyle, support services and training to put the family on the road to self-sufficiency, financial stability, and self-respect.



Left: Christmas presents for CSF tenant children from employees at TransAmerica/AEGON, Christmas 2010



Right: 16th Annual Golf Classic Prize display board at Bardmoor Golf and Tennis Club, September 23, 2011

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A Message from the President

As the economic downturn continues, these uncertain times have us all guessing when things will improve. Every day we hear about the high number of foreclosures, declining home prices, eroding retirement accounts, high unemployment rates, debt markets in Europe, and more, and I believe that it leaves many of us wondering when the economy will improve. And though these are certainly challenging times for higher- and middle-income families, consider what layoffs, and depressed job markets mean to lower-income individuals and families that are struggling to avoid being homeless.

Unfortunately, the financial resources of many social service agencies are being challenged as the need for their services increase and individual and corporate contributions, government funding, and other revenues decline. Community Service Foundation faced many financial challenges during this past year as client services we provided increased by 22%. In fact, we did sustain a moderate loss from operations of \$(6,582).

However, as shown in the agency's annual report, in FY 2010-11, CSF continued to provide housing services and programs to lower- and moderate-income individuals and families which included Affordable Rental Housing, Fair Housing Counseling & Housing Placement, financial assistance to help families avoid eviction or foreclosure, and First Time Homebuyer and Household Budgeting seminars.

Keeping individuals and families in safe, decent, and affordable housing is the primary mission of Community Service Foundation. Our agency has been here to help residents of Pinellas County for 54 years, and with your continued support, we will continue to meet the challenges ahead.

Thank you Community Service Foundation team members, Trustees, volunteers, and community partners. Your service and support are vital to our mission and are truly appreciated!

Sincerely,



Lisa Langan
President

Agency Highlights

CSF's Board of Trustees' Annual Meeting was held November 17, 2010, at Fifth Third Bank. Fiscal Year 2010 marked a shift in our leadership as several Trustees retired. Lisa Langan, President,

recognized Lee Regulski, Alan Rotz, Marjorie Burdine, and Sheri Merrifield. Special recognition was given to Lee Regulski for his twenty-three (23) years of dedicated service to CSF and to Alan Rotz for his sixteen (16) years. Also recognized were TransAmerica/AEGON




Lee Regulski & Lisa Langan


employees for their continued support and many contributions to CSF tenants' children. We welcome Bill Drugash, SunTrust, as our new Trustee. Thank you to all our Trustees and TransAmerica employees; you help make CSF the quality service agency it is and has been for over fifty (50) years.

Emergency Food and Shelter funding was down this year; unfortunately, the cuts affected our Fair Housing Counseling/Housing Placement and Assistance Program. Providing a variety of housing related services, the Program was able to serve 192 households during FY 2010-11, of which, \$19,543 in Emergency Food and Shelter Program funds were dispensed as rental and mortgage payment assistance, allowing 64 households to retain their housing and stave off homelessness.

CSF updated our 22 unit Leo Lane Apartments this year, replacing air conditioning systems and roofs and painting the exterior. Tenants are enjoying the upgrades. The front cover displays a picture of the completed work. The agency continues to own and/or manage 100 rental units, making them available to lower-income families and individuals in Pinellas County.


Fiscal Year 2010 - 2011

 CSF's Homebuyer Education Program continued to offer First Time Homebuyer Seminars where households learn the responsibilities of and steps necessary to become first-time homeowners and Household Budgeting Seminars where participants learn stronger financial management skills. Attendance was up this year due to our partnership with Pinellas County Housing Authority and a slight strengthening of the economy.

 For sixteen years, employees at TransAmerica, an AEGON company, have generously supported CSF's tenants' children, providing Christmas gifts, Easter baskets, and Back-to-School clothing and supplies. This year was no exception. Through their generosity, 83 children celebrated a wonderful Christmas and Easter, and went back to school with new clothing and supplies.



Bardmoor Golf & Tennis Club

 September 23, 2011, marked CSF's 16th Annual Golf Classic. Once again, our supporters joined us for a fun day of golf, gifts, and good food and helped us raise over \$6,000 support for our housing programs. Thank you to all our sponsors, donors, and volunteers

 CSF Executive Director, Jerry Spilatro, chaired the 20th Annual HOPE (Home Ownership for People Everywhere) Expo. This was his tenth year as Chair. The event was held on June 25th at Raymond James Financial Center in St Petersburg. CSF coordinates the educational workshops and vendor exhibits in conjunction with other public and private sector partners, providing attendees with the knowledge to better prepare themselves for homeownership.

Services Provided to our Community
October 1, 2010—September 30, 2011



Number of Households Assisted

	2009-10	2010-11
Fair Housing & Hsg Placement Program	233	192
First Time Homebuyer Seminars	196	290
Household Budgeting Seminars	42	126
Pre or Post Purchase Counseling	6	5
CSF Tenant Households	100	100
Partnership to Ownership Program	13	10
Total Households Assisted	590	723
Financial Assistance	\$ 42,131	\$ 19,543

Agency Financial Report FYE September 30, 2011

Un-audited Operating Statement

Revenues:	FY 09-10	FY 10-11
Contributions	\$ 25,031	\$ 23,916
Miscellaneous Private	41,912	45,766
Rental Properties	702,679	726,432
Public Government	46,538	40,639
Total Operating Revenues	\$816,160	\$836,753
Expenses:		
Salaries and Benefits	\$233,725	\$240,451
Other Administrative	46,586	44,735
Community Relations/Fundraising	2,798	7,643
Partnership-to-Ownership Program	(66)	607
Rental Property Operations	\$544,218	\$549,899
Total Operating Expenses	\$827,261	\$843,335
Surplus (Loss) from Operations	\$ (11,101)	\$ (6,582)
Capital Expenditures	\$ 6,673	\$127,760*

*In FY 2010 - 11, CSF replaced 22 AC units, installed new roofs, completed exterior painting, and installed exterior lighting at Leo Lane Apartments, utilizing a loan from the City of Clearwater.



COMMUNITY SERVICE FOUNDATION

Trustee and Staff Rosters 2010 - 2011

BOARD OF TRUSTEES

Lisa Langan, President, BankUnited
Susan Lindelof, Vice President, TransAmerica
Terese Gaffney, Treasurer, Fifth Third Bank
Linda Kemp, Secretary, Wells Fargo Home Mortgage
Bill Drugash, SunTrust
Charles Gargola, Retired Businessman
Harry Jamieson, Davidson, Jamieson, Cristini, PL
Emil Marquardt, Jr., MacFarlane, Ferguson, McMullen
Barry McIntosh, Diamond Consulting Company

STAFF

Jerry Spilatro, Executive Director
Peggy Eaton, Housing Placement Specialist
Marilyn Minor, Assistant to Ex. Dir. & Finance Specialist
Beverly Park, Rental Housing Administration
Richard "Curly" Caporuscio, Senior Maintenance Technician
Troy Mahlmeister, Landscape & Maintenance Technician
Christopher Stringfield, Maintenance Technician

CONTRACTED STAFF

Lynette Davis, Household Budgeting Seminar Instructor



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