

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA**

**AUDITED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED SEPTEMBER 30, 2020**

**Mike Estes, P.C.**  
A Professional Accounting Corporation

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## Independent Auditor's Report

Board of Commissioners  
Housing Authority of Grambling  
Grambling, Louisiana

### ***Report on the Audit of the Financial Statements***

#### ***Opinions***

We have audited the accompanying financial statements of each major fund of the Housing Authority of the City of Grambling, Louisiana as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Housing Authority of Grambling, Louisiana basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective position of each major fund, of the Housing Authority of the City of Grambling, Louisiana as of and for the year ended September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of Grambling, Louisiana and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management 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; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Grambling, Louisiana's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Housing Authority of the City of Grambling, Louisiana's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Grambling, Louisiana's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Managements' Discussion and Analysis on pages 4 to 10 be presented to supplement the basic financial statements.

Such information, is the responsibility of management and, 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 general 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Grambling, Louisiana's basic financial statements. The statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, statement of modernization costs-uncompleted, financial data schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic 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 October 27, 2022 on our consideration of the Housing Authority of the City of Grambling, Louisiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of Grambling, Louisiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audit Standards* in considering the Housing Authority of the City of Grambling, Louisiana's internal control over financial reporting and compliance.



Mike Estes, P.C.  
Fort Worth, Texas  
October 27, 2022

**The management of Public Housing Authority of Grambling, Louisiana presents the following discussion and analysis (MD&A) of the Housing Authority's financial activities for the fiscal year ending September 30, 2020. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's included audited financial statements.**

## **FINANCIAL HIGHLIGHTS**

- The primary source of funding for these activities continues to be subsidies and grants from the Department of Housing and Urban Development (HUD), whereas tenant rentals provide a secondary but also significant source of funding.
- The Housing Authority's assets exceeded its liabilities by \$1,676,962 at the close of the fiscal year ended 2020.
  - ✓ Of this amount \$1,337,431 represents a restriction equal to the net amount invested in land, buildings, furnishings, leasehold improvements, equipment, and construction in progress, minus associated debts.
  - ✓ The remainder of \$339,531 of unrestricted assets could be used to meet the Housing Authority's ongoing obligations to citizens and creditors. As a measure of financial strength, this amount equals 31% of the total operating expenses of \$1,080,218 for the fiscal year 2020, which means the Authority might be able to operate about 4 months using the unrestricted assets alone, compared to 5 months in the prior fiscal year.
- The Housing Authority's total net position decreased by \$115,199, a 6% decrease from the prior fiscal year 2019. This decrease is attributable to significant increases in Federal grants for both operations and capital improvements, described in more detail below.
- The decrease in net position of these funds was accompanied by an increase in unrestricted cash by \$46,561 from fiscal year 2019.
- The Authority spent \$12,848 on capital asset additions and \$89,500 on construction in progress during the current fiscal year.
- These changes led to a decrease in total assets by \$100,961 and an increase in total liabilities by \$14,238. As related measure of financial health, there are still over \$5 of current assets covering each dollar of total current liabilities, which compares to \$6 covering the prior fiscal year's liabilities.
- The Housing Authority continues to operate without the need for debt borrowing.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This MD&A is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority is a special-purpose government engaged in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements, comprised of two components: (1) fund financial statements and (2) a series of notes to the financial statements. These provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances. This report also contains other supplemental information in addition to the basic financial statements themselves demonstrating how projects funded by HUD have been completed, and whether there are inadequacies in the Authority's internal controls.

### Reporting on the Housing Authority as a Whole

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2020?" The Statement of net position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is like the accounting used by most private-sector companies. All the current year's revenues and expenses are considered regardless of when cash is received or paid.

### Fund Financial Statements

All the funds of the Housing Authority are reported as proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like other enterprises operated by state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Housing Authority's financial statements report its net position and changes in net position. One can think of the Housing Authority's net position – the difference between assets and liabilities – as one way to measure the Authority's financial health, or financial position. Over time, increases and decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating. One will need to consider other non-financial factors, however, such as the changes in the Authority's occupancy levels or its legal obligations to HUD, to assess the overall health of the Housing Authority.

## USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant programs:

|   |                          |
|---|--------------------------|
| Low Rent Public Housing                         | \$ 252,652               |
| Public Housing Capital Fund Program             | 91,995                   |
| Housing Choice Vouchers                         | <u>440,764</u>           |
| Total funding received this current fiscal year | <u><u>\$ 785,411</u></u> |

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of this report.

## Reporting the Housing Authority's Most Significant Funds

The Housing Authority's financial statements provide detailed information about the most significant funds. Some funds are required to be established by the Department of Housing and Urban Development (HUD). However, the Housing Authority establishes other funds to help it control and manage money for a particular purpose, or to show that it is meeting legal responsibilities for using grants and other money.

The Housing Authority's enterprise funds use the following accounting approach for Proprietary funds: All the Housing Authority's services are reported in enterprise funds. The focus of proprietary funds is on income measurement, which, together with the maintenance of net position, is an important financial indicator.

## FINANCIAL ANALYSIS

The Housing Authority's net position was \$1,676,962 as of September 30, 2020. Of this amount, \$1,337,431 was invested in capital assets, and the remaining \$339,531 was unrestricted.

## CONDENSED FINANCIAL STATEMENTS

### Condensed Statement of Net Position As of September 30, 2020

|  | <u>2020</u>         | <u>2019</u>         |
|--|---------------------|---------------------|
| <b>ASSETS</b>  |                     |                     |
| Current assets   | \$ 482,756          | \$ 507,344          |
| Assets restricted  | 19,925              | 27,172              |
| Capital assets, net of depreciation                            | 1,337,431           | 1,406,557           |
| Other non-current assets                                       | -                   | -                   |
| Total assets   | <u>1,840,112</u>    | <u>1,941,073</u>    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                          |                     |                     |
| Deferred payments to government assistance programs            | -                   | -                   |
| <b>LIABILITIES</b>   |                     |                     |
| Current liabilities  | 99,604              | 90,920              |
| Non-current liabilities  | 63,546              | 57,992              |
| Total liabilities  | <u>163,150</u>      | <u>148,912</u>      |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                           |                     |                     |
| Deferred revenues from government assistance programs          | -                   | -                   |
| <b>NET POSITION</b>  |                     |                     |
| Invested in capital assets, net of depreciation                | 1,337,431           | 1,406,557           |
| Net position restricted for the Housing Choice Voucher program | -                   | 6,522               |
| Unrestricted net position                                      | 339,531             | 379,082             |
| Total net position   | <u>\$ 1,676,962</u> | <u>\$ 1,792,161</u> |



**CONDENSED FINANCIAL STATEMENTS (Continued)**

The net position of these funds decreased by \$115,199, or by 6%, from those of fiscal year 2019, as explained below. In the narrative that follows, the detail factors causing this change are discussed:

**Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position  
Fiscal Year Ended September 30, 2020**

|  | <u>2020</u>               | <u>2019</u>              |
|--|---------------------------|--------------------------|
| <b>OPERATING REVENUES</b>                    |                           |                          |
| Tenant rental revenue                        | \$ 156,677                | \$ 133,767               |
| HUD grants for operations                    | 695,911                   | 623,059                  |
| Other non-tenant revenue                     | 22,771                    | 6,339                    |
|  | <hr/>                     | <hr/>                    |
| Total operating revenues                     | 875,359                   | 763,165                  |
| <b>OPERATING EXPENSES</b>                    |                           |                          |
| General                                      | 77,697                    | 74,385                   |
| Ordinary maintenance and repairs             | 137,011                   | 147,766                  |
| Administrative expenses                      | 282,224                   | 280,847                  |
| Utilities                                    | 13,987                    | 13,618                   |
| Tenant services                              | 2,631                     | 500                      |
| Extraordinary maintenance                    | 1,500                     | 0                        |
| Depreciation                                 | 171,474                   | 179,905                  |
| Housing Assistance Payments                  | 393,694                   | 307,796                  |
|  | <hr/>                     | <hr/>                    |
| Total operating expenses                     | 1,080,218                 | 1,004,817                |
| Income (losses) from operations              | <hr/> <u>(204,859)</u>    | <hr/> <u>(241,652)</u>   |
| <b>NON-OPERATING REVENUES</b>                |                           |                          |
| Interest income                              | 160                       | 167                      |
| Other  | 0                         | 37,821                   |
|  | <hr/>                     | <hr/>                    |
| Total non-operating revenues                 | 160                       | 37,988                   |
| Income (losses) before capital contributions | <hr/> <u>(204,699)</u>    | <hr/> <u>(203,664)</u>   |
| <b>CAPITAL CONTRIBUTIONS</b>                 | 89,500                    | 232,629                  |
|  | <hr/>                     | <hr/>                    |
| <b>CHANGES IN NET POSITION</b>               | <hr/> <u>(115,199)</u>    | <hr/> <u>28,965</u>      |
| <b>NET POSITION, BEGINNING</b>               | 1,792,161                 | 1,763,196                |
| <b>NET POSITION, END</b>                     | <hr/> <u>\$ 1,676,962</u> | <hr/> <u>\$1,792,161</u> |

## EXPLANATIONS OF FINANCIAL ANALYSIS

Compared with the prior fiscal year, total operating and non-operating revenues decreased \$68,763, or by 3%, from a combination of offsetting factors. Reasons for most of this change are listed below:

- Total tenant revenue increased by \$22,910, or by 12%, from that of the prior fiscal year, because the amount of rent each tenant pays is based on a sliding scale of their personal income. Some tenants' personal incomes increased, so rent revenue from these tenants increased accordingly, raising the overall total. Finally, other tenant revenues (such as fees collected from tenants for late payment of rent, damages to their units, and other assessments) increased by \$1,241, or by 20%.
- Federal revenues from HUD for operations increased by \$72,852, or by 12%, from that of the prior fiscal year. The determination of operating grants is based in part upon operations performance of prior years. This amount fluctuates from year-to-year because of the complexities of the funding formula HUD employs. Generally, this formula calculates an allowable expense level adjusted for inflation, occupancy, and other factors, and then uses this result as a basis for determining the grant amount. The amount of rent subsidy received from HUD depends upon an eligibility scale of each tenant. There was an increase in the number of eligible tenants receiving subsidies, so Housing Assistance Grants increased accordingly.
- Federal Capital Funds from HUD decreased by \$143,129, or by 62%, from that of the prior fiscal year. The Housing Authority was still in the process of completing projects funded from grants by HUD for fiscal years 2016 through 2019.
- Total other non-operating revenue increased by \$16,432, or by 40%, from that of the prior fiscal year. Though the Authority received proceeds from casualty insurance claims this current fiscal year, portability administrative fees and HAP reimbursements decreased from that of the prior fiscal year, in turn causing the over-all decrease in non-operating revenue.
- Interest income totaling \$160, did not change significantly from the prior to the current year.

Compared with the prior fiscal year, total operating expenses increased \$75,401, or by 8%, but this also was made up of a combination of offsetting factors. Again, reasons for most of this change are listed below:

- Depreciation expense decreased by \$8,430, or by 5%, from that of the prior fiscal year, because existing capital assets are reaching the end of their estimated useful lives.
- Maintenance and repairs decreased by \$10,755, or by 6%, from that of the prior fiscal year, due to several offsetting factors: Repair staff wages increased by \$0, or by 0%. Materials used increased by \$6,154, or by 21%; however, contract labor costs decreased by \$16,909, or by 14%. Further, extraordinary maintenance increased by \$1,500.

General Expenses increased by \$3,312, or by 4%, from that of the prior fiscal year, and payments in lieu of taxes (PILOT) increased by \$1,460, or by 12%. PILOT is calculated as a percentage of rent minus utilities, which changed proportionately to the changes in each of these. Insurance premiums increased by \$9,782, or by 23%, since property and casualty insurance premiums increased, whereas other general expenses increased by \$31, or by 25%. Bad debts increased by \$2,110, and compensated absences decreased by \$10,071.

- Administrative Expenses increased by \$1,377.
- Housing Assistance Payments to landlords increased by \$85,898, or by 28%, from that of the prior fiscal year, because there was an increase in the number of tenants qualifying for subsidy during the year.
- Utilities Expense increased by \$369, or by 3%, from that of the prior fiscal year, due to numerous cumulative factors: Water cost decreased by \$171 due to a decrease in consumption by 100%; electricity cost increased by \$1,029, due to an increase in consumption by 4%; gas cost decreased by \$241 due to a decrease in consumption by 27%; and finally, other utilities expense (such as labor, benefits, garbage, sewage, and waste removal) decreased by \$489.
- Total tenant Services increased by \$2,131 from that of the prior fiscal year. Relocation costs increased by \$2,277, and other tenant services decreased by \$146.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

On September 30, 2020, the Housing Authority had a total cost of \$7,022,814 invested in a broad range of assets and construction in progress from projects funded in 2016 through 2019, listed below. This amount, not including depreciation, represents increases of \$102,349 from the prior year. More detailed information about capital assets appears in the notes to the financial statements.

#### Capital Assets, Net of Accumulated Depreciation As of September 30, 2020

|                          | <u>2020</u>         | <u>2019</u>        |
|--------------------------|---------------------|--------------------|
| Land                     | \$ 120,589          | \$ 120,589         |
| Construction in progress | 91,285              | 1,785              |
| Buildings                | 1,089,971           | 1,236,944          |
| Leasehold improvements   | 20,987              | 26,109             |
| Furniture and equipment  | 14,599              | 21,130             |
| Total                    | <u>\$ 1,337,431</u> | <u>\$1,406,557</u> |

As of the end of the 2020 fiscal year, the Authority is still in the process of completing HUD grants of \$709,817 obtained during 2016 through 2020 fiscal years.

## **Debt**

Non-current liabilities also include accrued annual vacation and sick leave due to employees. The Housing Authority has not incurred any mortgages, leases, or bond indentures for financing capital assets or operations.

## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for the 2021 fiscal year have already been submitted to HUD for approval and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

## **CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT**

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability for the money it receives. If you have questions about this report, or wish to request additional financial information, contact Sharon Dixson, at Public Housing Authority of Grambling, Louisiana; PO BOX 626; Grambling, LA 71245.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
STATEMENT OF NET POSITION

SEPTEMBER 30, 2020

|   | General             | Housing Choice<br>Voucher | Total               |
|---|---------------------|---------------------------|---------------------|
| <b>ASSETS</b>                                 |                     |                           |                     |
| Current assets                                |                     |                           |                     |
| Cash and cash equivalents                     | \$ 238,283          | \$ 55,709                 | \$ 293,992          |
| Accounts receivable net                       | 147,346             | 12,738                    | 160,084             |
| Prepaid items and other assets                | 27,783              | 214                       | 27,997              |
| Inventory                                     | 683                 | 0                         | 683                 |
| Restricted assets - cash and cash equivalents | 19,925              | 0                         | 19,925              |
| <b>Total Current Assets</b>                   | <b>434,020</b>      | <b>68,661</b>             | <b>502,681</b>      |
| Capital Assets, net                           |                     |                           |                     |
| Land and other non-depreciated assets         | 211,874             | 0                         | 211,874             |
| Other capital assets - net of depreciation    | 1,125,557           | 0                         | 1,125,557           |
| <b>Total Capital Assets, net</b>              | <b>1,337,431</b>    | <b>0</b>                  | <b>1,337,431</b>    |
| <b>Total Assets</b>                           | <b>\$ 1,771,451</b> | <b>\$ 68,661</b>          | <b>\$ 1,840,112</b> |
| <b>LIABILITIES</b>                            |                     |                           |                     |
| Current Liabilities                           |                     |                           |                     |
| Accounts payable                              | \$ 35,240           | \$ 0                      | \$ 35,240           |
| Unearned income                               | 3,668               | 22,423                    | 26,091              |
| Compensated absences payable                  | 4,764               | 201                       | 4,965               |
| Accrued PILOT                                 | 13,383              | 0                         | 13,383              |
| Deposits due others                           | 19,925              | 0                         | 19,925              |
| <b>Total Current Liabilities</b>              | <b>76,980</b>       | <b>22,624</b>             | <b>99,604</b>       |
| Noncurrent Liabilities                        |                     |                           |                     |
| Compensated absences payable                  | 60,363              | 3,183                     | 63,546              |
| <b>Total Liabilities</b>                      | <b>137,343</b>      | <b>25,807</b>             | <b>163,150</b>      |
| <b>NET POSITION</b>                           |                     |                           |                     |
| Net investment in capital assets              | 1,337,431           | 0                         | 1,337,431           |
| Unrestricted                                  | 296,677             | 42,854                    | 339,531             |
| <b>Net Position</b>                           | <b>\$ 1,634,108</b> | <b>\$ 42,854</b>          | <b>\$ 1,676,962</b> |

The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
STATEMENT OF REVENUES,  
EXPENSES AND CHANGES IN FUND NET POSITION

YEAR ENDED SEPTEMBER 30, 2020

|  | General             | Housing Choice<br>Voucher | Total               |
|--|---------------------|---------------------------|---------------------|
| <b>OPERATING REVENUES</b>                      |                     |                           |                     |
| Dwelling rental                                | \$ 149,097          | \$ 0                      | \$ 149,097          |
| Governmental operating grants                  | 255,147             | 440,764                   | 695,911             |
| Tenant revenue-other                           | 7,580               | 0                         | 7,580               |
| Other  | 22,328              | 443                       | 22,771              |
| <b>Total Operating Revenues</b>                | <b>434,152</b>      | <b>441,207</b>            | <b>875,359</b>      |
| <b>OPERATING EXPENSES</b>                      |                     |                           |                     |
| Administration                                 | 262,196             | 20,028                    | 282,224             |
| Tenant services                                | 2,631               | 0                         | 2,631               |
| Utilities                                      | 13,987              | 0                         | 13,987              |
| Ordinary maintenance & operations              | 137,011             | 0                         | 137,011             |
| General expenses                               | 76,063              | 1,634                     | 77,697              |
| Depreciation                                   | 171,474             | 0                         | 171,474             |
| Extraordinary maintenance                      | 1,500               | 0                         | 1,500               |
| Housing assistance payments                    | 0                   | 393,694                   | 393,694             |
| <b>Total Operating Expenses</b>                | <b>664,862</b>      | <b>415,356</b>            | <b>1,080,218</b>    |
| <b>Income (Loss) from Operations</b>           | <b>(230,710)</b>    | <b>25,851</b>             | <b>(204,859)</b>    |
| <b>Non Operating Revenues (Expenses)</b>       |                     |                           |                     |
| Interest earnings                              | 99                  | 61                        | 160                 |
| <b>Total Non-Operating Revenues (Expenses)</b> | <b>99</b>           | <b>61</b>                 | <b>160</b>          |
| <b>Income (Loss) before contribution</b>       | <b>(230,611)</b>    | <b>25,912</b>             | <b>(204,699)</b>    |
| Capital Contribution                           | 89,500              | 0                         | 89,500              |
| <b>Change in net position</b>                  | <b>(141,111)</b>    | <b>25,912</b>             | <b>(115,199)</b>    |
| Total net position - beginning                 | 1,775,219           | 16,942                    | 1,792,161           |
| <b>Total net position - ending</b>             | <b>\$ 1,634,108</b> | <b>\$ 42,854</b>          | <b>\$ 1,676,962</b> |

The Notes to the Financial Statements are an integral part of these statements.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2020

|   | General                     | Housing Choice<br>Voucher   | Total                       |
|---|-----------------------------|-----------------------------|-----------------------------|
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| <b>CASH FLOWS FROM<br/>OPERATING ACTIVITIES</b>                         |                             |                             |                             |
| Rental receipts   | \$ 142,537                  | \$ 0                        | \$ 142,537                  |
| Other receipts (disbursements)  | 89,192                      | (70,742)                    | 18,450                      |
| Federal grants  | 353,391                     | 450,449                     | 803,840                     |
| Payments to vendors   | (305,491)                   | (13,821)                    | (319,312)                   |
| Payments to employees – net   | (185,625)                   | (6,947)                     | (192,572)                   |
| Payments to landlords   | 0                           | (393,694)                   | (393,694)                   |
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Net cash provided (used) by<br>operating activities                     | 94,004                      | (34,755)                    | 59,249                      |
| <b>CASH FLOWS FROM CAPITAL AND<br/>RELATED FINANCING ACTIVITIES</b>     |                             |                             |                             |
| Purchase of capital assets  | (102,349)                   | 0                           | (102,349)                   |
| Federal Capital Grants  | 89,500                      | 0                           | 89,500                      |
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Net cash provided (used) by capital<br>and related financing activities | (12,849)                    | 0                           | (12,849)                    |
| <b>CASH FLOWS FROM INVESTING<br/>ACTIVITIES</b>                         |                             |                             |                             |
| Interest income   | 100                         | 61                          | 161                         |
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Net cash provided (used) by<br>investing activities                     | 100                         | 61                          | 161                         |
| <b>NET INCREASE (DECREASE) IN<br/>CASH AND CASH EQUIVALENTS</b>         | 81,255                      | (34,694)                    | 46,561                      |
| <b>CASH AND CASH EQUIVALENTS</b>  |                             |                             |                             |
| Beginning of Fiscal Year  | 176,953                     | 90,403                      | 267,356                     |
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |
| <b>CASH AND CASH EQUIVALENTS</b>  |                             |                             |                             |
| End of Fiscal Year  | \$ 258,208                  | \$ 55,709                   | \$ 313,917                  |
|   | <u>                    </u> | <u>                    </u> | <u>                    </u> |

Continued

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2020

|  | General           | Housing Choice<br>Voucher | Total             |
|--|-------------------|---------------------------|-------------------|
|  | <u>          </u> | <u>          </u>         | <u>          </u> |
| <b>RECONCILIATION OF OPERATING<br/>INCOME (LOSS) TO NET CASH<br/>PROVIDED (USED) BY OPERATING<br/>ACTIVITIES</b> |                   |                           |                   |
| Operating income (loss)  | \$ (230,710)      | \$ 25,851                 | \$ (204,859)      |
| Adjustment to reconcile operating<br>income (loss) to net cash provided (used)<br>by operating activities:       |                   |                           |                   |
| Depreciation Expense   | 171,474           | 0                         | 171,474           |
| Provision of uncollectible accounts  | 1,918             | 46                        | 1,964             |
| Change in assets and liabilities:  |                   |                           |                   |
| Receivables  | 90,647            | 9,685                     | 100,332           |
| Prepaid items  | (2,093)           | 616                       | (1,477)           |
| Account payables   | 2,301             | 278                       | 2,579             |
| Unearned income  | 1,183             | 0                         | 1,183             |
| Deposits due others  | (725)             | 0                         | (725)             |
| Accrued PILOT  | (11,222)          | 0                         | (11,222)          |
| Interfund  | 71,231            | (71,231)                  | 0                 |
| Net cash provided (used) by operations   | <u>\$ 94,004</u>  | <u>\$ (34,755)</u>        | <u>\$ 59,249</u>  |

Concluded

The Notes to the Financial Statements are an integral part of these statements.



HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

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HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** The accompanying financial statements of the Housing Authority of the City of Grambling have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**A. REPORTING ENTITY** Housing Authorities are chartered as public corporations under the laws (LSA – R.S. 40.391) of the State of Louisiana for the purpose of providing safe and sanitary dwellings accommodations. This creation was contingent upon the local governing body of the city or parish declaring a need for the Housing Authority to function in such city or parish. The Housing Authority is governed by a five member Board of Commissioners. The members, appointed by the Honorable Mayor of the City of Grambling, serve staggered multi-year terms.

The Housing Authority has the following units:

|                         |             |
|-------------------------|-------------|
| PHA Owned Housing       | 96 units    |
| Section 8               |             |
| Housing Choice Vouchers | 75 vouchers |

GASB Statement 14 establishes criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under provisions of this Statement, the Housing Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments. As used in GASB Statement 14, fiscally independent means that the Housing Authority may, without the approval or consent of another governmental entity, determine or modify its own budget, levy its own taxes or set rates or charges, and issue bonded debt with HUD approval.

The Housing Authority is a related organization of the City of Grambling since the City of Grambling appoints a voting majority of the Housing Authority’s governing board. The City of Grambling is not financially accountable for the Housing Authority as it cannot impose its will on the Housing Authority and there is no potential for the Housing Authority to provide financial benefit to, or impose financial burdens on, the City of Grambling. Accordingly, the Housing Authority is not a component unit of the financial reporting entity of the City of Grambling.

Governmental Accounting Standards Board (GASB) Codification Section 2100 establishes criteria for determining which, if any, component units should be considered part of the Housing Authority for financial reporting purposes. The basic criteria for including a potential component unit within the reporting entity is financial accountability. The GASB has set forth criteria to be considered in determining financial accountability, which includes:

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

- 1) Appointing a voting majority of an organization's governing body, and:
  - a) The ability of the government to impose its will on that organization and/or
  - b) The potential for the organization to provide specific financial benefits to or impose specific financial burdens on the government.
- 2) Organizations for which the government does not appoint a voting majority but are fiscally dependent on the government.
- 3) Organizations for which the reporting entity financial statements would be misleading if data of the organization is not included because of the nature or significance of the relationship.

Based on the previous criteria, the Housing Authority has determined that there are no component units that should be considered as part of the Housing Authority reporting entity.

**B. FUNDS** The accounts of the Housing Authority are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements.

The transactions of the Housing Authority are reported in a proprietary enterprise fund. The general fund accounts for the transactions of the Public Housing Low Rent program and the Capital Fund program. The housing choice voucher fund accounts for the Section 8 Housing Choice Voucher program.

### **C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

**PROPRIETARY FUNDS** Proprietary funds are accounted for on the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operations. According to the Authority's policy, governmental operating grants are considered operating revenues. The other principal operating revenues of the Housing Authority are rent and maintenance charges to residents and operating fees earned. Operating expenses for proprietary funds include the administrative costs of providing the service and the housing assistance payments to landlords. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**D. CASH AND CASH EQUIVALENTS** Cash includes amounts in demand deposits and interest-bearing demand deposits. Cash equivalents include amounts in time deposits, of less than ninety days, and cash with fiscal agent. Under state law, the Housing Authority may deposit funds in demand deposits, interest-bearing demand deposits, money market accounts, or time deposits with state banks organized under Louisiana law and national banks having their principal offices in Louisiana.

On the Statement of Cash Flows, cash and cash equivalents, end of year, is \$313,917. This is comprised of cash and cash equivalents of \$293,992 and restricted assets – cash of \$19,925, on the statement of net position.

**E. INVESTMENTS** Investments are limited to L.S.-R.S. 33:2955 and the Housing Authority investment policy. If the original maturities of investments exceed 90 days, they are classified as investments; however, if the original maturities are 90 days or less, they are classified as cash equivalents.

The investments are reflected at quoted market prices except for the following which are required/permitted as per GASB Statement No. 31:

Investments in *nonparticipating* interest-earning contracts, such as nonnegotiable certificates of deposit with redemption terms that do not consider market rates, are reported using a cost-based measure.

Definitions:

Interest-earning investment contract include time deposits with financial institutions (such as certificates of deposit), repurchase agreements, and guaranteed investment contracts.

**F. REVENUE RECOGNITION** Revenues and other governmental fund financial resource increments are recognized in the accounting period in which they become susceptible to accrual – that is, when they become *measurable* and *available* to the finance expenditures of the fiscal period. “Available” is determined as collectible within the 12 months of the fiscal year or soon enough thereafter to be used in pay liabilities of the current period.

**G. INVENTORY** All purchased inventory items are valued at cost using the first-in, first-out method. Inventory is recorded using the purchase method. At year end, the amount of inventory is recorded for external financial reporting.

**H. PREPAID ITEMS** Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**I. CAPITAL ASSETS** Capital assets are recorded at historical cost and depreciated over their estimated useful lives (excluding salvage value). The capitalization threshold is \$2,000. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands. Straight line depreciation is used based on the following estimated useful lives:

|                         |           |
|-------------------------|-----------|
| Site improvements       | 15 years  |
| Buildings               | 33 years  |
| Building improvements   | 15 years  |
| Furniture and equipment | 5-7 years |
| Computers               | 3 years   |

**J. UNEARNED INCOME** The Housing Authority reports prepaid revenues on its statement of net position. Prepaid revenues arise when resources are received by the Housing Authority before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Housing Authority has a legal claim to the resources, the liability for prepaid revenue is removed from the statement of net position and the revenue is recognized.

**K. COMPENSATED ABSENCES** The Housing Authority follows Louisiana Civil Service regulations for accumulated annual and sick leave. Employees may accumulate up to three hundred hours of annual leave which may be received upon termination or retirement. Sick leave hours accumulate, but the employee is not paid for them if not used by his/her retirement or termination date.

**L. POST EMPLOYMENT BENEFITS** The Authority does not recognize or pay any post employment benefits. Accordingly, Governmental Accounting Standards Board (GASB) Statement Number 45 does not apply.

**M. NET POSITION AND FLOW ASSUMPTIONS** Net position is reported as restricted when constraints placed on net position use as either:

Externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Sometime the Authority may fund outlays from both restricted and unrestricted resources. In the event that should occur, the Authority must make a flow assumption about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**N. USE OF ESTIMATES** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses and other financing sources and uses during the reporting period. Actual results could differ from those estimates.

**NOTE 2 – DEPOSITS AND INVESTMENTS** The Housing Authority has reported their investments with a maturity at time of purchase of one year or less at amortized cost. Investments with maturity at time of purchase of greater than one year are presented at fair value at September 30, 2020. Deposits are stated at cost, which approximates fair value.

Interest Rate Risk: The Housing Authority's policy does not address interest rate risk.

Credit Rate Risk: GASB 40 disclosure of credit rate risk does not apply, since the Authority's only investments are certificates of deposit.

Custodial Credit Risk: The Authority's policy requires the financial institution to cover the first \$250,000 of deposits with FDIC coverage. Any excess deposits must be collateralized with securities held by the pledging financial institution, with a fair market value that equals or exceeds the amount of excess deposits.

Restricted Cash: \$19,925 is restricted in the General Fund for security deposits.

At September 30, 2020, the Housing Authority's carrying amount of deposits was \$313,917 and the bank balance was \$351,350. Petty cash consists of \$60. \$250,000 of the bank balance was covered by FDIC Insurance. The remaining bank balance of \$101,350 was covered by pledged securities. However, this \$101,350 was exposed to custodial credit risk, as defined by GASBS No. 40, para. 8, because it was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent but not in the Housing Authority's name.

Even though the pledged securities are considered uncollateralized (Category 3) under the provisions of GASB Statement 40, Louisiana Revised Statute 39:1229 imposes a statutory requirement on the custodial bank to advertise and sell the pledged securities within ten days of being notified by the Housing Authority that the fiscal agent has failed to pay deposited funds upon demand. Investments during the year were solely in time deposits at banks.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**NOTE 3 – ACCOUNTS RECEIVABLE** The receivables at September 30, 2020, are as follows:

| <u>Class of Receivables</u> | <u>General</u>    | <u>Housing<br/>Choice Voucher</u> | <u>Total</u>      |
|-----------------------------|-------------------|-----------------------------------|-------------------|
| Local sources:              |                   |                                   |                   |
| Tenants                     | \$ 5,817          | \$ 0                              | \$ 5,817          |
| Federal sources:            |                   |                                   |                   |
| Grants                      | 141,529           | 12,738                            | 154,267           |
| Total                       | <u>\$ 147,346</u> | <u>\$ 12,738</u>                  | <u>\$ 160,084</u> |

The tenants account receivable is net of an allowance for doubtful accounts of \$2,064.

**NOTE 4 – CAPITAL ASSETS** The changes in capital assets are as follows:

|                                | <u>Beginning<br/>Balance</u> | <u>Additions</u>   | <u>Deletions</u> | <u>Ending<br/>Balance</u> |
|--------------------------------|------------------------------|--------------------|------------------|---------------------------|
| Non-depreciable assets         |                              |                    |                  |                           |
| Land and buildings             | \$ 120,589                   | \$ 0               | \$ 0             | \$ 120,589                |
| Construction in progress       | 1,785                        | 89,500             | 0                | 91,285                    |
| Depreciable assets:            |                              |                    |                  |                           |
| Buildings                      | 6,504,686                    | 12,050             | 0                | 6,516,736                 |
| Furniture and equipment        | 293,405                      | 798                |                  | 294,203                   |
| Total capital assets           | <u>6,920,465</u>             | <u>102,348</u>     | <u>0</u>         | <u>7,022,813</u>          |
| Less: accumulated depreciation |                              |                    |                  |                           |
| Buildings                      | 5,300,591                    | 105,186            | 0                | 5,405,777                 |
| Furniture and equipment        | 213,317                      | 66,288             |                  | 279,605                   |
| Total accumulated depreciation | <u>5,513,908</u>             | <u>171,474</u>     | <u>0</u>         | <u>5,685,382</u>          |
| Total capital assets, net      | <u>\$ 1,406,557</u>          | <u>\$ (69,126)</u> | <u>\$ 0</u>      | <u>\$ 1,337,431</u>       |

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**NOTE 5 – ACCOUNTS PAYABLE** The payables at September 30, 2020 are as follows:

|  | General   | Housing<br>Choice Voucher | Total     |
|--|-----------|---------------------------|-----------|
|  |           |                           |           |
| Vendors                                | \$ 14,583 | \$                        | \$ 14,583 |
| Payroll taxes &<br>Retirement withheld | 20,657    | 0                         | 20,657    |
| Total                                  | \$ 35,240 | \$ 0                      | \$ 35,240 |

**NOTE 6 – COMPENSATED ABSENCES** At September 30, 2020, employees of the Housing Authority have accumulated and vested \$68,511 of employee leave computed in accordance with GASB, Codification Section C60.

**NOTE 7 – LONG-TERM OBLIGATIONS** The following is a summary of the long-term obligation transactions for the year ended September 30, 2020.

|                         | Compensated<br>Absences |
|-------------------------|-------------------------|
|                         |                         |
| Balance, beginning      | \$ 62,149               |
| Additions               | 9,314                   |
| Deletions               | (2,952)                 |
| Balance, ending         | 68,511                  |
| Amounts due in one year | \$ 4,965                |

**NOTE 8 – INTERFUND RECEIVABLES AND PAYABLES** At September 30, 2020, the Housing Choice Voucher (HCV) Fund owes the General Fund \$46,363. For financial statement purposes, this amount was deducted from HCV Fund cash and added to General Fund cash.



HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**NOTE 9 – RETIREMENT SYSTEM** The Housing Authority participates in the Housing Renewal and Local Agency Retirement Plan, which is a defined contribution plan. The plan consists of employees of various local and regional housing authorities, urban renewal agencies, and other similar organizations. Through this plan, the Housing Authority provides pension benefits for all of its full-time employees. All full-time employees are eligible to participate in the plan of the month after completing one year of continuous employment.

Under a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each participant in the plan is required to make a monthly contribution equal to 5.50% of his effective compensation. The employer is required to make monthly contributions equal to 7.5% of each participant's effective compensation.

The Housing Authority's contribution for each employee and income allocated to the employee's account is fully vested after five years of continuous service. The Housing Authority's contributions and interest forfeited by employees who leave employment before five years of service are first used to pay for plan expenses and if there is any residual amount, the amount is refunded to the Housing Authority.

The Housing Authority has the right to establish or amend retirement plan provisions. The Housing Authority's Joinder Agreement with the Housing Agency Retirement Trust may be amended or modified by Board Resolution. Amendment of the Joinder Agreement is limited to provisions affecting plan specifications.

The Housing Authority made the required contributions of \$13,526 for the year ended September 30, 2020, of which \$7,737 was paid by the Housing Authority and \$5,789 was paid by employees. No payments were made out of the forfeiture account.

**NOTE 10 – COMMITMENTS AND CONTINGENCIES**

**Commitments** On May 25, 2022, the Authority executed an Employment Agreement with the new Executive Director. The Agreement is for three years, and the Board may vote on an additional three-year term at least sixty days in advance of the end of the current three-year term. The Executive Director may terminate the Agreement at any time, provided she gives at least sixty days written notice to the Board prior to her resignation.

The Agreement may be terminated by the Board at any time, provided thirty days written notice is given and due process is followed. If the Executive Director leaves for any reason, the Authority is obligated to pay all unused but earned annual leave, in accordance with the Employment Agreement.

**Litigation** The Housing Authority is not presently involved in litigation.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**Grant Disallowances** The Housing Authority participates in a number of federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits could lead to requests for reimbursement by the grantor agency for expenditures disallowed under terms of the grants. Housing Authority management believes that the amount of disallowance, if any, which may arise from future audits will not be material.

**Construction Projects** There are certain renovation or construction projects in progress at September 30, 2020. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**Risk Management** The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Housing Authority carries commercial insurance.

The Housing Authority transfers risk of loss by participating in a public entity risk pool and contracting with a commercial insurance carrier for all major categories of exposed risk.

This includes coverage of property, general liability, public liability, and worker's compensation. The risk pool and insurance contracted are obligated to meet settlements up to the maximum coverage, after the PHA's premiums and deductions are met.

Louisiana State law prohibits one governmental entity assessing another entity. If the Louisiana Housing Council, Inc Group Insurance Risk Management Agency risk pool is unable to meet its obligations, the risk to the Housing Authority is only that its own claim would be unpaid.

Coverage has not significantly changed from the previous year and settlements for each of the past three years have not exceeded insurance coverage.

**COVID-19** The COVID-19 pandemic has impacted the Authority's dealings with tenants and applicants. CARES Act grants of \$40,322 and \$22,423 were received by the Low Rent and Housing Choice Voucher program respectively.

**NOTE 11 – ECONOMIC DEPENDENCE** The Department of Housing and Urban Development provided \$785,411 to the Housing Authority, which represents approximately 81% of the Housing Authority's total revenue and capital contributions for the year.

**NOTE 12 - SUBSEQUENT EVENTS** The long-time Executive Director died September 1, 2021. On May 31, 2022, the Authority signed an agreement with the designated beneficiaries (claimants) of the deceased Executive Director. The settlement results from an existing Employment Agreement originally agreed to with the Executive Director on October 1, 2019, which extended a prior agreement.

The Agreement calls for a total of \$67,445 payable to the claimants. \$7,455 was due and paid at the time of the execution of the Agreement. The remaining \$60,000 is due and payable in twelve equal monthly payments of \$5,000, with the first due on or before July 25, 2022, and monthly payments due thereafter.



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AUDIT QUALITY CENTER

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*

Independent Auditor's Report

Housing Authority of Grambling  
Grambling, Louisiana

We have audited, 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, the financial statements of each major fund, of the Housing Authority of the City of Grambling, Louisiana, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Grambling, Louisiana's basic financial statements, and have issued our report thereon dated October 27, 2022.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Grambling, Louisiana'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Grambling, Louisiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Grambling, Louisiana's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as Findings 2020-001 and 2020-004 that we consider to be a material weakness.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Grambling, Louisiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as items Audit Findings 2020-001, 002, 003, and 004.

### ***The Housing Authority of the City of Grambling, Louisiana's Response to Findings***

The Housing Authority of the City of Grambling's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Housing Authority of the City of Grambling, Louisiana's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

We noted certain matters that we reported to Management in a separate letter dated October 27, 2022.

### ***Purpose of this Report***

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

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
October 27, 2022



MIKE ESTES, CPA

**MIKE ESTES, P.C.**  
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MEMBER OF THE  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC  
ACCOUNTANTS  
*and the*  
AICPA GOVERNMENTAL  
AUDIT QUALITY CENTER

Report on Compliance For Each Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Housing Authority of Grambling  
Grambling, Louisiana

***Report on Compliance for Each Major Federal Program***

We have audited the Housing Authority of the City of Grambling, Louisiana's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Grambling, Louisiana's major federal programs for the year ended September 30, 2020. The Housing Authority of the City of Grambling, Louisiana's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible 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 each of the Housing Authority of the City of Grambling, Louisiana's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Grambling, Louisiana's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

***Basis for Qualified Opinion on Section Eight Housing Choice Voucher Program***

As described in the accompanying schedule of findings and questioned costs, the Housing Authority of Grambling, Louisiana did not comply with the requirements regarding the Section Eight Housing Choice Voucher Program as described in the Audit Finding 2020-001 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Housing Authority of Grambling, Louisiana to comply with the requirements applicable to that program.

***Qualified Opinion on Section Eight Housing Choice Voucher Program***

In our opinion, except for the noncompliance described in the Basis for Qualified Opinions paragraph, the Housing Authority of Grambling, Louisiana complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the Section Eight Housing Choice Voucher Program for the year ended September 30, 2020.

***Other Matters***

The Housing Authority of the City of Grambling, Louisiana's response to the noncompliance findings identified in our audit is described in the accompanying schedule of findings and questioned cost. The Housing Authority of the City of Grambling, Louisiana's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

***Report on Internal Control Over Compliance***

Management of the Housing Authority of Grambling, Louisiana 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 Housing Authority of Grambling, Louisiana internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Grambling, Louisiana's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as audit findings 2020-001, 002, and 004 to be a material weaknesses.

The Housing Authority of Grambling, Louisiana's response to the internal control over compliance findings identified in our audit is described in the accompanying Corrective Action Plan. The Housing Authority of Grambling, Louisiana's response was not subjected to the auditing procedures applied in the audit of compliance, and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

***Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance***

We have audited the financial statements of Housing Authority of Grambling, Louisiana as of and for the year ended September 30, 2020, and have issued our report thereon dated October 27, 2022, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

*Mike Estes, P.C.*

Mike Estes, P.C.  
Fort Worth, Texas  
October 27, 2022

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2020

| FEDERAL GRANTOR<br>PROGRAM TITLE                                      | CDFA<br>NO. | PROGRAM<br>EXPENDITURES |
|---|-------------|-------------------------|
| U. S. Department of Housing and Urban Development<br>Direct Programs: |             |                         |
| Low-Income Housing Operating Subsidy                                  | 14.850a     | \$ 252,652              |
| Capital Fund Program  | 14.872      | 91,995                  |
| Housing Choice Voucher  | 14.871      | 440,764                 |
| Total United States Department<br>of Housing and Urban Development    |             | \$ 785,411              |
| Total Expenditures of Federal Awards                                  |             | \$ 785,411              |

The accompanying notes are an integral part of this schedule.



HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2020

**NOTE 1 – BASIS OF PRESENTATION** The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Housing Authority of the City of Grambling, Louisiana (the “Housing Authority”) under programs of the federal government for the year ended September 30, 2020. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing 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 allowable or are limited as to reimbursement.

**NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS** Federal awards revenues are reported in the Housing Authority’s basic financial statements as follows:

|                               |    | Federal Sources |
|-------------------------------|----|-----------------|
| Enterprise Funds              |    |                 |
| Governmental operating grants | \$ | 695,911         |
| Capital contributions         |    | 89,500          |
| Total                         | \$ | 785,411         |

**NOTE 4 – RELATIONSHIP TO FEDERAL FINANCIAL REPORTS** Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with generally accepted accounting principles.

**NOTE 5 – DE MINIMIS INDIRECT COST RATE** The Housing Authority did not elect to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section I – Summary of the Auditor’s Results**

**Financial Statement Audit**

1. Type of Auditor’s Report Issued on Financial Statements – Unmodified.
2. Internal Control Over Financial Reporting:
  - a. Material weakness(es) identified?     yes     no
  - b. Significant deficiency(ies) identified?     yes     none reported
3. Noncompliance material to financial statements noted?     yes     no

**Audit of Federal Awards**

1. Internal Control Over Major Programs:
  - a. Material weakness(es) identified?     yes     no
  - b. Significant deficiency(ies) identified that are not considered to be material weaknesses?     yes     none reported
2. Type of Auditor’s Report Issued on Compliance For Major Programs – Modified.
3. Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance (2 CFR 200)?     yes     no
4. The programs tested as major programs include:

CFDA# 14.871                      Section 8 Housing Choice Voucher
5. Dollar threshold used to distinguish between Type A and Type B Programs as described in the Uniform Guidance (2 CFR 200): \$ 750,000
6. Auditee qualified as low-risk auditee under Uniform Guidance (2 CFR 200)?     yes     no
7. Nonstatistical sampling was used. To determine sample sizes, the AICPA Audit Guide *Audit Sampling* was used.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

Housing Choice Voucher-CDFA#14.871 and Low Rent Program-CDFA#14.850

The current Executive Director did not begin her employ until May 25, 2022.

2020-001-Section Eight Program Needs Improved Documentation- Eligibility

Criteria and Specific Requirement

The Authority should have documented internal control over compliance of the tenant file functions and waiting lists that are sufficient to detect errors and oversights.

Condition Found

SEMAP was not required to be filed with the audit year for the Housing Choice Voucher (HCV) Program. However, documented quality control checks must be done every year for the HCV Program (the designated major program) and also the Low Rent program.

Statement on Auditing Standards (SAS) #115 dictates that “inadequate design of controls over a significant account or process” is defined by the Standard as at least a “significant deficiency”, if not a “material weakness.” Adequate controls are deemed to include documented quality control checks. The Standard requires that there be documented, representative quality control checks done each year, and done by someone with enough knowledge and experience to properly do the checks.

We reviewed eleven HCF tenant files and eleven Low Rent tenant files. The files are in good condition.

The only exception we noted that the HCV Rent Reasonableness Survey appears to have been last updated on March 19, 2012. The Survey is supposed to be updated at least annually.

Cause

As noted above, the current Executive Director did not start until May 25, 2022. The cause is unknown.

Effect

The likelihood was not reduced to an acceptable level that material non-compliance could be timely detected.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

Recommendation

The Authority should perform and document quality control on the HCV and Low Rent tenant files on continual, representative basis. For the years that SEMAP is required to be certified, the documentation per the SEMAP guidelines are very specific. We recommend that at least two people, the person doing the main calculations and paperwork, and the one that will do the checks, attend a webcast or in-person seminar on preparing SEMAP. At least two people are preferable, since they can clarify things with each other. For years that SEMAP is not required, the quality control should closely follow the SEMAP, if not be exactly the same.

The Rent Reasonableness Survey should be updated and then updated annually thereafter.

The Low Rent quality control should also be documented. We discussed with the Executive Director a couple of ways to document this. There are also other methods.

Origination Date and Prior Year Reference

The finding originates in the current year.

View of Responsible Official

I am Sharon Dixon, Executive Director and Designated Person to answer these findings. We will comply with the auditor's recommendation.

Housing Choice Voucher-CDFA#14.871, Low Rent-CDFA#14.850 and Capital Fund-CDFA#14.872

2020-002-Fidelity-Surety Bond Is Not In effect-Special Tests

Criteria or Specific Requirement

Federal regulations require that a fidelity, also called a surety bond, is always in effect. This covers the Authority in the event of a monetary loss due to fraud committed by a common loss employee. The bond can be a position bond, which names each employee. Preferably the bond should be a blanket, which covers all employees without naming them.

Condition Found

It appears that the bond was cancelled a few years ago due to non-payment.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

Cause

Unknown.

Effect

The risk of fraud loss is not minimized by insurance, as good business practices and HUD regulations require.

Recommendation

The Authority should obtain a blanket bond policy. The amount of dollar coverage is subjective. However, we recommend a minimum of \$30,000 per year.

View of Responsible Official

We are currently in the process of trying to obtain coverage. The first insurance company I contacted no longer offers this coverage. However, we will continue our efforts to obtain this insurance.

Capital Fund-CDFA#14.872

2020-003-Capital Fund Deadlines Not Met-Reporting

Criteria or Specific Requirement

(a)-24 CFR Section 905 requires that at least 90% of the annual CFP grant be obligated within 2 years and fully expended within 4 years from the date that the funds were made available.

(b)-24 CFR Section 905 also requires that the Actual Modernization Cost Certificate (AMCC) and the accompanying final, attached costs breakdown be issued no later than twelve months after the expenditure deadline.

Condition Found

(a)-HUD notified the Authority by letter that an insufficient amount of the CFP 2018 program was drawn down by the obligation deadline of May 28, 2022. We noted previously that the current E.D. did not start until May 25, 2022.

(b)-As of the year end of this audit, September 30, 2020, the 2016 CFP program had been closed at least for a year. The AMCC and final costs breakdown have not been issued.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

Cause

Unknown.

Effect

Federal regulations were not complied with. In addition, the sooner the funds are drawn down, if not spent, they are invested. The sooner the funds are invested, the more interest income there is earned.

Recommendation

CFP funds should be timely obligated. This involves contracted amounts, not just an oral agreement or understanding. CFP funds should be timely expended. AMCCs and the final attached costs breakdowns should be issued on a timely basis.

Per the HUD letter, HUD is offering the Authority an opportunity to minimize the penalty for missing the obligation deadline if it PHA obligates 90% of the CFP that is non-compliance. The Authority should make sure it does this, if it has not already.

View of Responsible Official

We will comply with the auditor's recommendation.

Housing Choice Voucher-CDFA#14.871, Low Rent-CDFA#14.850, and Capital Fund-CDFA#14.872

2020-004-Late Filing of the Audit Report-Reporting

Criteria and Specific Requirement

The independent auditor's report is to be filed with the Legislative Auditor no later than six months after fiscal year end. The report is to be filed with HUD-REAC no later than nine months after year end. Management and the Board should review monthly financial statements on a timely basis.

Condition Found

The audit report was not filed by the state filing due date of March 31, or the HUD-REAC filing due date of June 30, 2022.

Cause

The auditor that was initially contracted to do the audit was unable to complete the audit.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section II – Findings related to the financial statements which are required to be reported in accordance with Governmental Auditing Standards generally accepted in the United States of America:**

Effect

State and federal regulations were not complied with. In addition, Management was not able to timely implement any recommendations included in this report.

Recommendation

State and federal filing due dates should be timely met.

View of Responsible Official

We will comply with the auditor's recommendation.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2020

**Section III – Findings and questioned costs for federal awards which are required to be reported under Uniform Guidance**

Audit findings 001, 002, and 004 also apply here.



**GRAMBLING HOUSING AUTHORITY**  
**300 B.T. Woodard Circle**  
**Grambling, LA 71245**  
**Phone No. (318) 247-6035 Fax No. (318) 247-6554**

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA**  
**CORRECTIVE ACTION PLAN**

YEAR ENDED SEPTEMBER 30, 2020

**Corrective Action Plan Finding:**

2020-001-Section Eight Program Needs Improved Documentation- Eligibility

**Condition:**

SEMAP was not required to be filed with the audit year for the Housing Choice Voucher (HCV) Program. However, documented quality control checks must be done every year for the HCV Program (the designated major program) and also the Low Rent program.

Statement on Auditing Standards (SAS) #115 dictates that “inadequate design of controls over a significant account or process” is defined by the Standard as at least a “significant deficiency”, if not a “material weakness.” Adequate controls are deemed to include documented quality control checks. The Standard requires that there be documented, representative quality control checks done each year, and done by someone with enough knowledge and experience to properly do the checks.

We reviewed eleven HCF tenant files and eleven Low Rent tenant files. The files are in good condition.

The only exception we noted that the HCV Rent Reasonableness Survey appears to have been last updated on March 19, 2012. The Survey is supposed to be updated at least annually.

**Corrective Action Planned**

I am Sharon Dixon, Executive Director and Designated Person to answer these findings. We will comply with the auditor’s recommendation.

**Person responsible for corrective action:**

Sharon Dixon, Executive Director  
Housing Authority of Grambling, Louisiana  
300 B.T. Woodard Circle  
Grambling, LA 71245

Telephone: (318) 247-6035  
Fax: (318) 247-6554

**Anticipated Completion Date-** June 30, 2023

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2020

**Corrective Action Plan Finding:**

2020-002-Fidelity-Surety Bond Is Not In effect

**Condition:**

It appears that the bond was cancelled a few years ago due to non-payment.

**Corrective Action Planned**

We are currently in the process of trying to obtain coverage. The first insurance company I contacted no longer offers this coverage. However, we will continue our efforts to obtain this insurance.

**Person responsible for corrective action:**

Sharon Dixson, Executive Director  
Housing Authority of Grambling, Louisiana  
300 B.T. Woodard Circle  
Grambling, LA 71245

Telephone: (318) 247-6035  
Fax: (318) 247-6554

**Anticipated Completion Date-** October 31, 2022

**Corrective Action Plan Finding:**

2020-003-Capital Fund Deadlines Not Met

**Condition:**

(a)-HUD notified the Authority by letter that an insufficient amount of the CFP 2018 program was drawn down by the obligation deadline of May 28, 2022. We noted previously that the current E.D. did not start until May 25, 2022.

(b)-As of the year end of this audit, September 30, 2020, the 2016 CFP program had been closed at least for a year. The AMCC and final costs breakdown have not been issued.

**Corrective Action Planned**

We will comply with the auditor's recommendation.

**Person responsible for corrective action:**

Sharon Dixson, Executive Director  
Housing Authority of Grambling, Louisiana  
300 B.T. Woodard Circle  
Grambling, LA 71245

Telephone: (318) 247-6035  
Fax: (318) 247-6554

**Anticipated Completion Date-** November 30, 2022

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2020

**Corrective Action Plan Finding:**

2020-004-Late Filing of the Audit Report

**Condition:**

The audit report was not filed by the state filing due date of March 31, or the HUD-REAC filing due date of June 30, 2022.

**Corrective Action Planned**

We will comply with the auditor's recommendation.

**Person responsible for corrective action:**

Sharon Dixson, Executive Director  
Housing Authority of Grambling, Louisiana  
300 B.T. Woodard Circle  
Grambling, LA 71245

Telephone: (318) 247-6035  
Fax: (318) 247-6554

**Anticipated Completion Date-** June 30, 2023

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2020

**The following prior audit findings were required to be reported under OMB Circular No. A-133, Section 510(a) (for the major program) for the prior year:**

Status of Prior Audit Findings

Finding 2019-001-Weak Internal Controls

Condition Found

(a)-The state filing deadline was not complied with. However, the federal filing deadline was met.

(b)-The Housing Choice Voucher Program (HCV) owed the Low Rent Program \$71,231. This was an excessive amount for one fund payable to another.

Current Status

(a)-Both the state and federal filing deadlines were missed for the current audit year. This is current Audit Finding 2020-004.

(b)-The interfund account was substantially reduced by September 30, 2020. This part of the finding is not repeated.

Finding 2019-002-Enterprise Income Verification (EIVs) Not Present

Condition Found

The prior auditor noted that in 7 of the 12 HCV files reviewed, there was not an EIV present. These are used to make sure the tenant is reporting all income reported to the Internal Revenue Service to the Authority. The latter uses the amount of income as part of the calculation of the tenant rental income.

Current Status

EIVs were present in all reviewed files in this audit year. This finding is not repeated.

**SEE MANAGEMENT LETTER ON NEXT PAGE**

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF MANAGEMENT LETTER ITEMS

YEAR ENDED SEPTEMBER 30, 2020

To Management and the Board of Commissioners:

In planning and performing our audit of the financial statements of the Housing Authority of the City of Grambling for the year ended September 30, 2020, we considered the Authority's internal controls in order to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal controls.

However, during our audit we became aware of matters that are opportunities for strengthening internal controls and operating efficiency. The memorandum contained in this letter summarizes our comments and suggestions regarding those matters. (We have also reported on the Authority's internal control in our report dated October 27, 2022.) This letter does not affect our report dated October 27, 2022 on the financial statements of the Housing Authority of the City of Grambling.

The status of these comments will be reviewed during the next audit engagement. We have already discussed these comments and suggestions with various authority personnel, and we will be pleased to discuss them in further detail at your convenience, to perform additional study of these matters, or to assist you in implementing the recommendations.

Our recommendations are as follows:

2020-M1-Depository Agreement

Condition

Federal regulations require the Authority to have a written Depository Agreement in place with all banks for which it has an account. The Authority may have such an Agreement with the one relevant bank. However, due to Executive Director turnover, the Agreement may not be available.

Recommendation

Management should contact the bank and obtain a copy of the Depository Agreement, if one exists. If not, Management should obtain one from the bank.

View of Responsible Official

I will comply with the auditor's recommendation.

2020-M2-Policies

Condition

The prior audit report for the year ended September 30, 2019, prepared by a prior auditor, included the Legislative Auditor's Agreed-Upon Procedures (AUP) report. The AUP report was discontinued for the years ended September 2020 and 2021. However, it is required for the year ended September 2022.

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
SCHEDULE OF MANAGEMENT LETTER ITEMS

YEAR ENDED SEPTEMBER 30, 2020

The prior auditor noted that he reviewed several polices including the following; Budgeting, Purchasing, Disbursements, Receipts/Collections, Payroll/Personnel. Contracting, Credit and Debit Cards, Travel, and Ethics. As noted previously, the prior E.D. died in September 2021. The new E.D. has been unable to find these policies, except for Ethics. The Ethics Policy is not signed.

Recommendation

If the current Executive Director is unable to locate these policies within the next few weeks, we recommend that new policies be adopted. The latest AUP tweaks the requirements of a Disaster Recovery/Technology Policy and now requires a Sexual Harassment Policy. We have advised the new E.D that we can direct her how to access these policies if she needs to.

View of Responsible Official

I will comply with the auditor's recommendation.

2020-M3-Profit Sharing Contributions

Condition

Only ten monthly contributions were made in the fiscal year to the profit -sharing plan, instead of the required twelve. The amounts actually figured and contributed on each paycheck agreed to the Plan provisions within immaterial amounts.

Recommendation

Management should schedule and count the monthly contributions through the years ended September 30, 2021 and 2022, and then year-to-date. If the two short payments were not properly made up subsequently, or there were other underpayments, Management should schedule, then communicate with the Plan contact and make the contributions.

As an alternative, Management can have the auditor verify the subsequent years, which we (the auditor) will check in any event.

Management should make sure that 7.5% of salaries for eligible, participating employees were contributed for all periods after September 30, 2020.

View of Responsible Official

I will comply with the auditor's recommendation.

**SUPPLEMENTARY INFORMATION**

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
STATEMENT OF MODERNIZATION COSTS - UNCOMPLETED

YEAR ENDED SEPTEMBER 30, 2020

CASH BASIS

|                              | 2016<br>Capital Fund | 2017<br>Capital Fund | 2018<br>Capital Fund | 2019<br>Capital Fund | 2020<br>Capital Fund |
|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Funds approved               | \$ 110,985           | \$ 119,859           | \$ 187,614           | \$ 194,690           | \$ 207,654           |
| Funds expended               | 110,985              | 112,859              | 10,346               | 91,995               | 0                    |
| Excess of funds approved     | <u>\$ 0</u>          | <u>\$ 7,000</u>      | <u>\$ 177,268</u>    | <u>\$ 102,695</u>    | <u>\$ 207,654</u>    |
| Funds advanced               | \$ 110,985           | \$ 101,014           | \$ 0                 | \$ 0                 | \$ 0                 |
| Funds expended               | 110,985              | 112,859              | 10,346               | 91,995               | 0                    |
| Excess (Deficiency) of funds | <u>\$ 0</u>          | <u>\$ (11,845)</u>   | <u>\$ (10,346)</u>   | <u>\$ (91,995)</u>   | <u>\$ 0</u>          |

See accountant's report



HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
 SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO AGENCY HEAD  
 OR CHIEF EXECUTIVE DIRECTOR

YEAR ENDED SEPTEMBER 30, 2020

**Agency Head Name:** Sharon Dixson, Executive Director

| <b>Purpose</b>                         | <b>Amount</b>                  |
|--|--------------------------------|
| Salary                                 | \$71,000                       |
| Benefits-insurance                     |                                |
| Benefits-retirement                    |                                |
| Benefits-<list any other here>         |                                |
| Car allowance                          |                                |
| Vehicle provided by government         | <enter amount reported on W-2> |
| Per diem                               |                                |
| Reimbursements                         |                                |
| Travel                                 |                                |
| Registration fees                      |                                |
| Conference travel                      |                                |
| Continuing professional education fees |                                |
| Housing                                |                                |
| Unvouchered expenses*                  |                                |
| Special meals                          |                                |
| <b>Total</b>                           | <b>\$71,000</b>                |

See accountant's report

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2020**

| <b>Entity Wide Balance Sheet Summary</b>                          |               |   |  |                                    |              |      |              |
|---|---------------|---|--|------------------------------------|--------------|------|--------------|
|   | Project Total | 14.871<br>Housing<br>Choice<br>Vouchers | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | 14.HCC HCV<br>CARES Act<br>Funding | Subtotal     | ELIM | Total        |
| 111 Cash - Unrestricted   | \$238,283     | \$33,286                                | \$0  | \$0                                | \$271,569    |      | \$271,569    |
| 112 Cash - Restricted - Modernization and Development             | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 113 Cash - Other Restricted                                       | \$0           |   | \$0  | \$22,423                           | \$22,423     |      | \$22,423     |
| 114 Cash - Tenant Security Deposits                               | \$19,925      | \$0                                     | \$0  | \$0                                | \$19,925     |      | \$19,925     |
| 115 Cash - Restricted for Payment of Current Liabilities          | \$0           |   | \$0  | \$0                                | \$0          |      | \$0          |
| 100 Total Cash  | \$258,208     | \$33,286                                | \$0  | \$22,423                           | \$313,917    | \$0  | \$313,917    |
| 121 Accounts Receivable - PHA Projects                            | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 122 Accounts Receivable - HUD Other Projects                      | \$141,529     | \$12,738                                | \$0  |                                    | \$154,267    |      | \$154,267    |
| 124 Accounts Receivable - Other Government                        | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 125 Accounts Receivable - Miscellaneous                           |               |   |  |                                    |              |      |              |
| 126 Accounts Receivable - Tenants                                 | \$7,881       | \$0                                     | \$0  | \$0                                | \$7,881      |      | \$7,881      |
| 126.1 Allowance for Doubtful Accounts - Tenants                   | -\$2,064      | \$0                                     | \$0  | \$0                                | -\$2,064     |      | -\$2,064     |
| 126.2 Allowance for Doubtful Accounts - Other                     | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 127 Notes, Loans, & Mortgages Receivable - Current                | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 128 Fraud Recovery  | \$0           | \$11,074                                | \$0  | \$0                                | \$11,074     |      | \$11,074     |
| 128.1 Allowance for Doubtful Accounts - Fraud                     | \$0           | -\$11,074                               | \$0  | \$0                                | -\$11,074    |      | -\$11,074    |
| 129 Accrued Interest Receivable                                   | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts    | \$147,346     | \$12,738                                | \$0  | \$0                                | \$160,084    | \$0  | \$160,084    |
| 131 Investments - Unrestricted                                    | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 132 Investments - Restricted                                      | \$0           |   | \$0  | \$0                                | \$0          |      | \$0          |
| 135 Investments - Restricted for Payment of Current Liability     | \$0           |   | \$0  | \$0                                | \$0          |      | \$0          |
| 142 Prepaid Expenses and Other Assets                             | \$27,783      | \$214                                   | \$0  | \$0                                | \$27,997     |      | \$27,997     |
| 143 Inventories   | \$719         | \$0                                     | \$0  | \$0                                | \$719        |      | \$719        |
| 143.1 Allowance for Obsolete Inventories                          | -\$36         | \$0                                     | \$0  | \$0                                | -\$36        |      | -\$36        |
| 144 Inter Program Due From  | \$0           |   |  |                                    | \$0          |      | \$0          |
| 145 Assets Held for Sale  | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 150 Total Current Assets  | \$434,020     | \$46,238                                | \$0  | \$22,423                           | \$502,681    | \$0  | \$502,681    |
| 161 Land  | \$120,589     | \$0                                     | \$0  | \$0                                | \$120,589    |      | \$120,589    |
| 162 Buildings   | \$5,787,432   | \$0                                     | \$0  | \$0                                | \$5,787,432  |      | \$5,787,432  |
| 163 Furniture, Equipment & Machinery - Dwellings                  | \$52,573      | \$0                                     | \$0  | \$0                                | \$52,573     |      | \$52,573     |
| 164 Furniture, Equipment & Machinery - Administration             | \$238,855     | \$2,775                                 | \$0  | \$0                                | \$241,630    |      | \$241,630    |
| 165 Leasehold Improvements  | \$729,304     | \$0                                     | \$0  | \$0                                | \$729,304    |      | \$729,304    |
| 166 Accumulated Depreciation                                      | -\$5,682,607  | -\$2,775                                | \$0  | \$0                                | -\$5,685,382 |      | -\$5,685,382 |
| 167 Construction in Progress                                      | \$91,285      | \$0                                     | \$0  | \$0                                | \$91,285     |      | \$91,285     |
| 168 Infrastructure  | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 160 Total Capital Assets, Net of Accumulated Depreciation         | \$1,337,431   | \$0                                     | \$0  | \$0                                | \$1,337,431  | \$0  | \$1,337,431  |
| 171 Notes, Loans and Mortgages Receivable - Non-Current           |               |   |  |                                    |              |      |              |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due |               |   |  |                                    |              |      |              |
| 173 Grants Receivable - Non Current                               | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 174 Other Assets  |               |   |  |                                    |              |      |              |
| 176 Investments in Joint Ventures                                 |               |   |  |                                    |              |      |              |
| 180 Total Non-Current Assets                                      | \$1,337,431   | \$0                                     | \$0  | \$0                                | \$1,337,431  | \$0  | \$1,337,431  |
| 200 Deferred Outflow of Resources                                 | \$0           | \$0                                     | \$0  | \$0                                | \$0          |      | \$0          |
| 290 Total Assets and Deferred Outflow of Resources                | \$1,771,451   | \$46,238                                | \$0  | \$22,423                           | \$1,840,112  | \$0  | \$1,840,112  |

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2020**

| <b>Entity Wide Balance Sheet Summary</b>                                  |               |   |  |                                    |             |      |             |
|---|---------------|---|--|------------------------------------|-------------|------|-------------|
|   | Project Total | 14.871<br>Housing<br>Choice<br>Vouchers | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | 14.HCC HCV<br>CARES Act<br>Funding | Subtotal    | ELIM | Total       |
| 311 Bank Overdraft  | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 312 Accounts Payable <= 90 Days   | \$13,329      | \$0                                     | \$0  | \$0                                | \$13,329    |      | \$13,329    |
| 313 Accounts Payable >90 Days Past Due                                    | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 321 Accrued Wage/Payroll Taxes Payable                                    | \$20,657      | \$0                                     | \$0  | \$0                                | \$20,657    |      | \$20,657    |
| 322 Accrued Compensated Absences - Current Portion                        | \$4,764       | \$201                                   | \$0  | \$0                                | \$4,965     |      | \$4,965     |
| 324 Accrued Contingency Liability   | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 325 Accrued Interest Payable  | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 331 Accounts Payable - HUD PHA Programs                                   |               |   |  |                                    |             |      |             |
| 332 Account Payable - PHA Projects  | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 333 Accounts Payable - Other Government                                   | \$13,383      | \$0                                     | \$0  | \$0                                | \$13,383    |      | \$13,383    |
| 341 Tenant Security Deposits  | \$19,925      | \$0                                     | \$0  | \$0                                | \$19,925    |      | \$19,925    |
| 342 Unearned Revenue  | \$3,668       | \$0                                     |  | \$22,423                           | \$26,091    |      | \$26,091    |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue |               | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 344 Current Portion of Long-term Debt - Operating Borrowings              | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 345 Other Current Liabilities   | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 346 Accrued Liabilities - Other   | \$1,254       | \$0                                     | \$0  | \$0                                | \$1,254     |      | \$1,254     |
| 347 Inter Program - Due To  | \$0           | \$0                                     |  | \$0                                | \$0         |      | \$0         |
| 348 Loan Liability - Current  |               |   |  |                                    |             |      |             |
| 310 Total Current Liabilities   | \$76,980      | \$201                                   | \$0  | \$22,423                           | \$99,604    | \$0  | \$99,604    |
|   |               |   |  |                                    |             |      |             |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue    |               |   |  |                                    |             |      |             |
| 352 Long-term Debt, Net of Current - Operating Borrowings                 | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 353 Non-current Liabilities - Other                                       | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 354 Accrued Compensated Absences - Non Current                            | \$60,363      | \$3,183                                 | \$0  | \$0                                | \$63,546    |      | \$63,546    |
| 355 Loan Liability - Non Current  |               |   |  |                                    |             |      |             |
| 356 FASB 5 Liabilities  | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 357 Accrued Pension and OPEB Liabilities                                  |               |   |  |                                    |             |      |             |
| 350 Total Non-Current Liabilities   | \$60,363      | \$3,183                                 | \$0  | \$0                                | \$63,546    | \$0  | \$63,546    |
|   |               |   |  |                                    |             |      |             |
| 300 Total Liabilities   | \$137,343     | \$3,384                                 | \$0  | \$22,423                           | \$163,150   | \$0  | \$163,150   |
|   |               |   |  |                                    |             |      |             |
| 400 Deferred Inflow of Resources  | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
|   |               |   |  |                                    |             |      |             |
| 508.4 Net Investment in Capital Assets                                    | \$1,337,431   | \$0                                     | \$0  | \$0                                | \$1,337,431 |      | \$1,337,431 |
| 511.4 Restricted Net Position   | \$0           | \$0                                     | \$0  | \$0                                | \$0         |      | \$0         |
| 512.4 Unrestricted Net Position   | \$296,677     | \$42,854                                | \$0  | \$0                                | \$339,531   |      | \$339,531   |
| 513 Total Equity - Net Assets / Position                                  | \$1,634,108   | \$42,854                                | \$0  | \$0                                | \$1,676,962 | \$0  | \$1,676,962 |
|   |               |   |  |                                    |             |      |             |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - Net     | \$1,771,451   | \$46,238                                | \$0  | \$22,423                           | \$1,840,112 | \$0  | \$1,840,112 |

HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES

YEAR ENDED SEPTEMBER 30, 2020

| <b>Single Project Revenue and Expense</b>               |           |              |               |
|---|-----------|--------------|---------------|
|   | Low Rent  | Capital Fund | Total Project |
| 70300 Net Tenant Rental Revenue                         | \$149,097 | \$0          | \$149,097     |
| 70400 Tenant Revenue - Other                            | \$7,580   | \$0          | \$7,580       |
| 70500 Total Tenant Revenue                              | \$156,677 | \$0          | \$156,677     |
|   |           |              |               |
| 70600 HUD PHA Operating Grants                          | \$252,652 | \$2,495      | \$255,147     |
| 70610 Capital Grants                                    | \$0       | \$89,500     | \$89,500      |
| 70710 Management Fee                                    |           |              |               |
| 70720 Asset Management Fee                              |           |              |               |
| 70730 Book Keeping Fee                                  |           |              |               |
| 70740 Front Line Service Fee                            |           |              |               |
| 70750 Other Fees  |           |              |               |
| 70700 Total Fee Revenue                                 |           |              |               |
|   |           |              |               |
| 70800 Other Government Grants                           | \$0       | \$0          | \$0           |
| 71100 Investment Income - Unrestricted                  | \$99      | \$0          | \$99          |
| 71200 Mortgage Interest Income                          | \$0       | \$0          | \$0           |
| 71300 Proceeds from Disposition of Assets Held for Sale | \$0       | \$0          | \$0           |
| 71310 Cost of Sale of Assets                            | \$0       | \$0          | \$0           |
| 71400 Fraud Recovery                                    | \$0       | \$0          | \$0           |
| 71500 Other Revenue                                     | \$22,328  | \$0          | \$22,328      |
| 71600 Gain or Loss on Sale of Capital Assets            | \$0       | \$0          | \$0           |
| 72000 Investment Income - Restricted                    | \$0       | \$0          | \$0           |
| 70000 Total Revenue                                     | \$431,756 | \$91,995     | \$523,751     |
|   |           |              |               |
| 91100 Administrative Salaries                           | \$120,742 | \$0          | \$120,742     |
| 91200 Auditing Fees                                     | \$18,806  | \$0          | \$18,806      |
| 91300 Management Fee                                    |           |              |               |
| 91310 Book-keeping Fee                                  | \$0       | \$0          | \$0           |
| 91400 Advertising and Marketing                         | \$0       | \$0          | \$0           |
| 91500 Employee Benefit contributions - Administrative   | \$55,101  | \$0          | \$55,101      |
| 91600 Office Expenses                                   | \$45,850  | \$0          | \$45,850      |
| 91700 Legal Expense                                     | \$4,451   | \$0          | \$4,451       |
| 91800 Travel  | \$2,745   | \$0          | \$2,745       |
| 91810 Allocated Overhead                                | \$0       | \$0          | \$0           |
| 91900 Other   | \$14,501  | \$0          | \$14,501      |
| 91000 Total Operating - Administrative                  | \$262,196 | \$0          | \$262,196     |
|   |           |              |               |
| 92000 Asset Management Fee                              | \$0       | \$0          | \$0           |
| 92100 Tenant Services - Salaries                        | \$0       | \$0          | \$0           |
| 92200 Relocation Costs                                  | \$2,277   | \$0          | \$2,277       |
| 92300 Employee Benefit Contributions - Tenant Services  | \$0       | \$0          | \$0           |
| 92400 Tenant Services - Other                           | \$354     | \$0          | \$354         |
| 92500 Total Tenant Services                             | \$2,631   | \$0          | \$2,631       |
|   |           |              |               |
| 93100 Water   | \$316     | \$0          | \$316         |
| 93200 Electricity                                       | \$11,837  | \$0          | \$11,837      |
| 93300 Gas   | \$1,345   | \$0          | \$1,345       |
| 93400 Fuel  | \$0       | \$0          | \$0           |
| 93500 Labor   | \$0       | \$0          | \$0           |
| 93600 Sewer   | \$489     | \$0          | \$489         |

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2020

| <b>Single Project Revenue and Expense</b>                       |           |              |               |
|---|-----------|--------------|---------------|
|   | Low Rent  | Capital Fund | Total Project |
| 93700 Employee Benefit Contributions - Utilities                | \$0       | \$0          | \$0           |
| 93800 Other Utilities Expense                                   | \$0       | \$0          | \$0           |
| 93000 Total Utilities   | \$13,987  | \$0          | \$13,987      |
|   |           |              |               |
| 94100 Ordinary Maintenance and Operations - Labor               | \$0       | \$0          | \$0           |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$35,188  | \$0          | \$35,188      |
| 94300 Ordinary Maintenance and Operations Contracts             | \$101,823 | \$0          | \$101,823     |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | \$0       | \$0          | \$0           |
| 94000 Total Maintenance   | \$137,011 | \$0          | \$137,011     |
|   |           |              |               |
| 95100 Protective Services - Labor                               | \$0       | \$0          | \$0           |
| 95200 Protective Services - Other Contract Costs                | \$0       | \$0          | \$0           |
| 95300 Protective Services - Other                               | \$0       | \$0          | \$0           |
| 95500 Employee Benefit Contributions - Protective Services      | \$0       | \$0          | \$0           |
| 95000 Total Protective Services                                 | \$0       | \$0          | \$0           |
|   |           |              |               |
| 96110 Property Insurance  | \$30,362  | \$0          | \$30,362      |
| 96120 Liability Insurance                                       | \$8,448   | \$0          | \$8,448       |
| 96130 Workmen's Compensation                                    | \$5,910   | \$0          | \$5,910       |
| 96140 All Other Insurance                                       | \$6,436   | \$0          | \$6,436       |
| 96100 Total insurance Premiums                                  | \$51,156  | \$0          | \$51,156      |
|   |           |              |               |
| 96200 Other General Expenses                                    | \$0       | \$0          | \$0           |
| 96210 Compensated Absences                                      | \$9,368   | \$0          | \$9,368       |
| 96300 Payments in Lieu of Taxes                                 | \$13,475  | \$0          | \$13,475      |
| 96400 Bad debt - Tenant Rents                                   | \$2,064   | \$0          | \$2,064       |
| 96500 Bad debt - Mortgages                                      | \$0       | \$0          | \$0           |
| 96600 Bad debt - Other  | \$0       | \$0          | \$0           |
| 96800 Severance Expense   | \$0       | \$0          | \$0           |
| 96000 Total Other General Expenses                              | \$24,907  | \$0          | \$24,907      |
|   |           |              |               |
| 96710 Interest of Mortgage (or Bonds) Payable                   | \$0       | \$0          | \$0           |
| 96720 Interest on Notes Payable (Short and Long Term)           | \$0       | \$0          | \$0           |
| 96730 Amortization of Bond Issue Costs                          | \$0       | \$0          | \$0           |
| 96700 Total Interest Expense and Amortization Cost              | \$0       | \$0          | \$0           |
|   |           |              |               |
| 96900 Total Operating Expenses                                  | \$491,888 | \$0          | \$491,888     |
|   |           |              |               |
| 97000 Excess of Operating Revenue over Operating Expenses       | -\$60,132 | \$91,995     | \$31,863      |
|   |           |              |               |
| 97100 Extraordinary Maintenance                                 | \$1,500   | \$0          | \$1,500       |
| 97200 Casualty Losses - Non-capitalized                         | \$0       | \$0          | \$0           |
| 97300 Housing Assistance Payments                               | \$0       | \$0          | \$0           |
| 97350 HAP Portability-In  | \$0       | \$0          | \$0           |
| 97400 Depreciation Expense                                      | \$171,474 | \$0          | \$171,474     |
| 97500 Fraud Losses  | \$0       | \$0          | \$0           |
| 97600 Capital Outlays - Governmental Funds                      | \$0       | \$0          | \$0           |
| 97700 Debt Principal Payment - Governmental Funds               | \$0       | \$0          | \$0           |
| 97800 Dwelling Units Rent Expense                               | \$0       | \$0          | \$0           |
| 90000 Total Expenses  | \$664,862 | \$0          | \$664,862     |

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

YEAR ENDED SEPTEMBER 30, 2020

| <b>Single Project Revenue and Expense</b>                                 |             |              |               |
|---|-------------|--------------|---------------|
|   | Low Rent    | Capital Fund | Total Project |
| 10010 Operating Transfer In   | \$2,495     | \$0          | \$2,495       |
| 10020 Operating transfer Out  | \$0         | -\$2,495     | -\$2,495      |
| 10030 Operating Transfers from/to Primary Government                      |             |              |               |
| 10040 Operating Transfers from/to Component Unit                          | \$0         | \$0          | \$0           |
| 10050 Proceeds from Notes, Loans and Bonds                                |             |              |               |
| 10060 Proceeds from Property Sales  |             |              |               |
| 10070 Extraordinary Items, Net Gain/Loss                                  | \$0         | \$0          | \$0           |
| 10080 Special Items (Net Gain/Loss)                                       | \$0         | \$0          | \$0           |
| 10091 Inter Project Excess Cash Transfer In                               | \$0         | \$0          | \$0           |
| 10092 Inter Project Excess Cash Transfer Out                              | \$0         | \$0          | \$0           |
| 10093 Transfers between Program and Project - In                          | \$0         | \$0          | \$0           |
| 10094 Transfers between Project and Program - Out                         | \$0         | \$0          | \$0           |
| 10100 Total Other financing Sources (Uses)                                | \$2,495     | -\$2,495     | \$0           |
|   |             |              |               |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses    | -\$230,611  | \$89,500     | -\$141,111    |
|   |             |              |               |
| 11020 Required Annual Debt Principal Payments                             | \$0         | \$0          | \$0           |
| 11030 Beginning Equity  | \$1,775,219 | \$0          | \$1,775,219   |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$89,500    | -\$89,500    | \$0           |
| 11050 Changes in Compensated Absence Balance                              |             |              |               |
| 11060 Changes in Contingent Liability Balance                             |             |              |               |
| 11070 Changes in Unrecognized Pension Transition Liability                |             |              |               |
| 11080 Changes in Special Term/Severance Benefits Liability                |             |              |               |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents         |             |              |               |
| 11100 Changes in Allowance for Doubtful Accounts - Other                  |             |              |               |
| 11170 Administrative Fee Equity   |             |              |               |
|   |             |              |               |
| 11180 Housing Assistance Payments Equity                                  |             |              |               |
| 11190 Unit Months Available   | 969         |              | 969           |
| 11210 Number of Unit Months Leased  | 937         |              | 937           |
| 11270 Excess Cash   | \$287,584   |              | \$287,584     |
| 11610 Land Purchases  | \$0         | \$0          | \$0           |
| 11620 Building Purchases  | \$0         | \$89,500     | \$89,500      |
| 11630 Furniture & Equipment - Dwelling Purchases                          | \$0         | \$0          | \$0           |
| 11640 Furniture & Equipment - Administrative Purchases                    | \$0         | \$0          | \$0           |
| 11650 Leasehold Improvements Purchases                                    | \$0         | \$0          | \$0           |
| 11660 Infrastructure Purchases  | \$0         | \$0          | \$0           |
| 13510 CFFP Debt Service Payments  | \$0         | \$0          | \$0           |
| 13901 Replacement Housing Factor Funds                                    | \$0         | \$0          | \$0           |

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2020**

| <b>Entity Wide Revenue and Expense Summary</b>          |               |                                      |  |                                    |           |      |           |
|---|---------------|--------------------------------------|--|------------------------------------|-----------|------|-----------|
|   | Project Total | 14.871 Housing<br>Choice<br>Vouchers | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | 14.HCC HCV<br>CARES Act<br>Funding | Subtotal  | ELIM | Total     |
| 70300 Net Tenant Rental Revenue                         | \$149,097     | \$0                                  | \$0  | \$0                                | \$149,097 |      | \$149,097 |
| 70400 Tenant Revenue - Other                            | \$7,580       | \$0                                  | \$0  | \$0                                | \$7,580   |      | \$7,580   |
| 70500 Total Tenant Revenue                              | \$156,677     | \$0                                  | \$0  | \$0                                | \$156,677 | \$0  | \$156,677 |
| 70600 HUD PHA Operating Grants                          | \$255,147     | \$440,764                            | \$0  |                                    | \$695,911 |      | \$695,911 |
| 70610 Capital Grants                                    | \$89,500      | \$0                                  | \$0  | \$0                                | \$89,500  |      | \$89,500  |
| 70710 Management Fee                                    |               |                                      |  |                                    |           |      |           |
| 70720 Asset Management Fee                              |               |                                      |  |                                    |           |      |           |
| 70730 Book Keeping Fee                                  |               |                                      |  |                                    |           |      |           |
| 70740 Front Line Service Fee                            |               |                                      |  |                                    |           |      |           |
| 70750 Other Fees  |               |                                      |  |                                    |           |      |           |
| 70700 Total Fee Revenue                                 |               |                                      |  |                                    | \$0       | \$0  | \$0       |
| 70800 Other Government Grants                           | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 71100 Investment Income - Unrestricted                  | \$99          | \$61                                 | \$0  | \$0                                | \$160     |      | \$160     |
| 71200 Mortgage Interest Income                          | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 71300 Proceeds from Disposition of Assets Held for Sale | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 71310 Cost of Sale of Assets                            | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 71400 Fraud Recovery                                    | \$0           |                                      | \$0  | \$0                                | \$0       |      | \$0       |
| 71500 Other Revenue                                     | \$22,328      | \$443                                | \$0  | \$0                                | \$22,771  |      | \$22,771  |
| 71600 Gain or Loss on Sale of Capital Assets            | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 72000 Investment Income - Restricted                    | \$0           |                                      | \$0  | \$0                                | \$0       |      | \$0       |
| 70000 Total Revenue                                     | \$523,751     | \$441,268                            | \$0  | \$0                                | \$965,019 | \$0  | \$965,019 |
| 91100 Administrative Salaries                           | \$120,742     | \$5,080                              | \$0  | \$0                                | \$125,822 |      | \$125,822 |
| 91200 Auditing Fees                                     | \$18,806      | \$582                                | \$0  | \$0                                | \$19,388  |      | \$19,388  |
| 91300 Management Fee                                    |               |                                      |  |                                    |           |      |           |
| 91310 Book-keeping Fee                                  | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 91400 Advertising and Marketing                         | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 91500 Employee Benefit contributions - Administrative   | \$55,101      | \$1,727                              | \$0  | \$0                                | \$56,828  |      | \$56,828  |
| 91600 Office Expenses                                   | \$45,850      | \$12,155                             | \$0  | \$0                                | \$58,005  |      | \$58,005  |
| 91700 Legal Expense                                     | \$4,451       | \$0                                  | \$0  | \$0                                | \$4,451   |      | \$4,451   |
| 91800 Travel  | \$2,745       | \$31                                 | \$0  | \$0                                | \$2,776   |      | \$2,776   |
| 91810 Allocated Overhead                                | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 91900 Other   | \$14,501      | \$453                                | \$0  | \$0                                | \$14,954  |      | \$14,954  |
| 91000 Total Operating - Administrative                  | \$262,196     | \$20,028                             | \$0  | \$0                                | \$282,224 | \$0  | \$282,224 |
| 92000 Asset Management Fee                              | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 92100 Tenant Services - Salaries                        | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 92200 Relocation Costs                                  | \$2,277       | \$0                                  | \$0  | \$0                                | \$2,277   |      | \$2,277   |
| 92300 Employee Benefit Contributions - Tenant Services  | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 92400 Tenant Services - Other                           | \$354         | \$0                                  | \$0  | \$0                                | \$354     |      | \$354     |
| 92500 Total Tenant Services                             | \$2,631       | \$0                                  | \$0  | \$0                                | \$2,631   | \$0  | \$2,631   |
| 93100 Water   | \$316         | \$0                                  | \$0  | \$0                                | \$316     |      | \$316     |
| 93200 Electricity                                       | \$11,837      | \$0                                  | \$0  | \$0                                | \$11,837  |      | \$11,837  |
| 93300 Gas   | \$1,345       | \$0                                  | \$0  | \$0                                | \$1,345   |      | \$1,345   |
| 93400 Fuel  | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 93500 Labor   | \$0           | \$0                                  | \$0  | \$0                                | \$0       |      | \$0       |
| 93600 Sewer   | \$489         | \$0                                  | \$0  | \$0                                | \$489     |      | \$489     |

**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2020**

| <b>Entity Wide Revenue and Expense Summary</b>                  |               |                                      |  |                                    |             |      |             |
|---|---------------|--------------------------------------|--|------------------------------------|-------------|------|-------------|
|   | Project Total | 14.871 Housing<br>Choice<br>Vouchers | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | 14.HCC HCV<br>CARES Act<br>Funding | Subtotal    | ELIM | Total       |
| 93700 Employee Benefit Contributions - Utilities                | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 93800 Other Utilities Expense                                   | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 93000 Total Utilities   | \$13,987      | \$0                                  | \$0  | \$0                                | \$13,987    | \$0  | \$13,987    |
| 94100 Ordinary Maintenance and Operations - Labor               | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$35,188      | \$0                                  | \$0  | \$0                                | \$35,188    |      | \$35,188    |
| 94300 Ordinary Maintenance and Operations Contracts             | \$101,823     | \$0                                  |  | \$0                                | \$101,823   |      | \$101,823   |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 94000 Total Maintenance   | \$137,011     | \$0                                  | \$0  | \$0                                | \$137,011   | \$0  | \$137,011   |
| 95100 Protective Services - Labor                               | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 95200 Protective Services - Other Contract Costs                | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 95300 Protective Services - Other                               | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 95500 Employee Benefit Contributions - Protective Services      | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 95000 Total Protective Services                                 | \$0           | \$0                                  | \$0  | \$0                                | \$0         | \$0  | \$0         |
| 96110 Property Insurance  | \$30,362      | \$0                                  | \$0  | \$0                                | \$30,362    |      | \$30,362    |
| 96120 Liability Insurance                                       | \$8,448       | \$0                                  | \$0  | \$0                                | \$8,448     |      | \$8,448     |
| 96130 Workmen's Compensation                                    | \$5,910       | \$928                                | \$0  | \$0                                | \$6,838     |      | \$6,838     |
| 96140 All Other Insurance                                       | \$6,436       | \$85                                 | \$0  | \$0                                | \$6,521     |      | \$6,521     |
| 96100 Total insurance Premiums                                  | \$51,156      | \$1,013                              | \$0  | \$0                                | \$52,169    | \$0  | \$52,169    |
| 96200 Other General Expenses                                    | \$0           | \$157                                | \$0  | \$0                                | \$157       |      | \$157       |
| 96210 Compensated Absences                                      | \$9,368       | \$418                                | \$0  | \$0                                | \$9,786     |      | \$9,786     |
| 96300 Payments in Lieu of Taxes                                 | \$13,475      | \$0                                  | \$0  | \$0                                | \$13,475    |      | \$13,475    |
| 96400 Bad debt - Tenant Rents                                   | \$2,064       | \$0                                  | \$0  | \$0                                | \$2,064     |      | \$2,064     |
| 96500 Bad debt - Mortgages                                      | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 96600 Bad debt - Other  | \$0           | \$46                                 | \$0  | \$0                                | \$46        |      | \$46        |
| 96800 Severance Expense   | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 96000 Total Other General Expenses                              | \$24,907      | \$621                                | \$0  | \$0                                | \$25,528    | \$0  | \$25,528    |
| 96710 Interest of Mortgage (or Bonds) Payable                   | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 96720 Interest on Notes Payable (Short and Long Term)           |               | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 96730 Amortization of Bond Issue Costs                          | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 96700 Total Interest Expense and Amortization Cost              | \$0           | \$0                                  | \$0  | \$0                                | \$0         | \$0  | \$0         |
| 96900 Total Operating Expenses                                  | \$491,888     | \$21,662                             | \$0  | \$0                                | \$513,550   | \$0  | \$513,550   |
| 97000 Excess of Operating Revenue over Operating Expenses       | \$31,863      | \$419,606                            | \$0  | \$0                                | \$451,469   | \$0  | \$451,469   |
| 97100 Extraordinary Maintenance                                 | \$1,500       | \$0                                  | \$0  | \$0                                | \$1,500     |      | \$1,500     |
| 97200 Casualty Losses - Non-capitalized                         | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 97300 Housing Assistance Payments                               | \$0           | \$393,293                            | \$0  | \$0                                | \$393,293   |      | \$393,293   |
| 97350 HAP Portability-In  | \$0           | \$401                                | \$0  | \$0                                | \$401       |      | \$401       |
| 97400 Depreciation Expense                                      | \$171,474     | \$0                                  | \$0  | \$0                                | \$171,474   |      | \$171,474   |
| 97500 Fraud Losses  | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 97600 Capital Outlays - Governmental Funds                      |               |                                      |  |                                    |             |      |             |
| 97700 Debt Principal Payment - Governmental Funds               |               |                                      |  |                                    |             |      |             |
| 97800 Dwelling Units Rent Expense                               | \$0           | \$0                                  | \$0  | \$0                                | \$0         |      | \$0         |
| 90000 Total Expenses  | \$664,862     | \$415,356                            | \$0  | \$0                                | \$1,080,218 | \$0  | \$1,080,218 |



**HOUSING AUTHORITY OF GRAMBLING, LOUISIANA  
FINANCIAL DATA SCHEDULES**

**YEAR ENDED SEPTEMBER 30, 2020**

| <b>Entity Wide Revenue and Expense Summary</b>                            |               |                                      |  |                                    |             |          |             |
|---|---------------|--------------------------------------|--|------------------------------------|-------------|----------|-------------|
|   | Project Total | 14.871 Housing<br>Choice<br>Vouchers | 14.PHC Public<br>Housing<br>CARES Act<br>Funding | 14.HCC HCV<br>CARES Act<br>Funding | Subtotal    | ELIM     | Total       |
| 10010 Operating Transfer In   | \$2,495       | \$0                                  | \$0  | \$0                                | \$2,495     | -\$2,495 | \$0         |
| 10020 Operating transfer Out  | -\$2,495      | \$0                                  | \$0  | \$0                                | -\$2,495    | \$2,495  | \$0         |
| 10030 Operating Transfers from/to Primary Government                      |               | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10040 Operating Transfers from/to Component Unit                          | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10050 Proceeds from Notes, Loans and Bonds                                |               |                                      |  |                                    |             |          |             |
| 10060 Proceeds from Property Sales  |               |                                      |  |                                    |             |          |             |
| 10070 Extraordinary Items, Net Gain/Loss                                  | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10080 Special Items (Net Gain/Loss)                                       | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10091 Inter Project Excess Cash Transfer In                               | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 10092 Inter Project Excess Cash Transfer Out                              | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 10093 Transfers between Program and Project - In                          | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10094 Transfers between Project and Program - Out                         | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 10100 Total Other financing Sources (Uses)                                | \$0           | \$0                                  | \$0  | \$0                                | \$0         | \$0      | \$0         |
|   |               |                                      |  |                                    |             |          |             |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses    | -\$141,111    | \$25,912                             | \$0  | \$0                                | -\$115,199  | \$0      | -\$115,199  |
|   |               |                                      |  |                                    |             |          |             |
| 11020 Required Annual Debt Principal Payments                             | \$0           | \$0                                  | \$0  | \$0                                | \$0         |          | \$0         |
| 11030 Beginning Equity  | \$1,775,219   | \$16,942                             | \$0  | \$0                                | \$1,792,161 |          | \$1,792,161 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 11050 Changes in Compensated Absence Balance                              |               |                                      |  |                                    |             |          |             |
| 11060 Changes in Contingent Liability Balance                             |               |                                      |  |                                    |             |          |             |
| 11070 Changes in Unrecognized Pension Transition Liability                |               |                                      |  |                                    |             |          |             |
| 11080 Changes in Special Term/Severance Benefits Liability                |               |                                      |  |                                    |             |          |             |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents         |               |                                      |  |                                    |             |          |             |
| 11100 Changes in Allowance for Doubtful Accounts - Other                  |               |                                      |  |                                    |             |          |             |
| 11170 Administrative Fee Equity   |               | \$42,854                             |  |                                    | \$42,854    |          | \$42,854    |
|   |               |                                      |  |                                    |             |          |             |
| 11180 Housing Assistance Payments Equity                                  |               | \$0                                  |  |                                    | \$0         |          | \$0         |
| 11190 Unit Months Available   | 969           | 850                                  | 0  | 0                                  | 1819        |          | 1819        |
| 11210 Number of Unit Months Leased  | 937           | 850                                  | 0  | 0                                  | 1787        |          | 1787        |
| 11270 Excess Cash   | \$287,584     |                                      |  |                                    | \$287,584   |          | \$287,584   |
| 11610 Land Purchases  | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 11620 Building Purchases  | \$89,500      |                                      |  |                                    | \$89,500    |          | \$89,500    |
| 11630 Furniture & Equipment - Dwelling Purchases                          | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 11640 Furniture & Equipment - Administrative Purchases                    | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 11650 Leasehold Improvements Purchases                                    | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 11660 Infrastructure Purchases  | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 13510 CFFP Debt Service Payments  | \$0           |                                      |  |                                    | \$0         |          | \$0         |
| 13901 Replacement Housing Factor Funds                                    | \$0           |                                      |  |                                    | \$0         |          | \$0         |