

**THE HOUSING AUTHORITY
OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED SEPTEMBER 30, 2021**

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City of Shreveport
Shreveport, Louisiana

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Shreveport, Louisiana as of and for the year ended September 30, 2021, and the related notes to the financial statements as listed in the table of contents. We did not audit the financial statements of Shreveport BDB Housing Partners, LLC, a discretely presented component unit of the Authority, which represents 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component units in the 'Discrete Component Unit' column of the Authority's basic financial statements, as of and for the year ended December 31, 2020.

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 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 did not audit the financial statements of Shreveport BDB Housing Partners, LLC a discretely presented component unit of the Authority, which represents 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component unit in the 'Discrete Component Unit' column of the Authority's basic financial statements, as of and for the year ended December 31, 2020. Those financial statements were audited by another auditor whose reports thereon have been furnished to us, and our opinions on the basic financial statements, insofar as it relates to the amounts included for Shreveport BDB Housing Partners, LLC are based on the reports of the other auditor. 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. The financial statements of Shreveport BDB Housing Partners, LLC were not audited in accordance with *Government Auditing Standards*.

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 Authority'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 Authority'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, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's enterprise fund as of September 30, 2021 and the discretely presented component unit as of December 31, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 7 through 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

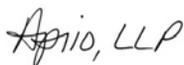
Other Information

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Supplementary data is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for the Department of Housing and Urban Development's information and is not a required part of the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis 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*, and is also not a required part of the basic financial statements.

The Financial Data Schedule, the Schedule of Expenditures of Federal Awards and other supplementary data are the responsibility of management and were derived from and relate directly to the underlying accounting data and other records used to prepare the financial statements. Such 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 data 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 March 28, 2022 on our consideration of the Authority's internal control over financial reporting and 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



Birmingham, Alabama
March 28, 2022

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City of Shreveport
Shreveport, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Authority, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 28, 2022. This report includes a reference to other auditors who audited the financial statements of Shreveport BDB Housing Partners, LLC. This report includes our consideration of the results of the other auditors' testing of internal control over financial reporting and compliance and other matters that are reported on separately by the other auditor. However, this report, insofar as it relates to the results of the other auditor, is based solely on the reports of the other auditor. The financial statements of Shreveport BDB Housing Partners LLC was not audited in accordance with *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing 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 the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

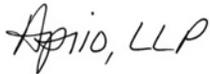
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, slightly slanted style.

Birmingham, Alabama
March 28, 2022

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

Board of Commissioners
Housing Authority of the City of Shreveport
Shreveport, Louisiana

Report on Compliance for Each Major Federal Program

We have audited the Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended September 30, 2021. The Authority's major federal programs are identified in the Summary of Auditors' Results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the of Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements of Federal Awards (Uniform Guidance)*. Those standards and 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 Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal programs. However, our audit does not provide a legal determination of Authority's compliance.

Opinion on the Other Major Program

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its other major federal programs for the year ended September 30, 2021.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance which is required to be reported in accordance with *Uniform Guidance*.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the *Uniform Guidance*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a 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 preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be *material weaknesses* or *significant deficiencies* and therefore, material weaknesses or significant deficiencies may exist that were not identified. 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.

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 our testing based on the requirements of *Uniform Guidance*. Accordingly, this report is not suitable for any other purpose.



Birmingham, Alabama
March 28, 2022

Management's Discussion and Analysis

The Housing Authority of the City of Shreveport, Louisiana

September 30, 2021

Preamble

The Housing Authority of the City of Shreveport ("hereinafter called the "Authority") is an autonomous, quasi-governmental entity (referred to as a special-purpose government by GASB Statement Number 34) which is predominately funded through the United States Department of Housing and Urban Development operating subsidies and modernization of capital grants. Even though the Authority collects rent from its tenants, without HUD funding, the Authority would not be able to sustain its operations and activities.

Presentation

The requirements of GASB Statement No. 34 mandate all local governmental financial statements to include a Management Discussion & Analysis (MD&A). The goal of the MD&A is to give readers an objective and easily readable overview of the Authority's financial performance. The MD&A is designed to focus on the Authority's most relevant financial information regarding overall financial performance to aid users on assessing whether financial position has improved or deteriorated as a result of the year's operations. Hereinafter, the Authority will briefly discuss the enclosed financial statements and will describe, as well, the currently known facts, decisions, or conditions expected to have a significant impact on financial position or the results of operations.

FINANCIAL HIGHLIGHTS

- The Authority's Net Position increased at year end by \$3,200,578. Since the Authority engages only in business-type activities, the increase is all in the category of business-type Net Position. Net Position was \$25,482,968 and \$28,683,546 for 2020 and 2021 respectively.
- The Authority's revenues increased by \$4,514,678 during 2021. Revenues were \$19,635,668 and \$24,150,346 for 2020 and 2021 respectively.
- Total program expenses of the Authority's programs increased by \$2,002,123. Total expenses were \$18,947,645 and \$20,949,768 for 2020 and 2021 respectively.

REVIEW OF THIS ANNUAL REPORT

The following information is for review and consideration:

MD&A

Management's Discussion and Analysis

Basic Financial Statements

Authority Wide Financial Statements
Notes to the Financial Statements

Other Required Supplementary Information

Required Supplementary Information

Authority-Wide Financial Statements

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consist of Net Position that does not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income and HUD subsidies, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the “Changes in Net Position”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Enterprise Fund

The Authority consists exclusively of an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Significant Programs of the Authority:

Low Rent Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority’s properties.

Capital Fund Program – Under the Capital Fund Program, the Authority administers various constructions contracts to maintain the apartments long term viability.

Section 8 Housing Choice Vouchers Cluster – Under the Section 8 Housing Choice Vouchers Program, the Board administers contracts with independent landlords that own the property. The Board subsidizes the family’s rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Board to structure a lease that sets the participants’ rent at 30% of household income.

Central Office Cost Center (COCC) – The Authority established the COCC to manage and oversee the operations of the Public Housing Developments, Housing Choice Vouchers Program, and other grant programs. Utilizing a “fee for service” approach, the COCC recognizes revenues through management and service fees charged to the other programs. Management fees cannot exceed the “safe harbor” amount established by HUD.

Other programs are:

- Resident Opportunity and Self Sufficiency – Service Coordinator
- Blended Component Unit
- State and Local
- Business Activities
- HOPE VI

Table 1 reflects the condensed Statement of Net Position compared to prior year. The Authority is engaged only in Business-Type Activities.

| | <u>2021</u> | <u>2020</u> | <u>Variance</u> |
|------------------------------------|-----------------------------|-----------------------------|----------------------------|
| Assets: | | | |
| Current Assets & Restricted Assets | \$ 16,775,089 | \$ 13,096,506 | \$ 3,678,583 |
| Capital and Non-Current Assets | 15,026,880 | 14,374,426 | 652,454 |
| Total Assets | <u>\$ 31,801,969</u> | <u>\$ 27,470,932</u> | <u>\$ 4,331,037</u> |
| Liabilities: | | | |
| Current Liabilities | \$ 2,291,754 | \$ 1,156,840 | \$ 1,134,914 |
| Non Current Liabilities | 826,669 | 831,124 | (4,455) |
| Total Liabilities | <u>\$ 3,118,423</u> | <u>\$ 1,987,964</u> | <u>\$ 1,130,459</u> |
| Net Position | | | |
| Net Investment in Capital Assets | \$ 9,136,011 | \$ 8,909,897 | \$ 226,114 |
| Restricted Net Position | 475,743 | 696,875 | (221,132) |
| Unrestricted Net Position | 19,071,792 | 15,876,196 | 3,195,596 |
| Total Net Position | <u>\$ 28,683,546</u> | <u>\$ 25,482,968</u> | <u>\$ 3,200,578</u> |

Major Factors Affecting the Statement of Net Position

As illustrated, in the Statement of Net Position, the overall Net Position of the Authority increased by \$3,200,578. Current and restricted assets increased by \$3,678,583. Current and restricted assets increased primarily due to an increase in cash and accounts receivable. Capital assets increased as a result of capital additions exceeding depreciation expense and disposals. Liabilities increased primarily due to an increase in accounts payable offset by a decrease in the deferred revenue.

Table 2 presents details on the change in Unrestricted Net Position

Table 2

| | |
|---|-----------------------------|
| Unrestricted Net Position, September 30, 2020 | \$ 15,876,196 |
| Results of Operations | 2,518,617 |
| Transfer from (to) Restricted Assets | 221,132 |
| Capital Additions from Operations | (444,647) |
| Interest Income | 226,407 |
| Bad Debt Mortgages | (34,154) |
| Depreciation Expense | 708,241 |
| Unrestricted Net Position, September 30, 2021 | <u>\$ 19,071,792</u> |

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

Table 3
Statement of Revenues and Expenses

| | <u>2021</u> | <u>2020</u> | <u>Variance</u> |
|---|-----------------------------|-----------------------------|----------------------------|
| Revenues: | | | |
| Tenant Rental Revenue | \$ 1,079,143 | \$ 1,111,190 | \$ (32,047) |
| Operating Grants | 19,651,965 | 17,418,746 | 2,233,219 |
| Capital Grants Received | 503,442 | 203,474 | 299,968 |
| Interest Income | 226,407 | 229,209 | (2,802) |
| Other Income | 2,703,123 | 1,723,676 | 979,447 |
| Loss on Disposition of Assets | (13,734) | (1,050,627) | 1,036,893 |
| Total Revenues | <u>\$ 24,150,346</u> | <u>\$ 19,635,668</u> | <u>\$ 4,514,678</u> |
| Expenses: | | | |
| Administrative Expenses | \$ 3,181,629 | \$ 2,632,625 | \$ 549,004 |
| Tenant Services | 154,650 | 290,805 | (136,155) |
| Utilities | 130,202 | 240,753 | (110,551) |
| Maintenance & Operations | 2,192,627 | 1,008,130 | 1,184,497 |
| General Expense | 749,712 | 1,269,727 | (520,015) |
| Bad Debt Mortgages | 34,154 | 32,212 | 1,942 |
| HAP Payments | 13,798,553 | 12,661,702 | 1,136,851 |
| Depreciation | 708,241 | 811,691 | (103,450) |
| Total Expenses | <u>\$ 20,949,768</u> | <u>\$ 18,947,645</u> | <u>\$ 2,002,123</u> |
| Excess (Deficiency) Revenues Over Expenses | <u>\$ 3,200,578</u> | <u>\$ 688,023</u> | <u>\$ 2,512,555</u> |

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

There was an increase in the excess of revenues over expenses from the prior year. The increase was due to an increase in revenues exceeding an increase in expenses. Revenues increased primarily due to an increase in operating grants received. Operating grants increased due to an increase in HAP payments and CARES Act Funding received during the year. Other income increased due to developer fees received and a donation from Habitat for Humanity of land and homeowner mortgages.

Expenses increased primarily due to increases in administrative, maintenance and HAP payments. Administrative expenses increased primarily due to an increase in salaries and benefits. All the Bossier employees were on payroll the entire year. General expenses decreased due to a decrease in RAD conversion costs from the previous year. HAP payments increased due to a decrease in tenant incomes, an increase in the number of vouchers and vouchers utilized and an increase in monthly rents. Maintenance costs increased due to maintenance required on Wilkinson Terrace.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had \$9,136,011 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions and depreciation) of 3% from the end of last year.

TABLE 4

| | <u>2021</u> | <u>2019</u> | <u>Variance</u> | <u>% Change</u> |
|----------------------------|-------------------------|-------------------------|-----------------------|-----------------|
| Land | \$ 2,150,544 | \$ 2,140,912 | \$ 9,632 | 0% |
| Buildings and Improvements | 32,202,846 | 32,159,919 | 42,927 | 0% |
| Furniture and Equipment | 1,918,059 | 1,856,521 | 61,538 | 3% |
| Construction in Progress | 1,870,905 | 1,070,612 | 800,293 | 75% |
| Accumulated Depreciation | <u>(29,006,343)</u> | <u>(28,318,067)</u> | <u>(688,276)</u> | <u>2%</u> |
| Net Capital Assets | <u>\$ 9,136,011</u> | <u>\$ 8,909,897</u> | <u>\$ 226,114</u> | <u>3%</u> |

The following reconciliation summarizes the change in Capital Assets.

| | |
|--|---------------------|
| Beginning Balance, October 1, 2020 | \$ 8,909,897 |
| Additions: | |
| Capital Fund Program - Improvements | 503,442 |
| Operating Funds - Improvements and Equipment | 444,647 |
| Net Disposals | (13,734) |
| Depreciation Expense | <u>(708,241)</u> |
| Ending Balance, September 30, 2021 | <u>\$ 9,136,011</u> |

Debt

As of fiscal year-end, the Authority's only long-term debt outstanding was a repayment agreement with HUD in the amount of \$380,404.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Potential political and economic conditions due to public health concerns related to the novel coronavirus or COVID-19

FINANCIAL CONTACT

The individual to be contacted regarding this report is Bobby Collins, Executive Director, Shreveport Housing Authority. Specific requests may be submitted to Bobby Collins, Executive Director, Shreveport Housing Authority, 2500 Line Avenue, Shreveport, Louisiana 71104.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2021

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

| | Enterprise Fund | Discrete Component Unit 12/31/2020 Year End | Total Reporting Entity |
|---|----------------------------|--|---------------------------------------|
| <u>Current Assets</u> | | | |
| Cash and Cash Equivalents | \$ 14,260,498 | \$ 463,670 | \$ 14,724,168 |
| Accounts Receivable - Other (Allowance for Doubtful Accounts) | 1,530,382 (163,467) | - | 1,530,382 (163,467) |
| Tenants Accounts Receivable (Allowance for Doubtful Accounts) | 29,672 (7,552) | 53,507 - | 83,179 (7,552) |
| Prepaid Costs | 185,266 | 41,779 | 227,045 |
| Mortgages Receivable | 61,692 | - | 61,692 |
| Total Current Assets | <u>15,896,491</u> | <u>558,956</u> | <u>16,455,447</u> |
| <u>Restricted Assets</u> | | | |
| Cash and Cash Equivalents | 878,598 | 57,757 | 936,355 |
| Total Restricted Assets | <u>878,598</u> | <u>57,757</u> | <u>936,355</u> |
| <u>Capital Assets</u> | | | |
| Land | 2,150,544 | 14,663,256 | 16,813,800 |
| Buildings and Improvements | 32,202,846 | 391,257 | 32,594,103 |
| Furniture and Equipment | 1,918,059 | - | 1,918,059 |
| Construction in Progress | 1,870,905 | - | 1,870,905 |
| | 38,142,354 | 15,054,513 | 53,196,867 |
| (Less): Accumulated Depreciation | (29,006,343) | (651,130) | (29,657,473) |
| Net Capital Assets | <u>9,136,011</u> | <u>14,403,383</u> | <u>23,539,394</u> |
| <u>Other Non-Current Assets</u> | | | |
| Notes and Interest Receivable net of Allowances of \$1,203,384 | 5,890,869 | - | 5,890,869 |
| Other Assets - Noncurrent | - | 263,520 | 263,520 |
| Total Other Non-Current Assets | <u>5,890,869</u> | <u>263,520</u> | <u>6,154,389</u> |
| <u>Deferred Outflows of Resources</u> | | | |
| | - | - | - |
| Total Assets and Deferred Outflows of Resources | <u>\$ 31,801,969</u> | <u>\$ 15,283,616</u> | <u>\$ 47,085,585</u> |

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION

| | Enterprise Fund | Discrete Component Unit 12/31/2020 Year End | Total Reporting Entity |
|--|----------------------------|--|---------------------------------------|
| <u>Current Liabilities</u> | | | |
| Accounts Payable | \$ 1,688,262 | \$ 54,198 | \$ 1,742,460 |
| Accrued Wages and Payroll Taxes | 165,501 | - | 165,501 |
| Accrued Compensated Absences | 66,250 | - | 66,250 |
| Accrued PILOT | 75,818 | - | 75,818 |
| Accrued Interest | - | 386,238 | 386,238 |
| Tenant Security Deposits | 97,651 | 13,275 | 110,926 |
| Unearned Revenues | 150,722 | 14,426 | 165,148 |
| Current Portion - Due to HUD | 47,550 | - | 47,550 |
| Total Current Liabilities | <u>2,291,754</u> | <u>468,137</u> | <u>2,759,891</u> |
| <u>Long-Term Liabilities</u> | | | |
| Accrued Compensated Absences | 89,166 | - | 89,166 |
| FSS Escrows | 264,489 | - | 264,489 |
| Deferred Ground Lease | 140,160 | - | 140,160 |
| Non - Current Portion - Due to HUD | 332,854 | - | 332,854 |
| Long Term Debt | - | 14,927,769 | 14,927,769 |
| Total Long-Term Liabilities | <u>826,669</u> | <u>14,927,769</u> | <u>15,754,438</u> |
| Total Liabilities | <u>3,118,423</u> | <u>15,395,906</u> | <u>18,514,329</u> |
| <u>Deferred Inflows of Resources</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| <u>Net Position</u> | | | |
| Net Investment in Capital Assets | 9,136,011 | (524,386) | 8,611,625 |
| Restricted Net Position | 475,743 | 57,757 | 533,500 |
| Unrestricted Net Position | 19,071,792 | 354,339 | 19,426,131 |
| Total Net Position | <u>28,683,546</u> | <u>(112,290)</u> | <u>28,571,256</u> |
| Total Liabilities, Deferred Inflows of Resources and Net Position | <u>\$ 31,801,969</u> | <u>\$ 15,283,616</u> | <u>\$ 47,085,585</u> |

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

| | Enterprise Fund | Discrete Component Unit 12/31/2020 Year End | Total Reporting Entity |
|---|----------------------------|--|---------------------------------------|
| <u>Operating Revenues</u> | | | |
| Dwelling Rent | \$ 1,079,143 | \$ 907,925 | \$ 1,987,068 |
| Operating Grants | 19,651,965 | - | 19,651,965 |
| Other Income | 2,703,123 | - | 2,703,123 |
| Total Operating Revenues | <u>23,434,231</u> | <u>907,925</u> | <u>24,342,156</u> |
| <u>Operating Expenses</u> | | | |
| Administrative | 3,181,629 | 313,278 | 3,494,907 |
| Tenant Services | 154,650 | - | 154,650 |
| Utilities | 130,202 | 86,266 | 216,468 |
| Maintenance and Operations | 2,192,627 | 129,443 | 2,322,070 |
| General | 749,712 | 125,244 | 874,956 |
| Housing Assistance Payments | 13,798,553 | - | 13,798,553 |
| Depreciation and Amortization | 708,241 | 398,091 | 1,106,332 |
| Total Operating Expenses | <u>20,915,614</u> | <u>1,052,322</u> | <u>21,967,936</u> |
| Operating Income (Loss) | <u>2,518,617</u> | <u>(144,397)</u> | <u>2,374,220</u> |
| <u>Non-Operating Revenues (Expenses)</u> | | | |
| Interest Income | 5,363 | 15 | 5,378 |
| Interest from Mortgages Receivable | 221,044 | - | 221,044 |
| Interest Expense | - | (378,295) | (378,295) |
| Gain/(Loss) on Disposition of Asset | (13,734) | - | (13,734) |
| Bad Debt Mortgages | (34,154) | - | (34,154) |
| Total Non-Operating Revenues/(Expenses) | <u>178,519</u> | <u>(378,280)</u> | <u>(199,761)</u> |
| Increase (Decrease) in Net Position Before Capital Contributions and Transfers | <u>2,697,136</u> | <u>(522,677)</u> | <u>2,174,459</u> |
| Capital Contributions | <u>503,442</u> | <u>-</u> | <u>503,442</u> |
| Increase (Decrease) in Net Position | 3,200,578 | (522,677) | 2,677,901 |
| Net Position, Beginning | 25,482,968 | 410,387 | 25,893,355 |
| Net Position, Ending | <u>\$ 28,683,546</u> | <u>\$ (112,290)</u> | <u>\$ 28,571,256</u> |

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Enterprise Fund | Component Unit 12/31/2020 Year End | Total Reporting Entity |
|--|-----------------------------|---|---------------------------------------|
| <u>Cash flows from operating activities:</u> | | | |
| Cash Received from Dwelling Rent | \$ 1,036,959 | \$ 887,263 | \$ 1,924,222 |
| Cash Received from Operating Grants | 18,184,356 | - | 18,184,356 |
| Cash Received from Other Sources | 2,424,812 | 3,594 | 2,428,406 |
| Cash Payments for Salaries & Benefits | (2,921,886) | (127,537) | (3,049,423) |
| Cash Payments to Vendors & Landlords | <u>(15,565,308)</u> | <u>(535,906)</u> | <u>(16,101,214)</u> |
| Net Cash flows provided (used) by operating activities | <u>3,158,933</u> | <u>227,414</u> | <u>3,386,347</u> |
| <u>Cash flows from Non-Capital Financing Activities</u> | | | |
| Payment of Amounts due to HUD | <u>(47,550)</u> | <u>-</u> | <u>(47,550)</u> |
| Net cash flows provided (used) by non-capital financing activities | <u>(47,550)</u> | <u>-</u> | <u>(47,550)</u> |
| <u>Cash flows from capital and related financing activities:</u> | | | |
| Capital Outlay | (948,089) | (2,153,479) | (3,101,568) |
| Principal and interest paid on Capital Debt | - | (143,758) | (143,758) |
| Proceeds from Capital Debt | | 2,308,554 | 2,308,554 |
| Capital Grants Received | <u>503,442</u> | <u>-</u> | <u>503,442</u> |
| Net cash flows provided (used) by capital and related financing activities | <u>(444,647)</u> | <u>11,317</u> | <u>(433,330)</u> |
| <u>Cash flows from investing activities:</u> | | | |
| Interest Received | 191,873 | 15 | 191,888 |
| Payments Received on Notes Receivable | <u>157,782</u> | <u>-</u> | <u>157,782</u> |
| Net cash flows provided (used) by investing activities | <u>349,655</u> | <u>15</u> | <u>349,670</u> |
| Net Increase (decrease) in cash and cash equivalents | <u>3,016,391</u> | <u>238,746</u> | <u>3,255,137</u> |
| Restricted, Unrestricted Cash and cash equivalents, beginning | <u>12,122,705</u> | <u>282,681</u> | <u>12,405,386</u> |
| Restricted, Unrestricted cash and cash equivalents, ending | <u><u>\$ 15,139,096</u></u> | <u><u>\$ 521,427</u></u> | <u><u>\$ 15,660,523</u></u> |

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Enterprise Fund | Component Unit 12/31/2019 Year End | Total Reporting Entity |
|--|----------------------------|---|---------------------------------------|
| <u>Reconciliation of operating income to net cash provided by (used in) operating activities:</u> | | | |
| Operating Income (Loss) | \$ 2,518,617 | \$ (144,397) | \$ 2,374,220 |
| Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities: | | | |
| Depreciation and Amortization | 708,241 | 398,091 | 1,106,332 |
| Bad Debt Expense | 33,541 | - | 33,541 |
| Change in Accounts Receivable | (1,243,622) | (21,655) | (1,265,277) |
| Change in Prepaid Expenses | (35,853) | (15,190) | (51,043) |
| Change in Accounts Payable | 1,593,289 | 11,768 | 1,605,057 |
| Change in Accrued Expenses | 111,895 | (5,790) | 106,105 |
| Change in Tenant Security Deposits | (3,638) | 3,594 | (44) |
| Change in Unearned Revenues | (544,482) | 993 | (543,489) |
| Change in Other Liabilities | 20,945 | - | 20,945 |
| Net cash provided by (used in) operating activities | <u>\$ 3,158,933</u> | <u>\$ 227,414</u> | <u>\$ 3,386,347</u> |

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements.

FURTHER SIGNIFICANT ACCOUNTING POLICIES:

Cash and Cash Equivalents

The Housing Authority considers cash on hand and cash in checking to be cash equivalents.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Unearned Revenue

The Authority recognizes revenues as earned. Amounts received in advance of the period in which it is earned is recorded as a liability under Unearned Revenue.

Prepaid Items

Prepaid Items consists of payments made to vendors for services that will benefit future periods

Revenue Accounting Policies

Dwelling rent income, HUD grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Indirect Cost Recovery

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

Capital Assets

Capital assets are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of revenues and expenses. Estimated useful lives are as follows:

| | |
|----------------------------|---------------|
| Buildings and Improvements | 15 - 40 years |
| Furniture and Equipment | 3 - 7 years |

Authority management has assessed the carrying values of capital asset balances as of September 30, 2021, and as of March 28, 2022. No significant capital asset value impairments exist as of the noted dates.

Intangible Assets – Discrete Component Unit

Intangible assets, which consist of low income housing tax credit monitoring fees, are being amortized over the tax credit compliance period of 15 years using the straight-line method. Future amortization for the next five years is \$8,944.

Income Taxes – Discrete Component Unit

Income taxes on income of the Discrete Component Unit are levied on the members at the members level. Accordingly all profits and losses of the Discrete Component Unit are recognized by each member on its respective tax return.

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Governmental Accounting Standards Board (GASB) No. 61, The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 39*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following component units:

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE B - REPORTING ENTITY DEFINITION - CONTINUED

Shreveport Leased Housing Corporation (*Blended Component Unit*) was established in August 1974 as a non-profit organization pursuant Louisiana Statutes. The Corporation has a Board of Directors to oversee its operations. Shreveport Leased Housing was created to assist, as a public charity, needy persons of low income by providing safe, sanitary, and affordable housing. Additional information concerning the Shreveport Leased Housing Corporation can be obtained by contacting the Authority.

HACS BDB Housing, LLC (*Blended Component Unit*) is a limited liability company formed under the laws of the State of Louisiana. The Company was formed to act as general partner of Shreveport BDB Housing Partners LLC a limited partnership established for the purpose of holding low income housing tax credits under Section 42 of the Internal Revenue Code, and to develop Barton Drive Manor and Briarwood Village apartment complexes.

Renaissance at Allendale GP, LLC (*Blended Component Unit*) is a limited liability company formed under the laws of the State of Louisiana. The Company was formed to act as general partner of The Renaissance at Allendale LP a limited partnership established for the purpose of holding low income housing tax credits under Section 42 of the Internal Revenue Code, and a forty unit complex.

Cypress Landing, GP, LLC (*Blended Component Unit*) is a limited liability company formed under the laws of the State of Louisiana. The Company was formed to act as general partner of Cypress Landing, LP a limited partnership established for the purpose of holding low income housing tax credits under Section 42 of the Internal Revenue Code, and to develop a 124 unit apartment complex.

Shreveport BDB Housing Partners, LLC (*Discretely Presented Component Unit*) was formed as a limited partnership under the laws of the State of Louisiana on October 2, 2017, for the purpose of investing in real estate and the construction, and sale and/or leasing of the Company property. The project consists of 100 unit apartment complex known as Barton Drive Manor Apartment Complex and a 32 unit apartment complex know as Briarwood Village Apartment Complex located int Shreveport, Louisiana. The managing member is HACS BDB Housing, LLC. The special member is ITEX BDB Housing, LLC. The investor member is AHP Housing Fund 163, LLC. The project qualifies for low-income housing tax credits pursuant to Internal Revenue Code Section 42, which regulates the use of the project as to occupant eligibility and unit gross rent, among other requirements.

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk - The Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Housing Authority’s formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other Federally insured investments.

The Authority’s cash and cash equivalents consist of cash held in interest bearing checking accounts totaling \$15,138,719. The various accounts bear interest up to .30%. The remaining \$377 is held in cash in petty cash funds. Deposits with financial institutions are secured as follows:

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE C - CASH AND INVESTMENT DEPOSITS - CONTINUED

| | <u>Per Books</u> | <u>Per Bank</u> |
|---|----------------------|----------------------|
| Insured by FDIC | \$ 250,000 | \$ 250,000 |
| Investments held in U.S. Treasury Obligations | - | - |
| Collateralized with specific securities in the Authority name which are held by the financial institution | 12,787,822 | 12,120,318 |
| Non Federalized funds which do not require collateral | 2,100,897 | 2,117,897 |
| Uncollateralized | - | - |
| | <u>\$ 15,138,719</u> | <u>\$ 14,488,215</u> |

The Discrete Component Unit maintains its cash in bank deposit accounts which at, times may exceed the federally insured limits. The Company believes it is not exposed to any significant risk on cash and cash equivalents.

NOTE D - CONTRACTUAL COMMITMENTS

The significant outstanding contractual commitments as of the Statement of Net Position Date are as follows:

| <u>Type Commitment</u> | <u>Amount</u> |
|------------------------|---------------|
| Modernization | \$2,767,899 |

NOTE E – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman’s compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage, or any claims not reimbursed.

NOTE F – CONCENTRATION OF RISK

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE G – COMPENSATED ABSENCES

The Authority follows Louisiana Civil Service regulations for accumulated annual leave and sick time. Employees may accumulate up to 300 hours annual leave which may be received upon termination or retirement. In a case where the employee notifies the Authority not less than six months prior to retirement or resignation, annual leave in excess of 300 may be utilized prior to separation of employment. Sick leave hours accumulate, but the employee is not paid for them if not used by the retirement or termination date. Leave accrued but not yet paid as of September 30, 2021, is shown as a liability allocated between current and noncurrent.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE H – USE OF ESTIMATES IN PREPARING FINANCIAL STATEMENTS

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred outflows and inflows, revenues, and expenses in the financial statements. Accordingly, actual results could differ from those estimates.

NOTE I - PENSION PLAN

The Authority participates in the Housing-Renewal and Local Agency Retirement Plan, a defined contribution plan administered by Automatic Data Processing Retirement Services. All regular and full-time employees are eligible to participate in the plan on the first day of the month after completing one year of continuous and uninterrupted employment. The plan provisions and changes to the plan contributions are determined by the Board of the Housing Authority.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority contributes an amount equal to 11% of the employees' base salary (excluding overtime). The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after five years of continuous service. Up to 100% of Authority contributions for, and interest forfeited by, employees who leave employment before five years of service are refundable to the Authority and are used to offset future contributions of the Housing Authority. During the current audit period, total contributions made by the Authority and employees totaled \$197,540 and \$15,651, respectively.

NOTE J – CAPITAL ASSETS

A summary of capital assets of the Enterprise Fund is as follows at September 30, 2021:

| | PUBLIC HOUSING | CAPITAL FUND PROGRAM | HOPE VI | HOUSING CHOICE VOUCHERS |
|-------------------------------|---------------------|------------------------------|--------------------|-------------------------------|
| Land | \$ 1,659,715 | \$ - | \$ - | \$ - |
| Building and Improvements | 28,313,543 | - | 15,300 | - |
| Furniture and Equipment | 914,377 | - | - | 517,136 |
| Construction in Progress | - | 1,531,306 | - | - |
| Less Accumulated Depreciation | <u>(25,129,120)</u> | <u>-</u> | <u>(11,730)</u> | <u>(513,751)</u> |
| Total Capital Assets | <u>\$ 5,758,515</u> | <u>\$ 1,531,306</u> | <u>\$ 3,570</u> | <u>\$ 3,385</u> |
| | STATE/ LOCAL | BLENDED COMPONENT UNIT | COCC | TOTAL |
| Land | \$ 3,033 | \$ 487,796 | \$ - | \$ 2,150,544 |
| Building and Improvements | - | 2,780,245 | 1,093,758 | 32,202,846 |
| Furniture and Equipment | 4,770 | 82,092 | 399,684 | 1,918,059 |
| Construction in Progress | - | 339,599 | - | 1,870,905 |
| Less Accumulated Depreciation | <u>(4,770)</u> | <u>(2,313,281)</u> | <u>(1,033,691)</u> | <u>(29,006,343)</u> |
| Total Capital Assets | <u>\$ 3,033</u> | <u>\$ 1,376,451</u> | <u>\$ 459,751</u> | <u>\$ 9,136,011</u> |

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – CAPITAL ASSETS – CONTINUED

| | <u>Beginning Balance</u> | <u>Additions</u> | <u>Transfers & Deletions</u> | <u>Ending Balance</u> |
|---------------------------------------|------------------------------|-------------------|--------------------------------------|---------------------------|
| Land | \$ 2,140,912 | \$ 9,632 | \$ - | \$ 2,150,544 |
| Construction in Progress | <u>1,070,612</u> | <u>800,293</u> | <u>-</u> | <u>1,870,905</u> |
| Total Assets not being depreciated | 3,211,524 | 809,925 | - | 4,021,449 |
| Buildings and Improvements | 32,159,919 | 119,795 | (76,868) | 32,202,846 |
| Furniture and Equipment | <u>1,856,521</u> | <u>18,369</u> | <u>43,169</u> | <u>1,918,059</u> |
| Total Capital Assets | 37,227,964 | 948,089 | (33,699) | 38,142,354 |
| Less Accumulated Depreciation: | | | | |
| Buildings and Improvements | (26,768,866) | (679,594) | 6,767 | (27,441,693) |
| Furniture and Equipment | <u>(1,549,201)</u> | <u>(28,647)</u> | <u>13,198</u> | <u>(1,564,650)</u> |
| Net Book Value | <u>\$ 8,909,897</u> | <u>\$ 239,848</u> | <u>\$ (13,734)</u> | <u>\$ 9,136,011</u> |

A summary of capital assets of the Discrete Component Unit is as follows at December 31, 2020

| | <u>Beginning Balance</u> | <u>Additions</u> | <u>Transfers & Deletions</u> | <u>Ending Balance</u> |
|--------------------------------|------------------------------|--------------------|--------------------------------------|---------------------------|
| Buildings and Improvements | \$ 14,333,732 | \$ 329,524 | \$ - | \$ 14,663,256 |
| Furniture and Equipment | <u>341,448</u> | <u>49,809</u> | <u>-</u> | <u>391,257</u> |
| Total Capital Assets | 14,675,180 | 379,333 | - | 15,054,513 |
| Less Accumulated Depreciation: | <u>(260,936)</u> | <u>(390,194)</u> | <u>-</u> | <u>(651,130)</u> |
| Net Book Value | <u>\$ 14,414,244</u> | <u>\$ (10,861)</u> | <u>\$ -</u> | <u>\$ 14,403,383</u> |

NOTE K – OTHER NON-CURRENT ASSETS

Other non-current assets of the Discrete Component unit consist of the following at December 31, 2020:

| | |
|---|-------------------|
| Prepaid Land Lease | \$ 140,160 |
| Tax Credit Fees net of Amortization of \$10,803 | <u>123,360</u> |
| Total Restricted Net Position | <u>\$ 263,520</u> |

NOTE L – NOTES RECEIVABLE

Due from Cypress Landing, LP

1. Cypress Landing, LP entered into a Promissory Note with Cypress Landing GP, LLC (a Business Activity of the Authority) in the amount of \$541,875. The note bears interest at a rate of six percent compounded annually and has a maturity date of December 31, 2030. On the 31st day of December in each year during the term of the Note, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. The loan is subordinate to the Senior Sponsor note with the Department of Housing and Urban Development. As of September 30, 2021, the loan balance was paid in full.
2. Cypress Landing, LP entered into a loan with Cypress Landing GP, LLC (a Business Activity of the Authority) in the amount of \$300,000. The note bears interest at a rate of six percent compounded annually and has a maturity date of December 31, 2030. On the 30th day of November in each year during the term of the Note, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. The loan is subordinate to the Senior Sponsor note with the Department of Housing and Urban Development and the above Promissory note. As of September 30, 2021, the loan balance is \$245,564 and accrued interest on the loan is \$2,370.

Due from Renaissance at Allendale, LP

4. Renaissance at Allendale GP, LLC entered into a Promissory Note with the Housing Authority of the City of Shreveport in the amount of \$390,874. The note bears interest at a rate of six percent compounded annually and has a maturity date of March 31, 2044. On the 31st day of March in each year, commencing March 31, 2016, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. As of September 30, 2021, the loan balance is \$390,874 and accrued interest is \$212,510. The Authority has fully reserved the note balance and accrued interest.

Due from Shreveport BDB Housing Partners, LLC

5. Shreveport BDB Housing Partners, LLC entered into a Promissory Note with the Housing Authority of the City of Shreveport in the amount of \$4,656,000. The note bears interest at a rate of 3.06 percent compounded annually and has a maturity date of July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. The loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. As of September 30, 2021, the loan balance is \$4,656,000 and accrued interest is \$478,854.
6. The Authority advanced funds to the Company in the amount of \$600,000 to finance the acquisition and rehabilitation of the Project. The loan is secured by a Mortgage and Security Agreement. The loan does not bear interest and shall be due and payable upon the tax-exempt loan conversion. Principal payments are made from available cash flow, as defined in the Operating Agreement. As of September 30, 2021, the balance is \$600,000. The Authority has fully reserved the balance of this loan.
7. The Authority advanced funds to the Company in the amount of \$144,000 to prepay the ground lease of the Project. The Ground Lease Loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The Ground Lease Loan does not bear interest and shall be due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of September 30, 2021, the balance is \$144,000.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE L – NOTES RECEIVABLE - CONTINUED

8. The Authority advanced funds in the amount of \$40,500 to finance the acquisition and rehabilitation of the Project. The loan does not bear interest and is payable from available cash flows, as defined in the Operating Agreement. As of September 30, 2021, the balance is \$40,500.

Home Mortgages Receivable

9. During the year Habitat for Humanity transfer 24 home mortgages to the Authority. The monthly payments are collected by Southern Loan Servicing, Inc. The total monthly payments are \$5,351 with maturity dates from 2021 through 2039. The balance of the mortgages at September 30, 2021 was \$385,273 of which \$61,692 was due within a year.

NOTE M – GROUND LEASE

The Authority entered into a ground lease on November 13, 2012 with the Cypress Landing L.P. The lease is a capital lease that ends on November 13, 2052. The partnership paid a one-time payment in the amount of \$212,500 and includes the land as a capital asset on its balance sheet.

The Authority entered into a ground lease on February 21, 2014 with the Renaissance at Allendale, L.P. The lease term ends on February 20, 2113. The partnership paid a one-time payment in the amount of \$75,000 and includes the land as a capital asset on its balance sheet.

The Authority entered into a ground lease on July 1, 2018 with the Shreveport BDB Housing Partners, LLC. The lease is an operating lease that ends on November 13, 2093. The partnership paid a one-time payment in the amount of \$144,000 and is amortizing the lease over lease period.

NOTE N – AMOUNTS DUE TO HUD

Fiscal year ended September 30, 2012 audit finding 12-04 identified questionable payments made by the Authority using Replacement Housing Factor grants 501.07 and 501.08. The funds were not expended to develop or acquire new public housing rental units as stated by the grant requirements, but instead, were used to modify existing public housing properties. Prior to the 2014 fiscal year, these amounts were identified as contingent liabilities, as the New Orleans HUD Office had not notified the Authority of a correction plan. On July 7, 2014, the Office of General Counsel decreed that the monies owed of \$713,254 must be repaid using any non-federal funds at the Authority's disposal and/or Capital Fund Program funds. The \$713,254 will be repaid over 15 years with a zero percent interest rate. The Authority will utilize a portion of the Capital Fund Program funds for the next ten years, beginning on October 1, 2015, and will make an annual payment of \$47,550. As of September 30, 2021, the balance was \$380,404.

| <u>Fiscal Year</u> | <u>Repayment Amount</u> |
|--------------------|-------------------------|
| 2022 | 47,550 |
| 2023 | 47,550 |
| 2024 | 47,550 |
| 2025 | 47,550 |
| 2026 - 2029 | 190,204 |
| Total | <u>\$ 380,404</u> |

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE O – NOTES AND MORTGAGES – DISCRETE COMPONENT UNIT

On July 13, 2018 the Company obtained a loan in the amount of \$8,500,000 from Wilmington Trust, National Association for the construction of the Project. The construction loan is collateralized by the Project and bears interest on the outstanding principal balance at an adjustable interest rate that shall be determined by the lender on each rate determination date. During 2020 interest in the amount of \$53,480 was capitalized and included in capital assets. As of December 31, 2020 the outstanding balance of the construction loan was \$7,335,642 and accrued interest was \$8,747. The loan has been reduced by debt issuance cost of \$541,746.

Debt issuance costs in the amount of \$725,123 and bond issuance cost of \$123,794 are being amortized to interest expense over the term of the mortgage. During 2020, amortization of debt issuance costs expensed was \$43,234 and \$74,265 was capitalized. As of December 31, 2020 accumulated amortization of debt issuance costs and bond issuance costs was \$307,171.

Home Loan Payable – Shreveport BDB Housing Partners, LLC

On July 13, 2018, the Company obtained a loan in the amount of \$1,000,000 from Louisiana Housing Corporation to finance the rehabilitation of the Project. The HOME loan is secured by the HOME Mortgage, as defined in the HOME loan Agreement, and bears interest at an annual rate of 2.75%. Payments of interest and principal shall be made in annual installments in the amount of 50% of available surplus cash commencing on the earlier of April 1, 2021 or April 1 of the year the deferred developer fee is paid in full. As of December 31, 2020 the outstanding balance was \$938,000 and accrued interest was \$25,795.

Related Party Loans

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$4,656,000 to finance the acquisition of the Project. The loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The loan bears interest at an annual rate of 3.06%, compounded annually, and is due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2020, the outstanding balance was \$4,656,000 and accrued interest was \$351,696.

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$600,000 to finance the acquisition and rehabilitation of the Project. The loan is secured a Mortgage and Security Agreement. The loan does not bear interest and is due and payable on the tax-exempt loan conversion. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2020, the outstanding balance was \$600,000.

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$144,000 to prepay the ground lease of the Project. The ground lease loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The loan does not bear interest and is due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2020, the outstanding balance was \$144,000.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

Developer Fee Payable

Pursuant to the Development Agreement, IteX Development, LLC, a related party of the special member of Shreveport BDB Housing Partners, LLC, earned a development fee in the total of \$1,995,873 for development services rendered in connection with the construction of the Project. Per the Operating Agreement, the deferred portion of the developer fee is \$1,038,849. The development fee payable does not bear interest. As of December 31, 2020 a development fee payable of \$1,795,873 was outstanding

NOTE P – LONG TERM DEBT

A summary of long-term liability activity for the year ended September 30, 2021 is as follows:

Enterprise Fund:

| | <u>Beginning Balance</u> | <u>Increases</u> | <u>Decreases</u> | <u>Ending Balance</u> | <u>Due Within One Year</u> |
|-----------------------|------------------------------|-------------------|-------------------|---------------------------|--------------------------------|
| Compensated Absences | \$ 114,094 | \$ 197,892 | \$ 156,570 | \$ 155,416 | \$ 66,250 |
| Due to HUD | 427,954 | - | 47,550 | 380,404 | 47,550 |
| FSS Escrows | 232,558 | 31,931 | | 264,489 | - |
| Unearned Ground Lease | 144,000 | - | 3,840 | 140,160 | - |
| Long Term Debt | <u>\$ 918,606</u> | <u>\$ 229,823</u> | <u>\$ 207,960</u> | <u>\$ 940,469</u> | <u>\$ 113,800</u> |

Discrete Component Unit:

| | <u>Beginning Balance</u> | <u>Increases</u> | <u>Decreases</u> | <u>Ending Balance</u> | <u>Due Within One Year</u> |
|---------------------------|------------------------------|---------------------|-------------------|---------------------------|--------------------------------|
| Construction Loan Payable | \$ 5,046,908 | \$ 2,288,734 | \$ - | \$ 7,335,642 | \$ - |
| Note Payable HACS | 5,400,000 | - | - | 5,400,000 | - |
| HOME Loan Payable | 938,000 | - | - | 938,000 | - |
| Developer Fee Payable | 1,795,873 | - | - | 1,795,873 | - |
| Deferred Loan Costs | (608,014) | 51,231 | 117,499 | (541,746) | - |
| Long Term Debt | <u>\$ 12,572,767</u> | <u>\$ 2,339,965</u> | <u>\$ 117,499</u> | <u>\$ 14,927,769</u> | <u>\$ -</u> |

NOTE Q – INTERPROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed by the Public Housing Program. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms on September 30, 2021 consisted of the following:

| | |
|-------------------------|-------------|
| Public Housing | \$ 469,366 |
| Mainstream Vouchers | 6,978 |
| PH CARES Act Funding | (239,631) |
| Housing Choice Vouchers | (16,870) |
| HOPE VI | (7,531) |
| ROSS | (2,625) |
| State/Local | (4,745) |
| COCC | (196,725) |
| Blended Component Unit | (8,217) |
| Total | <u>\$ -</u> |

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE R – ACCOUNTS RECEIVABLE OTHER

The Authority’s accounts receivable other consists of the following as of the end of the fiscal year:

| | |
|--|---------------------|
| | Enterprise Fund |
| Due from HUD - Capital Fund Program | \$ 970,373 |
| Due from HUD - CARES Act Funding | 239,631 |
| Due from HUD - Other Programs | 12,285 |
| Accounts Receivable - Managed Properties | 67,703 |
| Miscellaneous Accounts Receivable | 76,923 |
| Total (Net of Allowance of \$163,467) | <u>\$ 1,366,915</u> |

NOTE S – RESTRICTED CASH AND RESTRICTED NET POSITION

The Authority’s restricted cash consists of the following as of the end of the fiscal year:

| <u>Enterprise Fund</u> | Restricted Cash | Restricted Net Position |
|----------------------------------|--------------------|----------------------------|
| Restricted Cash | | |
| Restricted for HAP | \$ 410,157 | \$ 410,157 |
| Restricted for Emergency Housing | 142,586 | 65,586 |
| Restricted for CARES Funding | 63,496 | - |
| Cash Restricted for FSS Escrows | 262,359 | - |
| Total | <u>\$ 878,598</u> | <u>\$ 475,743</u> |

| | Restricted Cash | Restricted Net Position |
|-------------------------|--------------------|----------------------------|
| Discrete Component Unit | | |
| Restricted Cash | | |
| Reserve for Replacement | \$ 57,757 | \$ 57,757 |
| Total Restricted Cash | <u>\$ 57,757</u> | <u>\$ 57,757</u> |

NOTE T – COMPONENT UNITS – DISCRETELY PRESENTED

In the current year’s financial statements, Shreveport BDB Housing Partners, LLC is reported as discretely a presented component unit. The decision to include the partnerships was based on the Governmental Accounting Standards Board Statements Nos. 14, 39 and 61.

GASB Statement No. 14, *The Financial Reporting Entity*, requires that all potential component units are to be evaluated for inclusion in the financial reporting entity. GASB Statement Nos. 39 and 61 amend Statement No. 14 to provide additional guidance to determine whether certain organizations should be reported as component units based on the nature and significance of their relationship with the primary government.

Based on the significance of the funds invested in the projects by the Authority, the Authority’s apparent interest in the projects, and satisfaction of the remaining criteria outlined above, management of the Authority has elected to report Shreveport BDB Housing Partners, LLC as a discretely presented component unit.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE U – DIFFERENT REPORTING STANDARDS

Shreveport BDB Housing Partners, LLC (discrete component unit) is not audited in accordance with Governmental Auditing Standards. However, in these financial statements, items have been presented and reported in the same categories as the Housing Authority's Enterprise Fund.

NOTE V – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE W – PILOT AGREEMENT

The Authority has entered into a Payment in Lieu of Taxes (PILOT) Agreement with the City of Shreveport whereby the Authority agrees to pay a negotiated sum in lieu of city real property taxes. As of September 30, 2021, the Authority owes the City \$75,818 for PILOT costs for the year.

NOTE X – SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through March 28, 2022, the date the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures in the notes to the financial statements.

NOTE Y – CONDENSED BLENDED COMPONENT UNIT FINANCIAL STATEMENTS

Condensed Blended Component Unit - Statement of Net Position

| | Shreveport Leased Housing Corporation |
|----------------------------------|--|
| Assets | |
| Current assets | \$ 2,171,217 |
| Other assets | 7,267,320 |
| Total assets | <u>\$ 9,438,537</u> |
| Liabilities | |
| Current liabilities | \$ 184,138 |
| Long term liabilities | 144,416 |
| Total liabilities | <u>\$ 328,554</u> |
| Net position | |
| Net Investment in capital assets | \$ 1,376,451 |
| Unrestricted net position | 7,733,532 |
| Total net position | <u>\$ 9,109,983</u> |

NOTES TO FINANCIAL STATEMENTS – CONTINUED
 NOTE Y – CONDENSED BLENDED COMPONENT UNIT FINANCIAL STATEMENTS – CONTINUED

Condensed Blended Component Unit - Statement of
 Revenues, Expenses and Changes in Net Position

| | Shreveport Leased Housing Corporation |
|--|--|
| Revenues | |
| Leased Housing Income | \$ 345,623 |
| Mortgage Interest Income | 221,044 |
| Other Income | 842,238 |
| Total revenues | 1,408,905 |
| Expenses | |
| Administrative and General | 193,213 |
| Maintenance, Utilities and Tenant Services | 107,369 |
| Depreciation | 89,277 |
| Total expenses | 389,859 |
| Operating Income | 1,019,046 |
| Increase (decrease) in net position | 1,019,046 |
| Beginning net position | 588,192 |
| Transfer in from Business Activities | 7,502,745 |
| Ending net position | \$ 9,109,983 |

Condensed Blended Component Unit - Statement of Cash Flows

| | Shreveport Leased Housing Corporation |
|--|--|
| Cash flows from (used by) operating activities | \$ 1,489,613 |
| Cash flows from (used by) investing and capital activities | (601,538) |
| Net increase in cash and equivalents | 888,075 |
| Beginning current and restricted cash | 1,216,351 |
| Ending current and restricted cash | \$ 2,104,426 |
| Reconciliation of operating income (loss) to net cash provided (used) by operating activities: | |
| Operating income (loss) | \$ 1,019,046 |
| Depreciation Expense | 89,277 |
| Change in Receivables and Payables | 381,290 |
| Net cash provided (used) by operating activities | \$ 1,489,613 |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
 SCHEDULE OF COMPLETED PROGRAM COSTS - CAPITAL FUND PROGRAM
 SEPTEMBER 30, 2021**

| | Public Housing Capital Fund Program LA48P00250116 |
|---------------------------|--|
| Funds Approved | \$ 849,997 |
| Funds Disbursed | 849,997 |
| Excess Funds Approved | <u>\$ -</u> |
| | |
| Funds Advanced | \$ 849,997 |
| Funds Disbursed | 849,997 |
| Excess Funds (Deficiency) | <u>\$ -</u> |

1. The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval are in agreement with the Housing Authority's records.
2. All Modernization costs have been paid and all related liabilities have been discharged through payment.

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
SCHEDULE OF COMPLETED PROGRAM COSTS - CAPITAL FUND PROGRAM
SEPTEMBER 30, 2021**

| | Public Housing Replacement Housing Factor Grants LA48R002501-09 | Public Housing Replacement Housing Factor Grants LA48R002501-10 |
|---------------------------|--|--|
| Funds Approved | \$ 377,933 | \$ 383,107 |
| Funds Disbursed | 377,933 | 383,107 |
| Excess Funds Approved | <u>\$ -</u> | <u>\$ -</u> |
| | | |
| Funds Advanced | \$ 377,933 | \$ 383,107 |
| Funds Disbursed | 377,933 | 383,107 |
| Excess Funds (Deficiency) | <u>\$ -</u> | <u>\$ -</u> |
| | | |
| | Public Housing Replacement Housing Factor Grants LA48R002501-11 | Public Housing Replacement Housing Factor Grants LA48R002501-12 |
| Funds Approved | \$ 327,765 | \$ 299,351 |
| Funds Disbursed | 327,765 | 299,351 |
| Excess Funds Approved | <u>\$ -</u> | <u>\$ -</u> |
| | | |
| Funds Advanced | \$ 327,765 | \$ 299,351 |
| Funds Disbursed | 327,765 | 299,351 |
| Excess Funds (Deficiency) | <u>\$ -</u> | <u>\$ -</u> |

1. The distribution of costs as shown on the Actual Modernization Cost Certificates submitted to HUD for approval are in agreement with the Housing Authority's records.
2. All Modernization costs have been paid and all related liabilities have been discharged through payment.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED SEPTEMBER 30, 2021

EXPENDITURES

| | |
|---|---------------|
| Low Rent Public Housing Expenditures | \$ 1,995,199 |
| Low Rent Public Housing CARES Act Expenditures | 266,572 |
| Total Assistance Listing Numnber 14.850 | 2,261,771 |
| Housing Choice Vouchers Cluster | |
| Section 8 Housing Choice Vouchers | 14,704,464 |
| HCV CARES Act Expenditures | 539,323 |
| Housing Choice Vouchers Emergency Housing Funding | 92,864 |
| Total Assistance Listing Numnber 14.871 | 15,336,651 |
| Mainstream Vouchers | 261,527 |
| MSV CARES Act Expenditures | 2,696 |
| Total Assistance Listing Numnber 14.879 | 264,223 |
| Total Housing Choice Vouchers Cluster | 15,600,874 |
| Public Housing Capital Fund Program | |
| Total Assistance Listing Numnber 14.872 | 2,180,620 |
| Family Self-Sufficiency Program | |
| Total Assistance Listing Numnber 14.896 | 112,142 |
| TOTAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT EXPENDITURES | 20,155,407 |
| TOTAL FEDERAL EXPENDITURES | \$ 20,155,407 |

Note 1 - Basis of Presentation

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the schedule presents only a selected portion of operations of the Authority it is not intended to and does not present the financial net position, changes in net position or cash flows of the Authority.

Note 2 - 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 allowed or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

The Authority did not elect to use the 10% *De Minimus Cost Rate*.

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | | PUBLIC HOUSING LOW RENT 14.850a | CAPITAL FUND PROGRAM 14.872 | PH CARES ACT FUNDING 14.PHC | SECTION 8 HOUSING CHOICE VOUCHERS 14.871 | HCV CARES ACT FUNDING 14.HCC | MAINSTREAM VOUCHERS 14.879 | MAINSTREAM CARES 14.MSC | HOPE VI 14.866 | PIH FAMILY SELF SUFFICIENCY 14.896 | STATE/ LOCAL | BUSINESS ACTIVITIES |
|-------|---|---------------------------------------|--------------------------------|--------------------------------|---|---------------------------------|-------------------------------|----------------------------|-------------------|---------------------------------------|--------------|---------------------|
| 322 | ACCRUED COMPENSATED ABSENCES | 18,576 | - | - | 11,328 | - | - | - | - | - | - | - |
| 324 | ACCRUED CONTINGENCY LIABILITY | - | - | - | - | - | - | - | - | - | - | - |
| 325 | ACCRUED INTEREST PAYABLE | - | - | - | - | - | - | - | - | - | - | - |
| 331 | ACCOUNTS PAYABLE - HUD PHA PROGRAMS | - | - | - | - | - | - | - | - | - | - | - |
| 332 | ACCOUNTS PAYABLE - PHA PROJECTS | - | - | - | - | - | - | - | - | - | - | - |
| 333 | ACCOUNTS PAYABLE OTHER GOVT | 75,818 | - | - | - | - | - | - | - | - | - | - |
| 341 | TENANT SECURITY DEPOSIT | 66,784 | - | - | 425 | - | - | - | - | - | 2,240 | - |
| 342 | UNEARNED REVENUES | 5,200 | - | - | - | 63,496 | - | - | - | - | - | - |
| 343 | CURRENT PORTION OF LT DEBT CAPITAL | - | - | - | - | - | - | - | - | - | - | - |
| 344 | CURRENT PORTION OF LT DEBT OPERATING | - | - | - | - | - | - | - | - | - | - | - |
| 348 | LOAN LIABILITIES - CURRENT | - | - | - | - | - | - | - | - | - | - | - |
| 345 | OTHER CURRENT LIABILITIES | - | - | - | - | - | - | - | - | - | - | - |
| 346 | ACCRUED LIABILITIES - OTHER | - | - | - | - | - | - | - | - | - | - | - |
| 347 | INTERPROGRAM DUE TO | (229,590) | 229,590 | 239,631 | 16,870 | - | - | 7,531 | 2,625 | 4,745 | - | - |
| 310 | TOTAL CURRENT LIABILITIES | (7,998) | 885,673 | 239,631 | 60,440 | 63,496 | - | 7,531 | 2,625 | 6,985 | - | - |
| | NONCURRENT LIABILITIES | | | | | | | | | | | |
| 351 | LONG TERM DEBT NET OF CURRENT CAPITAL | - | - | - | - | - | - | - | - | - | - | - |
| 352 | LONG TERM DEBT NET OF CURRENT OPERATING | - | - | - | - | - | - | - | - | - | - | - |
| 354 | LONG TERM PORTION OF COMPENSATED ABSENC | 15,093 | - | - | 6,640 | - | - | - | - | - | - | - |
| 355 | LOAN LIABILITIES - OTHER | - | - | - | - | - | - | - | - | - | - | - |
| 353 | NONCURRENT LIABILITIES OTHER | 8,566 | - | - | 253,793 | - | - | - | - | - | - | - |
| 350 | TOTAL NONCURRENT LIABILITIES | 23,659 | - | - | 260,433 | - | - | - | - | - | - | - |
| 300 | TOTAL LIABILITIES | 15,661 | 885,673 | 239,631 | 320,873 | 63,496 | - | 7,531 | 2,625 | 6,985 | - | - |
| 400 | DEFERRED INFLOWS OF RESOURCES | - | - | - | - | - | - | - | - | - | - | - |
| 508.4 | NET INVESTMENT IN CAPITAL ASSETS | 5,758,515 | 1,531,306 | - | 3,385 | - | - | 3,570 | - | 3,033 | - | - |
| 511.4 | RESTRICTED NET POSITION | - | - | - | 410,157 | - | - | - | - | - | - | - |
| 512.1 | UNRESTRICTED NET POSITION | 8,464,977 | - | - | 1,423,629 | - | 14,846 | (7,531) | - | 23,782 | - | - |
| 513 | TOTAL EQUITY | 14,223,492 | 1,531,306 | - | 1,837,171 | - | 14,846 | (3,961) | - | 26,815 | - | - |
| 600 | TOTAL LIABILITIES, DEF. INFLOWS OF RES & EQUITY | 14,239,153 | 2,416,979 | 239,631 | 2,158,044 | 63,496 | 14,846 | 3,570 | 2,625 | 33,800 | - | - |
| | REVENUE | | | | | | | | | | | |
| 70300 | NET TENANT RENTAL REVENUE | 662,823 | - | - | - | - | - | - | - | - | - | - |
| 70400 | TENANT REVENUE - OTHER | 70,697 | - | - | - | - | - | - | - | - | - | - |
| 70500 | TOTAL TENANT REVENUE | 733,520 | - | - | - | - | - | - | - | - | - | - |
| 70600 | HUD PHA GRANTS | 1,995,199 | 1,677,178 | 266,572 | 14,704,464 | 539,323 | 261,527 | 2,696 | - | 112,142 | - | - |
| 70610 | CAPITAL GRANTS RECEIVED | - | 503,442 | - | - | - | - | - | - | - | - | - |
| 70710 | MANAGEMENT FEE | - | - | - | - | - | - | - | - | - | - | - |
| 70720 | ASSET MANAGEMENT FEE | - | - | - | - | - | - | - | - | - | - | - |
| 70730 | BOOK-KEEPING FEE | - | - | - | - | - | - | - | - | - | - | - |
| 70750 | OTHER FEES | - | - | - | - | - | - | - | - | - | - | - |
| 70800 | OTHER GOVT GRANTS | - | - | - | - | - | - | - | - | - | - | - |
| 71100 | INVESTMENT INCOME - UNRESTRICTED | 2,377 | - | - | - | - | - | - | - | - | - | - |
| 71200 | MORTGAGE INTEREST INCOME | - | - | - | - | - | - | - | - | - | - | - |
| 71300 | PROCEEDS FROM DISPOSITION OF ASSETS HELD FOR SALE | - | - | - | - | - | - | - | - | - | - | - |
| 71310 | COST OF SALE OF ASSETS | - | - | - | - | - | - | - | - | - | - | - |
| 71400 | FRAUD RECOVERY | 171 | - | - | 2,198 | - | - | - | - | - | - | - |
| 71500 | OTHER REVENUE | 25,134 | - | - | 141,141 | - | - | - | - | 5 | - | - |
| 71600 | GAIN OR LOSS ON THE DISPOSAL OF CAPITAL ASSETS | - | - | - | - | - | - | - | - | - | - | - |
| 72000 | INVESTMENT INCOME - RESTRICTED | - | - | - | - | - | - | - | - | - | - | - |
| 70000 | TOTAL REVENUE | 2,756,401 | 2,180,620 | 266,572 | 14,847,803 | 539,323 | 261,527 | 2,696 | - | 112,142 | 5 | - |
| | EXPENSES | | | | | | | | | | | |
| | ADMINISTRATIVE | | | | | | | | | | | |
| 91100 | ADMINISTRATIVE SALARIES | 173,971 | - | 52,763 | 105,909 | 262,136 | 8,587 | 1,887 | - | - | - | - |
| 91200 | AUDITING FEES | 16,037 | - | 4,642 | 15,750 | - | - | - | - | - | - | - |
| 91300 | MANAGEMENT FEES | 223,920 | 101,319 | - | 308,432 | - | 7,425 | - | - | - | - | - |
| 91310 | BOOKKEEPING FEE | 30,353 | - | - | 199,380 | - | - | - | - | - | - | - |
| 91400 | ADVERTISING AND MARKETING | 4,242 | - | - | - | - | - | - | - | - | - | - |
| 91500 | EMPLOYEE BENEFIT CONTRIBUTION | 44,130 | - | 13,423 | 37,420 | 98,205 | 3,078 | 809 | - | - | - | - |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | | PUBLIC HOUSING LOW RENT 14.850a | CAPITAL FUND PROGRAM 14.872 | PH CARES ACT FUNDING 14.PHC | SECTION 8 HOUSING CHOICE VOUCHERS 14.871 | HCV CARES ACT FUNDING 14.HCC | MAINSTREAM VOUCHERS 14.879 | MAINSTREAM CARES 14.MSC | HOPE VI 14.866 | PIH FAMILY SELF SUFFICIENCY 14.896 | STATE/ LOCAL | BUSINESS ACTIVITIES |
|-------|--|---------------------------------------|--------------------------------|--------------------------------|---|---------------------------------|-------------------------------|----------------------------|-------------------|---------------------------------------|--------------|---------------------|
| 91600 | OFFICE EXPENSE | 8,790 | - | 1,034 | 47,604 | 43,655 | 1,350 | - | - | - | - | - |
| 91700 | LEGAL | 235 | 17,440 | - | - | - | - | - | - | - | - | - |
| 91800 | TRAVEL | - | - | - | - | - | - | - | - | - | - | - |
| 91900 | OTHER OPERATING ADMINISTRATIVE | 101,830 | 350,050 | 3,017 | 52,034 | 17,014 | 1,869 | - | - | - | - | - |
| 92000 | ASSET MANAGEMENT FEE | 56,600 | - | - | - | - | - | - | - | - | - | - |
| | TENANT SERVICES | | | | | | | | | | | |
| 92100 | TENANT SERVICES SALARIES | - | - | - | - | - | - | - | - | 84,516 | - | - |
| 92200 | RELOCATION COSTS | - | 3,582 | - | - | - | - | - | - | - | - | - |
| 92300 | EMPLOYEE BENEFIT CONTRIBUTION | - | - | - | - | - | - | - | - | 27,626 | - | - |
| 92400 | TENANT SERVICES OTHER | - | - | - | 286 | 300 | 14 | - | - | - | - | - |
| | UTILITIES | | | | | | | | | | | |
| 93100 | WATER | 8,171 | - | 9,073 | - | - | - | - | - | - | - | - |
| 93200 | ELECTRICITY | 17,133 | - | 2,900 | - | - | - | - | - | - | - | - |
| 93300 | GAS | 4,138 | - | - | - | - | - | - | - | - | - | - |
| 93400 | FUEL | - | - | - | - | - | - | - | - | - | - | - |
| 93500 | LABOR | - | - | - | - | - | - | - | - | - | - | - |
| 93600 | SEWER | 20,138 | - | 32,437 | - | - | - | - | - | - | - | - |
| 93700 | EMPLOYEE BENEFIT CONTRIBUTION UTILITY | - | - | - | - | - | - | - | - | - | - | - |
| 93800 | OTHER UTILITIES | - | - | - | - | - | - | - | - | - | - | - |
| | ORDINARY MAINTENANCE & OPERATION | | | | | | | | | | | |
| 94100 | ORDINARY MAINT AND OP LABOR | 100,091 | - | 30,500 | - | - | - | - | - | - | - | - |
| 94200 | ORDINARY MAINTENANCE AND OP MATERIALS | 63,107 | 21,178 | 12,674 | - | - | - | - | - | - | - | - |
| 94300 | ORDINARY MAINTENANCE AND OP CONTRACT | 267,602 | 169,722 | 22,857 | - | - | - | - | - | - | - | - |
| 94500 | EMPLOYEE BENEFIT CONTRIBUTION | 33,951 | - | 10,359 | - | - | - | - | - | - | - | - |
| | PROTECTIVE SERVICES | | | | | | | | | | | |
| 95100 | PROTECTIVE SERVICES - LABOR | - | - | - | - | - | - | - | - | - | - | - |
| 95200 | PROTECTIVE SERVICES - OTHER CONTRACT COSTS | - | - | - | - | - | - | - | - | - | - | - |
| 95300 | PROTECTIVE SERVICES - OTHER | - | - | - | - | - | - | - | - | - | - | - |
| 95500 | EMPLOYEE BENEFIT CONTRIBUTION PS | - | - | - | - | - | - | - | - | - | - | - |
| | GENERAL EXPENSES | | | | | | | | | | | |
| 96100 | INSURANCE PREMIUMS | 166,154 | - | 16,500 | 35,641 | - | 3,175 | - | - | - | - | - |
| 96200 | OTHER GENERAL EXPENSE | 17,470 | - | 54,393 | - | 118,013 | - | - | - | - | - | - |
| 96210 | COMPENSATED ABSENCES | 36,932 | - | - | 26,432 | - | - | - | - | - | - | - |
| 96300 | PAYMENTS IN LIEU OF TAXES | 75,193 | - | - | - | - | - | - | - | - | - | - |
| 96400 | BAD DEBT - TENANT | 28,278 | - | - | - | - | - | - | - | - | - | - |
| 96500 | BAD DEBT - MORTGAGES | - | - | - | - | - | - | - | - | - | - | - |
| 96600 | BAD DEBT - OTHER | - | - | - | - | - | - | - | - | - | - | - |
| 96700 | INTEREST EXPENSE | - | - | - | - | - | - | - | - | - | - | - |
| 96730 | AMORTIZATION OF BOND ISSUE COSTS | - | - | - | - | - | - | - | - | - | - | - |
| 96800 | SEVERANCE EXPENSE | - | - | - | - | - | - | - | - | - | - | - |
| 96900 | TOTAL OPERATING EXPENSES | 1,498,466 | 663,291 | 266,572 | 828,888 | 539,323 | 25,498 | 2,696 | - | 112,142 | - | - |
| 97000 | EXCESS OPERATING REVENUE OVER OP EXP | 1,257,935 | 1,517,329 | - | 14,018,915 | - | 236,029 | - | - | - | 5 | - |
| | EXTRAORDINARY MAINTENANCE | | | | | | | | | | | |
| 97100 | EXTRAORDINARY MAINTENANCE | - | 961,337 | - | - | - | - | - | - | - | - | - |
| 97200 | CASUALTY LOSSES - NON CAPITALIZED | - | - | - | - | - | - | - | - | - | - | - |
| 97300 | HAP | - | - | - | 13,421,907 | - | 259,897 | - | - | - | - | - |
| 97350 | HAP - PORTABILITY IN | - | - | - | 116,749 | - | - | - | - | - | - | - |
| 97400 | DEPRECIATION EXPENSE | 563,172 | - | - | 1,255 | - | - | 1,020 | - | - | - | - |
| 97500 | FRAUD LOSSES | - | - | - | - | - | - | - | - | - | - | - |
| 97600 | CAPITAL OUTLAYS GOVT FUNDS | - | - | - | - | - | - | - | - | - | - | - |
| 97700 | DEBT PRINCIPAL PAYMENT GOVT FUNDS | - | - | - | - | - | - | - | - | - | - | - |
| 97800 | DWELLING UNITS RENT EXPENSE | - | - | - | - | - | - | - | - | - | - | - |
| 90000 | TOTAL EXPENSES | 2,061,638 | 1,624,628 | 266,572 | 14,368,799 | 539,323 | 285,395 | 2,696 | 1,020 | 112,142 | - | - |
| | OPERATING TRANSFERS IN | | | | | | | | | | | |
| 10010 | OPERATING TRANSFERS IN | 52,550 | - | - | - | - | - | - | - | - | - | - |
| 10020 | OPERATING TRANSFERS OUT | - | (52,550) | - | - | - | - | - | - | - | - | - |
| 10060 | PROCEEDS FROM PROPERTY SALES | - | - | - | - | - | - | - | - | - | - | - |
| 10070 | EXTRAORDINARY ITEMS (NET GAIN/LOSS) | - | - | - | - | - | - | - | - | - | - | - |
| 10080 | SPECIAL ITEMS (NET GAIN/LOSS) | - | - | - | - | - | - | - | - | - | - | - |
| 10091 | INTERPROJECT EXCESS CASH TRANSFER IN | - | - | - | - | - | - | - | - | - | - | - |
| 10092 | INTERPROJECT EXCESS CASH TRANSFER OUT | - | - | - | - | - | - | - | - | - | - | - |
| 10093 | INTERPROJECT EXCESS CASH TRANSFER IN | 23,094 | - | - | - | - | - | - | - | - | - | - |
| 10094 | INTERPROJECT EXCESS CASH TRANSFER OUT | (47,550) | - | - | - | - | - | - | - | - | (23,094) | - |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | COCC | BLENDED COMPONENT UNIT | DISCRETE COMPONENT UNIT | EMERGENCY HOUSING VOUCHER | ELIMINATIONS | TOTAL |
|--------------------------------------|---|------------------------------|-------------------------------|---------------------------------|----------------|-------------------|
| ASSETS | | | | | | |
| CURRENT ASSETS | | | | | | |
| CASH | | | | | | |
| 111 | CASH UNRESTRICTED | 2,886,672 | 2,076,224 | 450,395 | 8,800 | 14,613,667 |
| 115 | CASH RESTRICTED FOR PAYMENT OF S/T DEBT | - | - | - | 77,000 | 77,000 |
| 112 | CASH RESTRICTED MODERNIZATION AND DEV | - | - | - | - | - |
| 113 | CASH OTHER RESTRICTED | - | - | 57,757 | 65,586 | 859,355 |
| 114 | CASH TENANT SECURITY DEPOSIT | - | 28,202 | 13,275 | - | 110,501 |
| 100 | TOTAL CASH | 2,886,672 | 2,104,426 | 521,427 | 151,386 | 15,660,523 |
| ACCOUNTS AND NOTES RECEIVABLE | | | | | | |
| 121 | A/R - PHA PROJECTS | - | - | - | - | 8,261 |
| 122 | A/R - HUD PROJECTS | - | - | - | - | 1,222,289 |
| 124 | A/R - OTHER GOVT | - | - | - | - | 79,969 |
| 125 | A/R - MISC | 25,531 | - | - | - | 219,863 |
| 126 | A/R - TENANTS DWELLING RENT | - | 1,580 | 53,507 | - | 78,592 |
| 126.1 | ALLOWANCE FOR D A - TENANTS | - | (543) | - | - | (6,475) |
| 126.2 | ALLOWANCE FOR D A - OTHER | - | - | - | - | (163,467) |
| 127 | NOTES AND MORTGAGES RECEIVABLE | - | 61,692 | - | - | 61,692 |
| 128 | FRAUD RECOVERY | - | - | - | - | 4,587 |
| 128.1 | ALLOWANCE FOR FRAUD RECOVERY | - | - | - | - | (1,077) |
| 129 | ACCRUED INTEREST RECEIVABLE | - | - | - | - | - |
| 120 | TOTAL RECEIVABLES NET OF ALLOW | 25,531 | 62,729 | 53,507 | - | 1,504,234 |
| CURRENT INVESTMENTS | | | | | | |
| 131 | INVESTMENTS - UNRESTRICTED | - | - | - | - | - |
| 135 | INVESTMENTS RESTRICTED PYMT S/T DEBT | - | - | - | - | - |
| 132 | INVESTMENTS - RESTRICTED | - | - | - | - | - |
| 142 | PREPAID COSTS | 144,292 | 4,062 | 41,779 | - | 227,045 |
| 143 | INVENTORIES - MATERIALS | - | - | - | - | - |
| 143.1 | ALLOWANCE FOR OBSOLETE INV | - | - | - | - | - |
| 144 | INTERPROGRAM DUE FROM | - | - | - | (476,344) | - |
| 145 | ASSETS HELD FOR SALE | - | - | - | - | - |
| 150 | TOTAL CURRENT ASSETS | 3,056,495 | 2,171,217 | 616,713 | 151,386 | 17,391,802 |
| NONCURRENT ASSETS | | | | | | |
| FIXED ASSETS | | | | | | |
| 161 | LAND | - | 487,796 | - | - | 2,150,544 |
| 168 | INFRASTRUCTURE | - | - | - | - | - |
| 162 | BUILDINGS | 980,298 | 2,731,885 | 14,663,256 | - | 46,003,274 |
| 163 | FURNITURE & EQUIPMENT - DWELLINGS | - | 6,779 | 391,257 | - | 763,528 |
| 164 | FURNITURE & EQUIPMENT - ADMINISTR | 399,684 | 75,313 | - | - | 1,545,788 |
| 165 | LEASEHOLD IMPROVEMENTS | 113,460 | 48,360 | - | - | 862,828 |
| 167 | CONSTRUCTION IN PROGRESS | - | 339,599 | - | - | 1,870,905 |
| 166 | ACCUMULATED DEPRECIATION | (1,033,691) | (2,313,281) | (651,130) | - | (29,657,473) |
| 160 | TOTAL FIXED ASSETS, NET OF DEPR | 459,751 | 1,376,451 | 14,403,383 | - | 23,539,394 |
| 171 | NOTES & MORTGAGES RECEIVABLE - N/C | - | 5,890,869 | - | - | 5,890,869 |
| 172 | NOTES & MORTGAGES RECEIVABLE - PD | - | - | - | - | - |
| 173 | GRANTS RECEIVABLE - NONCURRENT | - | - | - | - | - |
| 174 | OTHER ASSETS | - | - | 263,520 | - | 263,520 |
| 176 | INVESTMENT IN JOINT VENTURES | - | - | - | - | - |
| 180 | TOTAL NONCURRENT ASSETS | 459,751 | 7,267,320 | 14,666,903 | - | 29,693,783 |
| 200 | DEFERRED OUTFLOWS OF RESOURCES | - | - | - | - | - |
| 290 | TOTAL ASSETS | 3,516,246 | 9,438,537 | 15,283,616 | 151,386 | 47,085,585 |
| LIABILITIES AND EQUITY | | | | | | |
| CURRENT LIABILITIES | | | | | | |
| 311 | BANK OVERDRAFT | - | - | - | - | - |
| 312 | A/P < 90 DAYS | 803,646 | 141,502 | 53,859 | - | 1,742,121 |
| 313 | A/P > 90 DAYS | - | - | - | - | - |
| 321 | ACCRUED WAGE/PAYROLL TAXES PAYABLE | 165,501 | - | - | - | 165,501 |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | COCC | BLENDED COMPONENT UNIT | DISCRETE COMPONENT UNIT | EMERGENCY HOUSING VOUCHER | ELIMINATIONS | TOTAL |
|-------|---|------------------------------|-------------------------------|---------------------------------|--------------|------------|
| 322 | ACCRUED COMPENSATED ABSENCES | 35,155 | 1,191 | - | - | 66,250 |
| 324 | ACCRUED CONTINGENCY LIABILITY | - | - | - | - | - |
| 325 | ACCRUED INTEREST PAYABLE | - | - | 386,238 | - | 386,238 |
| 331 | ACCOUNTS PAYABLE - HUD PHA PROGRAMS | - | - | - | - | - |
| 332 | ACCOUNTS PAYABLE - PHA PROJECTS | - | - | - | - | - |
| 333 | ACCOUNTS PAYABLE OTHER GOVT | - | - | - | - | 75,818 |
| 341 | TENANT SECURITY DEPOSIT | - | 28,202 | 13,275 | - | 110,926 |
| 342 | UNEARNED REVENUES | - | 5,026 | 14,426 | 77,000 | 165,148 |
| 343 | CURRENT PORTION OF LT DEBT CAPITAL | - | - | - | - | - |
| 344 | CURRENT PORTION OF LT DEBT OPERATING | - | - | - | - | - |
| 348 | LOAN LIABILITIES - CURRENT | 47,550 | - | - | - | 47,550 |
| 345 | OTHER CURRENT LIABILITIES | - | - | - | - | - |
| 346 | ACCRUED LIABILITIES - OTHER | - | - | 339 | - | 339 |
| 347 | INTERPROGRAM DUE TO | 196,725 | 8,217 | - | (476,344) | - |
| 310 | TOTAL CURRENT LIABILITIES | 1,248,577 | 184,138 | 468,137 | 77,000 | 2,759,891 |
| | NONCURRENT LIABILITIES | | | | | |
| 351 | LONG TERM DEBT NET OF CURRENT CAPITAL | - | - | 14,927,769 | - | 14,927,769 |
| 352 | LONG TERM DEBT NET OF CURRENT OPERATING | - | - | - | - | - |
| 354 | LONG TERM PORTION OF COMPENSATED ABSENC | 65,307 | 2,126 | - | - | 89,166 |
| 355 | LOAN LIABILITIES - OTHER | 332,854 | - | - | - | 332,854 |
| 353 | NONCURRENT LIABILITIES OTHER | - | 142,290 | - | - | 404,649 |
| 350 | TOTAL NONCURRENT LIABILITIES | 398,161 | 144,416 | 14,927,769 | - | 15,754,438 |
| 300 | TOTAL LIABILITIES | 1,646,738 | 328,554 | 15,395,906 | 77,000 | 18,514,329 |
| 400 | DEFERRED INFLOWS OF RESOURCES | - | - | - | - | - |
| 508.4 | NET INVESTMENT IN CAPITAL ASSETS | 459,751 | 1,376,451 | (524,386) | - | 8,611,625 |
| 511.4 | RESTRICTED NET POSITION | - | - | 57,757 | 65,586 | 533,500 |
| 512.1 | UNRESTRICTED NET POSITION | 1,409,757 | 7,733,532 | 354,339 | 8,800 | 19,426,131 |
| 513 | TOTAL EQUITY | 1,869,508 | 9,109,983 | (112,290) | 74,386 | 28,571,256 |
| 600 | TOTAL LIABILITIES, DEF. INFLOWS OF RES & EQUITY | 3,516,246 | 9,438,537 | 15,283,616 | 151,386 | 47,085,585 |
| | REVENUE | | | | | |
| 70300 | NET TENANT RENTAL REVENUE | - | 320,431 | 886,763 | - | 1,870,017 |
| 70400 | TENANT REVENUE - OTHER | - | 25,192 | 21,162 | - | 117,051 |
| 70500 | TOTAL TENANT REVENUE | - | 345,623 | 907,925 | - | 1,987,068 |
| 70600 | HUD PHA GRANTS | - | - | - | 92,864 | 19,651,965 |
| 70610 | CAPITAL GRANTS RECEIVED | - | - | - | - | 503,442 |
| 70710 | MANAGEMENT FEE | 669,148 | - | - | (669,148) | - |
| 70720 | ASSET MANAGEMENT FEE | 62,270 | - | - | (62,270) | - |
| 70730 | BOOK-KEEPING FEE | 233,535 | - | - | (233,535) | - |
| 70750 | OTHER FEES | - | - | - | - | - |
| 70800 | OTHER GOVT GRANTS | - | - | - | - | - |
| 71100 | INVESTMENT INCOME - UNRESTRICTED | 2,986 | - | 15 | - | 5,378 |
| 71200 | MORTGAGE INTEREST INCOME | - | 221,044 | - | - | 221,044 |
| 71300 | PROCEEDS FROM DISPOSITION OF ASSETS HELD FOR SALE | - | - | - | - | - |
| 71310 | COST OF SALE OF ASSETS | - | - | - | - | - |
| 71400 | FRAUD RECOVERY | - | - | - | - | 2,369 |
| 71500 | OTHER REVENUE | 1,682,332 | 855,972 | - | (3,830) | 2,700,754 |
| 71600 | GAIN OR LOSS ON THE DISPOSAL OF CAPITAL ASSETS | - | (13,734) | - | - | (13,734) |
| 72000 | INVESTMENT INCOME - RESTRICTED | - | - | - | - | - |
| 70000 | TOTAL REVENUE | 2,650,271 | 1,408,905 | 907,940 | 92,864 | 25,058,286 |
| | EXPENSES | | | | | |
| | ADMINISTRATIVE | | | | | |
| 91100 | ADMINISTRATIVE SALARIES | 1,053,329 | 25,938 | 127,537 | 10,836 | 1,822,893 |
| 91200 | AUDITING FEES | 6,750 | 1,822 | - | - | 45,001 |
| 91300 | MANAGEMENT FEES | - | 28,052 | 39,102 | - | 39,102 |
| 91310 | BOOKKEEPING FEE | - | 3,802 | - | (233,535) | - |
| 91400 | ADVERTISING AND MARKETING | 553 | 83 | 1,366 | - | 6,244 |
| 91500 | EMPLOYEE BENEFIT CONTRIBUTION | 348,793 | 9,222 | - | 4,642 | 559,722 |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | COCC | BLENDED COMPONENT UNIT | DISCRETE COMPONENT UNIT | EMERGENCY HOUSING VOUCHER | ELIMINATIONS | TOTAL | |
|-------|--|------------------------------|-------------------------------|---------------------------------|--------------|-----------|------------|
| 91600 | OFFICE EXPENSE | 25,314 | 3,982 | - | 1,500 | - | 133,229 |
| 91700 | LEGAL | - | 1,356 | 13,856 | - | - | 32,887 |
| 91800 | TRAVEL | 3,561 | - | - | - | - | 3,561 |
| 91900 | OTHER OPERATING ADMINISTRATIVE | 177,364 | 20,003 | 131,417 | 1,500 | (3,830) | 852,268 |
| 92000 | ASSET MANAGEMENT FEE | - | 5,670 | - | - | (62,270) | - |
| | TENANT SERVICES | | | | | | |
| 92100 | TENANT SERVICES SALARIES | - | - | - | - | - | 84,516 |
| 92200 | RELOCATION COSTS | - | - | - | - | - | 3,582 |
| 92300 | EMPLOYEE BENEFIT CONTRIBUTION | 9,663 | - | - | - | - | 37,289 |
| 92400 | TENANT SERVICES OTHER | 28,543 | 120 | - | - | - | 29,263 |
| | UTILITIES | | | | | | |
| 93100 | WATER | 1,009 | 1,000 | - | - | - | 19,253 |
| 93200 | ELECTRICITY | 24,076 | 864 | - | - | - | 44,973 |
| 93300 | GAS | 5,530 | 858 | - | - | - | 10,526 |
| 93400 | FUEL | - | - | - | - | - | - |
| 93500 | LABOR | - | - | - | - | - | - |
| 93600 | SEWER | 2,214 | 661 | - | - | - | 55,450 |
| 93700 | EMPLOYEE BENEFIT CONTRIBUTION UTILITY | - | - | - | - | - | - |
| 93800 | OTHER UTILITIES | - | - | 86,266 | - | - | 86,266 |
| | ORDINARY MAINTENANCE & OPERATION | | | | | | |
| 94100 | ORDINARY MAINT AND OP LABOR | 225,518 | 12,727 | - | - | - | 368,836 |
| 94200 | ORDINARY MAINTENANCE AND OP MATERIALS | 9,864 | 17,400 | - | - | - | 124,223 |
| 94300 | ORDINARY MAINTENANCE AND OP CONTRACT | 49,069 | 69,697 | 129,443 | - | - | 708,390 |
| 94500 | EMPLOYEE BENEFIT CONTRIBUTION | 110,932 | 4,042 | - | - | - | 159,284 |
| | PROTECTIVE SERVICES | | | | | | |
| 95100 | PROTECTIVE SERVICES - LABOR | - | - | - | - | - | - |
| 95200 | PROTECTIVE SERVICES - OTHER CONTRACT COSTS | - | - | - | - | - | - |
| 95300 | PROTECTIVE SERVICES - OTHER | - | - | - | - | - | - |
| 95500 | EMPLOYEE BENEFIT CONTRIBUTION PS | - | - | - | - | - | - |
| | GENERAL EXPENSES | | | | | | |
| 96100 | INSURANCE PREMIUMS | 49,841 | 26,770 | 117,744 | - | - | 415,825 |
| 96200 | OTHER GENERAL EXPENSE | 17,861 | 22,294 | 7,500 | - | - | 237,531 |
| 96210 | COMPENSATED ABSENCES | 44,700 | 4,802 | - | - | - | 112,866 |
| 96300 | PAYMENTS IN LIEU OF TAXES | - | - | - | - | - | 75,193 |
| 96400 | BAD DEBT - TENANT | - | 5,263 | - | - | - | 33,541 |
| 96500 | BAD DEBT - MORTGAGES | - | 34,154 | - | - | - | 34,154 |
| 96600 | BAD DEBT - OTHER | - | - | - | - | - | - |
| 96700 | INTEREST EXPENSE | - | - | 378,295 | - | - | 378,295 |
| 96730 | AMORTIZATION OF BOND ISSUE COSTS | - | - | 7,897 | - | - | 7,897 |
| 96800 | SEVERANCE EXPENSE | - | - | - | - | - | - |
| 96900 | TOTAL OPERATING EXPENSES | 2,194,484 | 300,582 | 1,040,423 | 18,478 | (968,783) | 6,522,060 |
| 97000 | EXCESS OPERATING REVENUE OVER OP EXP | 455,787 | 1,108,323 | (132,483) | 74,386 | - | 18,536,226 |
| | EXTRAORDINARY MAINTENANCE | | | | | | |
| 97100 | EXTRAORDINARY MAINTENANCE | - | - | - | - | - | 961,337 |
| 97200 | CASUALTY LOSSES - NON CAPITALIZED | - | - | - | - | - | - |
| 97300 | HAP | - | - | - | - | - | 13,681,804 |
| 97350 | HAP - PORTABILITY IN | - | - | - | - | - | 116,749 |
| 97400 | DEPRECIATION EXPENSE | 53,517 | 89,277 | 390,194 | - | - | 1,098,435 |
| 97500 | FRAUD LOSSES | - | - | - | - | - | - |
| 97600 | CAPITAL OUTLAYS GOVT FUNDS | - | - | - | - | - | - |
| 97700 | DEBT PRINCIPAL PAYMENT GOVT FUNDS | - | - | - | - | - | - |
| 97800 | DWELLING UNITS RENT EXPENSE | - | - | - | - | - | - |
| 90000 | TOTAL EXPENSES | 2,248,001 | 389,859 | 1,430,617 | 18,478 | (968,783) | 22,380,385 |
| | OPERATING TRANSFERS IN | | | | | | |
| 10010 | OPERATING TRANSFERS IN | - | - | - | - | (52,550) | - |
| 10020 | OPERATING TRANSFERS OUT | - | - | - | - | 52,550 | - |
| 10060 | PROCEEDS FROM PROPERTY SALES | - | - | - | - | - | - |
| 10070 | EXTRAORDINARY ITEMS (NET GAIN/LOSS) | - | - | - | - | - | - |
| 10080 | SPECIAL ITEMS (NET GAIN/LOSS) | - | - | - | - | - | - |
| 10091 | INTERPROJECT EXCESS CASH TRANSFER IN | - | - | - | - | - | - |
| 10092 | INTERPROJECT EXCESS CASH TRANSFER OUT | - | - | - | - | - | - |
| 10093 | INTERPROJECT EXCESS CASH TRANSFER IN | 47,550 | - | - | - | (70,644) | - |
| 10094 | INTERPROJECT EXCESS CASH TRANSFER OUT | - | - | - | - | 70,644 | - |

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2021**

| | COCC | BLENDED COMPONENT UNIT | DISCRETE COMPONENT UNIT | EMERGENCY HOUSING VOUCHER | ELIMINATIONS | TOTAL |
|-------|--|------------------------------|-------------------------------|---------------------------------|--------------|-------|
| 10100 | TOTAL OTHER FINANCING SOURCES (USES) | 47,550 | - | - | - | - |
| 10000 | EXCESS REVENUE OVER EXPENSES | 449,820 | 1,019,046 | (522,677) | 74,386 | - |
| 11030 | BEGINNING EQUITY | 1,419,688 | 588,192 | 410,387 | - | - |
| 11040 | EQUITY TRANSFERS | - | 7,502,745 | - | - | - |
| 11040 | EQUITY TRANSFERS | - | - | - | - | - |
| 11040 | EQUITY TRANSFERS | - | - | - | - | - |
| | ENDING EQUITY | 1,869,508 | 9,109,983 | (112,290) | 74,386 | - |
| | | - | - | - | - | - |
| 11200 | GROSS # UNITS | - | - | - | 132 | - |
| 11210 | # UNIT MONTHS LEASED | - | - | - | - | - |
| 11170 | ADMINISTRATIVE FEE EQUITY | - | - | - | - | - |
| 11180 | HOUSING ASSISTANCE PAYMENTS EQUITY | - | - | - | - | - |
| 11610 | LAND PURCHASES | - | - | - | - | - |
| 11620 | BUILDING PURCHASES | - | - | - | - | - |
| 11630 | FURNITURE & EQUIPMENT - DWELLING PURCHASES | - | - | - | - | - |
| 11640 | FURNITURE & EQUIPMENT - ADMINISTRATIVE PURCHASES | - | - | - | - | - |
| 11650 | LEASEHOLD IMPROVEMENT PURCHASES | - | - | - | - | - |

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SEPTEMBER 30, 2021

Section I: Summary of Auditors' Results:

FINANCIAL STATEMENTS

| | |
|---|---|
| Type of Auditors' report issued: | Unmodified |
| Internal Control over financial reporting: Are material weaknesses identified? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are significant deficiencies that are not considered to be material weaknesses identified? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> None Reported |
| Is noncompliance that could have a material effect on the financial statements identified? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

FEDERAL AWARDS

| | |
|---|---|
| Internal control over major programs: Are material weaknesses identified? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> None |
| Are significant deficiencies that are not considered to be material weaknesses identified? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> None Reported |
| Type of report issued on compliance with requirements applicable to each major program: | |
| 14.871/14.879 - Section 8 Housing Choice Vouchers Cluster | Unmodified |
| 14.850 - Low Rent Public Housing | Unmodified |
| Are there any audit findings that are required to be reported in accordance with 2CFR Section 200.516(a) of the Uniform Guidance? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Identification of major programs:

| <u>Name of Federal Program</u> | <u>Assistance Listing Number.</u> |
|---|-----------------------------------|
| Low Rent Public Housing | 14.850 |
| Section Housing Choice Vouchers Cluster | |
| Section 8 Housing Choice Vouchers | 14.871 |
| Section 8 Mainstream Vouchers | 14.879 |

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Is the auditee identified as a low-risk auditee? Yes No

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SEPTEMBER 30, 2021

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs:

None Noted

Current Year Findings and Questioned Costs:

None Noted

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs:

Finding 2020-001 – Public Housing Tenant Files

Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2021

Condition & Cause:

A review of 40 tenant files revealed a situation of continued errors and omissions in most of the files that lead to incomplete tenant documentation.

Current year status

We did not find any errors or missing documentation in a review of 40 tenant files in the current year. This finding is cleared.

Finding 2020-002 – Public Housing Tenant Files – Flat Rent Rate

Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2021

Condition & Cause:

Of the 40 tenant files reviewed in the current year, 6 pertained to tenants selecting the flat rent option. Of the 6 reviewed 5 were charged flat rents significantly lower than the board approved flat rent rates; 80 percent of FMR (less utility allowances).

Current year status:

The Authority updated the flat rent schedules effective June 1, 2021. We did not find any discrepancies in flat rate rents charged during the year. This finding is cleared.

Section III: Federal Award Findings and Questioned Costs:

Current Year Findings and Questioned Costs - continued:

None

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SEPTEMBER 30, 2021

EXPENDITURE PURPOSE

| | |
|---|-------------------|
| Salary | \$ 265,213 |
| Bonuses | 23,054 |
| Benefits - Insurance | 16,406 |
| Benefits - Retirement | 21,217 |
| Car Allowance | 6,000 |
| Per Diem | 726 |
| Registration Fees | 549 |
| Total Compensation, Benefits and Other Payments | <u>\$ 333,165</u> |

Agency Head: Bobby Collins, Executive Director

Basis of Presentation:

The above Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of the *Louisiana Revised Statute (R.S.) 24:513A.(3)*, as amended by *Act 706 of the 2014 Legislative Session*.