

**THE HOUSING AUTHORITY
OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED SEPTEMBER 30, 2020**

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

TABLE OF CONTENTS

	Page
Independent Auditors' Report	1 – 6
Management's Discussion and Analysis (MD&A)	7 – 13
FINANCIAL STATEMENTS:	
Statement of Net Position	14 – 15
Statement of Revenues, Expenses and Changes in Net Position	16
Statement of Cash Flows	17 - 18
Notes to Financial Statements	19 – 31
SUPPLEMENTARY DATA:	
Schedule of Expenditures of Federal Awards	32
Financial Data Schedule	33 – 40
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	41 – 45
OTHER SUPPLEMENTARY DATA:	
Schedule of Compensation, Benefits and Other Payments To the Executive Director	46

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Shreveport, Louisiana as of and for the year ended September 30, 2020, and the related notes to the financial statements as listed in the table of contents. We did not audit the financial statements of Shreveport BDB Housing Partners, LLC, a discretely presented component unit of the Authority, which represents 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component units in the 'Discrete Component Unit' column of the Authority's basic financial statements, as of and for the year ended December 31, 2019.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Shreveport BDB Housing Partners, LLC a discretely presented component unit of the Authority, which represents 100% of the assets and deferred outflows of resources, net position and revenues of the aggregate discretely presented component unit in the 'Discrete Component Unit' column of the Authority's basic financial statements, as of and for the year ended December 31, 2019. Those financial statements were audited by another auditor whose reports thereon have been furnished to us, and our opinions on the basic financial statements, insofar as it relates to the amounts included for Shreveport BDB Housing Partners, LLC are based on the reports of the other auditor. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Shreveport BDB Housing Partners, LLC were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority's enterprise fund as of September 30, 2020 and the discretely presented component unit as of December 31, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

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

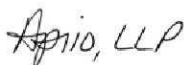
Other Information

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Supplementary data is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for the Department of Housing and Urban Development's information and is not a required part of the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The Financial Data Schedule, the Schedule of Expenditures of Federal Awards and other supplementary data are the responsibility of management and were derived from and relate directly to the underlying accounting data and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting data and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 28, 2021 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



Birmingham, Alabama
April 28, 2021

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 28, 2021. This report includes a reference to other auditors who audited the financial statements of Shreveport BDB Housing Partners, LLC. This report includes our consideration of the results of the other auditors' testing of internal control over financial reporting and compliance and other matters that are reported on separately by the other auditor. However, this report, insofar as it relates to the results of the other auditor, is based solely on the reports of the other auditor. The financial statements of Shreveport BDB Housing Partners LLC was not audited in accordance with *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

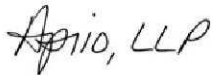
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Compliance and Other Matters

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

Purpose of this Report

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

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

Birmingham, Alabama
April 28, 2021

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

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

Report on Compliance for Each Major Federal Program

We have audited the Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended September 30, 2020. The Authority's major federal programs are identified in the Summary of Auditors' Results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Basis for Qualified Opinion on Low Rent Public Housing

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with the requirements regarding CFDA 14.850 Low Rent Public Housing eligibility as described in finding 2020-001. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that Program.

Opinion on the Other Major Program

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its other major federal programs for the year ended September 30, 2020.

Other Matters

The results of our auditing procedures disclosed one instances of noncompliance which is required to be reported in accordance with *Uniform Guidance* and which is described int the accompanying schedule of findings and questioned costs as item 2020-002. Our opinion on each major federal program is not modified with respect to these matters

The Authority's responses to the noncompliance finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The Authority'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

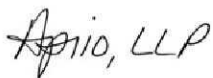
Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the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

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

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

The Authority's response to the finding identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. The Authority'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 our testing based on the requirements of *Uniform Guidance*. Accordingly, this report is not suitable for any other purpose.



Birmingham, Alabama
April 28, 2021

Management's Discussion and Analysis

The Housing Authority of the City of Shreveport, Louisiana

September 30, 2020

Preamble

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

Presentation

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

FINANCIAL HIGHLIGHTS

- The Authority's Net Position increased at year end by \$688,023. Since the Authority engages only in business-type activities, the increase is all in the category of business-type Net Position. Net Position was \$24,794,945 and \$25,482,968 for 2019 and 2020 respectively.
- The Authority's revenues increased by \$1,182,670 during 2020. Revenues were \$18,452,998 and \$19,635,668 for 2019 and 2020 respectively.
- Total program expenses of the Authority's programs increased by \$1,396,975. Total expenses were \$17,550,670 and \$18,947,645 for 2019 and 2020 respectively.

REVIEW OF THIS ANNUAL REPORT

The following information is for review and consideration:

MD&A

Management's Discussion and Analysis

Basic Financial Statements

Authority Wide Financial Statements
Notes to the Financial Statements

Other Required Supplementary Information

Required Supplementary Information

Authority-Wide Financial Statements

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

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

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

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

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

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

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

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

Enterprise Fund

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

Significant Programs of the Authority:

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

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

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

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

Other programs are:

- Resident Opportunity and Self Sufficiency – Service Coordinator
- Juvenile Reentry Assistance Program
- State and Local
- Business Activities
- HOPE VI

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

	<u>2020</u>	<u>2019</u>	<u>Variance</u>
Assets:			
Current Assets & Restricted Assets	\$ 13,096,506	\$ 10,673,834	\$ 2,422,672
Capital and Non-Current Assets	14,374,426	16,023,131	(1,648,705)
Total Assets	<u>\$ 27,470,932</u>	<u>\$ 26,696,965</u>	<u>\$ 773,967</u>
Liabilities:			
Current Liabilities	\$ 1,156,840	\$ 896,592	\$ 260,248
Non Current Liabilities	831,124	1,005,428	(174,304)
Total Liabilities	<u>\$ 1,987,964</u>	<u>\$ 1,902,020</u>	<u>\$ 85,944</u>
Net Position			
Net Investment in Capital Assets	\$ 8,909,897	\$ 10,477,055	\$ (1,567,158)
Restricted Net Position	696,875	197,537	499,338
Unrestricted Net Position	15,876,196	14,120,353	1,755,843
Total Net Position	<u>\$ 25,482,968</u>	<u>\$ 24,794,945</u>	<u>\$ 688,023</u>

Major Factors Affecting the Statement of Net Position

As illustrated, in the Statement of Net Position, the overall Net Position of the Authority increased by \$688,023. Current and restricted assets increased by \$2,422,672. Current and restricted assets increased primarily due to an increase in cash and an increase in the current portion of mortgages receivable. Capital assets decreased as a result of depreciation expense exceeding capital asset additions and the demolition of Wilkinson Terrace Apartments. Liabilities increased primarily due to an increase in deferred revenue offset by a decrease in the HUD repayment agreement.

Table 2 presents details on the change in Unrestricted Net Position

Table 2

Unrestricted Net Position, September 30, 2019	\$ 14,120,353
Results of Operations	1,338,179
Transfer from (to) Restricted Assets	(499,338)
Capital Additions from Operations	(91,686)
Interest Income	229,209
Bad Debt Mortgages	(32,212)
Depreciation Expense	811,691
Unrestricted Net Position, September 30, 2020	<u>\$ 15,876,196</u>

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

Table 3
Statement of Revenues and Expenses

	<u>2020</u>	<u>2019</u>	<u>Variance</u>
Revenues:			
Tenant Rental Revenue	\$ 1,111,190	\$ 1,286,201	\$ (175,011)
Operating Grants	17,418,746	15,761,359	1,657,387
Capital Grants Received	203,474	147,310	56,164
Interest Income	229,209	272,385	(43,176)
Other Income	1,723,676	985,743	737,933
Loss on Disposition of Assets	(1,050,627)	-	(1,050,627)
Total Revenues	<u>\$ 19,635,668</u>	<u>\$ 18,452,998</u>	<u>\$ 1,182,670</u>
Expenses:			
Administrative Expenses	\$ 2,632,625	\$ 2,347,896	\$ 284,729
Tenant Services	290,805	128,507	162,298
Utilities	240,753	276,371	(35,618)
Maintenance & Operations	1,008,130	784,104	224,026
General Expense	1,269,727	1,433,814	(164,087)
Bad Debt Mortgages	32,212	34,573	(2,361)
HAP Payments	12,661,702	11,677,581	984,121
Depreciation	811,691	867,824	(56,133)
Total Expenses	<u>\$ 18,947,645</u>	<u>\$ 17,550,670</u>	<u>\$ 1,396,975</u>
Excess (Deficiency) Revenues Over Expenses	<u><u>\$ 688,023</u></u>	<u><u>\$ 902,328</u></u>	<u><u>\$ (214,305)</u></u>

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

There was a decrease in the excess of revenues over expenses from the prior year. The decrease was due to an increase in expenses exceeding an increase in revenues. Revenues increased primarily due to an increase in operating grants received. Tenant revenues decreased due to the loss of revenue from Wilkinson Terrace Apartments. Operating grants increased due to an increase in HAP payments received during the year. Other income increased due to management fees received from Bossier City Housing Authority.

Expenses increased primarily due increases in administrative, maintenance and HAP payments. Administrative expenses increased primarily due to an increase in salaries and benefits. All the Bossier employees were added to the payroll during the year. Tenant Services increased due to measures put in place to educate and protect the tenants from COVID 19. General expenses decreased due to decrease in RAD conversion costs from the previous year. HAP payments increased due to an increase in vouchers during the year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had \$8,909,897 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of 15% from the end of last year.

TABLE 4

	2020	2019	Variance	% Change
Land	\$ 2,140,912	\$ 2,140,912	\$ -	0%
Buildings and Improvements	32,159,919	41,303,145	(9,143,226)	-22%
Furniture and Equipment	1,856,521	2,132,892	(276,371)	-13%
Construction in Progress	1,070,612	1,694,949	(624,337)	-37%
Accumulated Depreciation	(28,318,067)	(36,794,843)	8,476,776	-23%
 Net Capital Assets	 \$ 8,909,897	 \$ 10,477,055	 \$ (1,567,158)	 -15%

The following reconciliation summarizes the change in Capital Assets.

	\$ 10,477,055
Additions:	
Capital Fund Program - Improvements	203,474
Operating Funds - Improvements and Equipment	91,686
Net Disposals	(1,050,627)
Depreciation Expense	(811,691)
Ending Balance, September 30, 2020	\$ 8,909,897

Debt

As of fiscal year-end, the Authority's only long-term debt outstanding was a repayment agreement with HUD in the amount of \$427,954.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

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

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2020

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	Enterprise Fund	Discrete Component Unit 12/31/2019 Year End	Total Reporting Entity
<u>Current Assets</u>			
Cash and Cash Equivalents	\$ 10,587,757	\$ 282,681	\$ 10,870,438
Accounts Receivable - Other	726,905	-	726,905
(Allowance for Doubtful Accounts)	(186,533)	-	(186,533)
Tenants Accounts Receivable	29,462	31,852	61,314
(Allowance for Doubtful Accounts)	(5,607)	-	(5,607)
Notes Receivable	244,559	-	244,559
Interest Receivable	15,602	-	15,602
Prepaid Costs	149,413	24,669	174,082
Total Current Assets	<u>11,561,558</u>	<u>339,202</u>	<u>11,900,760</u>
<u>Restricted Assets</u>			
Cash and Cash Equivalents	1,534,948	-	1,534,948
Total Restricted Assets	<u>1,534,948</u>	<u>-</u>	<u>1,534,948</u>
<u>Capital Assets</u>			
Land	2,140,912	14,333,732	16,474,644
Buildings and Improvements	32,159,919	341,448	32,501,367
Furniture and Equipment	1,856,521	-	1,856,521
Construction in Progress	1,070,612	-	1,070,612
	<u>37,227,964</u>	<u>14,675,180</u>	<u>51,903,144</u>
(Less): Accumulated Depreciation	(28,318,067)	(260,936)	(28,579,003)
Net Capital Assets	<u>8,909,897</u>	<u>14,414,244</u>	<u>23,324,141</u>
<u>Other Non-Current Assets</u>			
Notes and Interest Receivable net of Allowances of \$1,169,230	5,464,529	-	5,464,529
Other Assets - Noncurrent	-	273,337	273,337
Total Other Non-Current Assets	<u>5,464,529</u>	<u>273,337</u>	<u>5,737,866</u>
<u>Deferred Outflows of Resources</u>			
	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 27,470,932</u>	<u>\$ 15,026,783</u>	<u>\$ 42,497,715</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION

	Enterprise Fund	Discrete Component Unit 12/31/2019 Year End	Total Reporting Entity
<u>Current Liabilities</u>			
Accounts Payable	\$ 102,119	\$ 22,271	\$ 124,390
Accrued Wages and Payroll Taxes	110,840	6,129	116,969
Accrued Compensated Absences	39,932	-	39,932
Accrued PILOT	59,906	-	59,906
Accrued Interest	-	217,969	217,969
Tenant Security Deposits	101,289	9,681	110,970
Unearned Revenues	695,204	13,433	708,637
Current Portion -- Due to HUD	47,550	-	47,550
Contract Costs Payable	-	1,774,146	1,774,146
Total Current Liabilities	<u>1,156,840</u>	<u>2,043,629</u>	<u>3,200,469</u>
<u>Long-Term Liabilities</u>			
Accrued Compensated Absences	74,162	-	74,162
FSS Escrows	232,558	-	232,558
Deferred Ground Lease	144,000	-	144,000
Non - Current Portion -- Due to HUD	380,404	-	380,404
Long Term Debt	-	12,572,767	12,572,767
Total Long-Term Liabilities	<u>831,124</u>	<u>12,572,767</u>	<u>13,403,891</u>
Total Liabilities	<u>1,987,964</u>	<u>14,616,396</u>	<u>16,604,360</u>
<u>Deferred Inflows of Resources</u>			
	<u>-</u>	<u>-</u>	<u>-</u>
<u>Net Position</u>			
Net Investment in Capital Assets	8,909,897	67,331	8,977,228
Restricted Net Position	696,875	-	696,875
Unrestricted Net Position	15,876,196	343,056	16,219,252
Total Net Position	<u>25,482,968</u>	<u>410,387</u>	<u>25,893,355</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 27,470,932</u>	<u>\$ 15,026,783</u>	<u>\$ 42,497,715</u>

See the accompanying notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	Enterprise Fund	Discrete Component Unit 12/31/2019 Year End	Total Reporting Entity
<u>Operating Revenues</u>			
Dwelling Rent	\$ 1,111,190	\$ 730,794	\$ 1,841,984
Operating Grants	17,418,746	-	17,418,746
Other Income	1,723,676	-	1,723,676
Total Operating Revenues	20,253,612	730,794	20,984,406
<u>Operating Expenses</u>			
Administrative	2,632,625	241,599	2,874,224
Tenant Services	290,805	-	290,805
Utilities	240,753	86,854	327,607
Maintenance and Operations General	1,008,130	92,738	1,100,868
	1,269,727	220,728	1,490,455
Housing Assistance Payments	12,661,702	-	12,661,702
Depreciation and Amortization	811,691	210,492	1,022,183
Total Operating Expenses	18,915,433	852,411	19,767,844
 Operating Income (Loss)	 1,338,179	 (121,617)	 1,216,562
<u>Non-Operating Revenues (Expenses)</u>			
Interest Income	18,383	10	18,393
Interest from Mortgages Receivable	210,826	-	210,826
Interest Expense	-	(250,499)	(250,499)
Bad Debt Mortgages	(32,212)	-	(32,212)
Gain/(Loss) on Disposition of Asset	(1,050,627)	-	(1,050,627)
Total Non-Operating Revenues/(Expenses)	(853,630)	(250,489)	(1,104,119)
 Increase (Decrease) in Net Position Before Capital Contributions and Transfers	 484,549	 (372,106)	 112,443
 Capital Contributions	 203,474	 -	 203,474
 Increase (Decrease) in Net Position	 688,023	 (372,106)	 315,917
Net Position, Beginning	24,794,945	-	24,794,945
Net Position Transfer in	-	782,493	782,493
Net Position, Ending	\$ 25,482,968	\$ 410,387	\$ 25,893,355

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Enterprise Fund	Component Unit 12/31/2019 Year End	Total Reporting Entity
<u>Cash flows from operating activities:</u>			
Cash Received from Dwelling Rent	\$ 1,067,821	\$ 734,808	\$ 1,802,629
Cash Received from Operating Grants	18,038,177	-	18,038,177
Cash Received from Other Sources	1,529,887	-	1,529,887
Cash Payments for Salaries & Benefits	(2,718,229)	(137,712)	(2,855,941)
Cash Payments to Vendors & Landlords	<u>(15,763,383)</u>	<u>(548,902)</u>	<u>(16,312,285)</u>
Net Cash flows provided (used) by operating activities	<u>2,154,273</u>	<u>48,194</u>	<u>2,202,467</u>
<u>Cash flows from Non-Capital Financing Activities</u>			
Payment of Amounts due to HUD	<u>(95,100)</u>	<u>-</u>	<u>(95,100)</u>
Net cash flows provided (used) by non-capital financing activities	<u>(95,100)</u>	<u>-</u>	<u>(95,100)</u>
<u>Cash flows from capital and related financing activities:</u>			
Capital Outlay	(295,160)	(3,859,840)	(4,155,000)
Proceeds from Capital Debt	-	4,076,861	4,076,861
Principal and interest paid on Capital Debt	-	(53,580)	(53,580)
Capital Grants Received	<u>203,474</u>	<u>-</u>	<u>203,474</u>
Net cash flows provided (used) by capital and related financing activities	<u>(91,686)</u>	<u>163,441</u>	<u>71,755</u>
<u>Cash flows from investing activities:</u>			
Interest Received	18,383	10	18,393
Cash Paid out for Tax Credit Fees	-	(134,163)	(134,163)
Payments Received on Notes Receivable	<u>207,902</u>	<u>-</u>	<u>207,902</u>
Net cash flows provided (used) by investing activities	<u>226,285</u>	<u>(134,153)</u>	<u>92,132</u>
Net Increase (decrease) in cash and cash equivalents	<u>2,193,772</u>	<u>77,482</u>	<u>2,271,254</u>
Restricted and Unrestricted Cash and cash equivalents, beginning	<u>9,928,933</u>	<u>205,199</u>	<u>10,134,132</u>
Restricted and Unrestricted cash and cash equivalents, ending	<u>\$ 12,122,705</u>	<u>\$ 282,681</u>	<u>\$ 12,405,386</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT, LOUISIANA
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>Enterprise Fund</u>	<u>Component Unit 12/31/2019 Year End</u>	<u>Total Reporting Entity</u>
<u>Reconciliation of operating income to net cash provided by (used in) operating activities:</u>			
Operating Income (Loss)	\$ 1,338,179	\$ (121,617)	\$ 1,216,562
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation and Amortization	811,691	210,492	1,022,183
Bad Debt Expense	49,972	-	49,972
Change in Accounts Receivable	(225,633)	(5,140)	(230,773)
Change in Prepaid Expenses	(980)	(13,852)	(14,832)
Change in Accounts Payable	(309,677)	(16,687)	(326,364)
Change in Accrued Expenses	(27,943)	(11,781)	(39,724)
Change in Tenant Security Deposits	(455)	(2,375)	(2,830)
Change in Unearned Revenues	607,906	9,154	617,060
Change in Other Liabilities	(88,787)	-	(88,787)
Net cash provided by (used in) operating activities	<u>\$ 2,154,273</u>	<u>\$ 48,194</u>	<u>\$ 2,202,467</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

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

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

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

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

FURTHER SIGNIFICANT ACCOUNTING POLICIES:

Cash and Cash Equivalents

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

Accounts Receivable

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

Unearned Revenue

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

Prepaid Items

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

Revenue Accounting Policies

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Indirect Cost Recovery

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

Capital Assets

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

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

Authority management has assessed the carrying values of capital asset balances as of September 30, 2020, and as of April 28, 2021. No significant capital asset value impairments exist as of the noted dates.

Intangible Assets – Discrete Component Unit

Intangible assets, which consist of low income housing tax credit monitoring fees, are being amortized over the tax credit compliance period of 15 years using the straight-line method. Future amortization for the next five years is \$2,906.

Income Taxes – Discrete Component Unit

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

NOTE B - REPORTING ENTITY DEFINITION

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

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

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE B - REPORTING ENTITY DEFINITION - CONTINUED

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

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

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

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

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

NOTE C - CASH AND INVESTMENT DEPOSITS

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

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

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

The Authority’s cash and cash equivalents consist of cash held in interest bearing checking accounts totaling \$12,122,341. The various accounts bear interest up to .30%. The remaining \$364 is held in cash in petty cash funds. Deposits with financial institutions are secured as follows:

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE C - CASH AND INVESTMENT DEPOSITS - CONTINUED

	<u>Per Books</u>	<u>Per Bank</u>
Insured by FDIC	\$ 250,000	\$ 250,000
Investments held in U.S. Treasury Obligations	-	-
Collateralized with specific securities in the Authority name which are held by the financial institution	10,656,039	10,773,320
Non Federalized funds which do not require collateral	1,216,302	1,216,505
Uncollateralized	-	-
	<u>\$ 12,122,341</u>	<u>\$ 12,239,825</u>

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

NOTE D - CONTRACTUAL COMMITMENTS

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

<u>Type Commitment</u>	<u>Amount</u>
None of Significance	

NOTE E – RISK MANAGEMENT

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

NOTE F – CONCENTRATION OF RISK

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

NOTE G – COMPENSATED ABSENCES

The Authority follows Louisiana Civil Service regulations for accumulated annual leave and sick time. Employees may accumulate up to 300 hours annual leave which may be received upon termination or retirement. In a case where the employee notifies the Authority not less than six months prior to retirement or resignation, annual leave in excess of 300 may be utilized prior to separation of employment. Sick leave hours accumulate, but the employee is not paid for them if not used by the retirement or termination date. Leave accrued but not yet paid as of September 30, 2020, is shown as a liability allocated between current and noncurrent.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE H – USE OF ESTIMATES IN PREPARING FINANCIAL STATEMENTS

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

NOTE I - PENSION PLAN

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

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority contributes an amount equal to 11% of the employees' base salary (excluding overtime). The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after five years of continuous service. Up to 100% of Authority contributions for, and interest forfeited by, employees who leave employment before five years of service are refundable to the Authority and are used to offset future contributions of the Housing Authority. During the current audit period, total contributions made by the Authority and employees totaled \$172,781 and \$13,250, respectively.

NOTE J – CAPITAL ASSETS

A summary of capital assets of the Enterprise Fund is as follows at September 30, 2020:

	<u>PUBLIC HOUSING</u>	<u>CAPITAL FUND PROGRAM</u>	<u>HOPE VI</u>	<u>HOUSING CHOICE VOUCHERS</u>
Land	\$ 1,659,715	\$ -	\$ -	\$ -
Building and Improvements	28,313,543	-	15,300	-
Furniture and Equipment	916,491	-	-	517,136
Construction in Progress	-	1,027,864	-	-
Less Accumulated Depreciation	<u>(24,568,061)</u>	<u>-</u>	<u>(10,710)</u>	<u>(512,496)</u>
Total Capital Assets	<u>\$ 6,321,688</u>	<u>\$ 1,027,864</u>	<u>\$ 4,590</u>	<u>\$ 4,640</u>
	<u>STATE/ LOCAL</u>	<u>BUSINESS ACTIVITIES</u>	<u>COCC</u>	<u>TOTAL</u>
Land	\$ -	\$ 481,197	\$ -	\$ 2,140,912
Building and Improvements	-	2,734,178	988,273	32,051,294
Furniture and Equipment	4,770	67,742	459,007	1,965,146
Construction in Progress	-	42,748	-	1,070,612
Less Accumulated Depreciation	<u>(4,770)</u>	<u>(2,230,771)</u>	<u>(991,259)</u>	<u>(28,318,067)</u>
Total Capital Assets	<u>\$ -</u>	<u>\$ 1,095,094</u>	<u>\$ 456,021</u>	<u>\$ 8,909,897</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – CAPITAL ASSETS – CONTINUED

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Transfers & Deletions</u>	<u>Ending Balance</u>
Land	\$ 2,140,912	\$ -	\$ -	\$ 2,140,912
Construction in Progress	1,694,949	246,222	(870,559)	1,070,612
Total Assets not being depreciated	3,835,861	246,222	(870,559)	3,211,524
Buildings and Improvements	41,303,145	43,053	(9,186,279)	32,159,919
Furniture and Equipment	2,132,892	5,885	(282,256)	1,856,521
Total Capital Assets	47,271,898	295,160	(10,339,094)	37,227,964
Less Accumulated Depreciation:				
Buildings and Improvements	(34,979,289)	(795,788)	9,006,211	(26,768,866)
Furniture and Equipment	(1,815,554)	(15,903)	282,256	(1,549,201)
Net Book Value	<u>\$ 10,477,055</u>	<u>\$ (516,531)</u>	<u>\$ (1,050,627)</u>	<u>\$ 8,909,897</u>

A summary of capital assets of the Discrete Component Unit is as follows at December 31, 2019

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Transfers & Deletions</u>	<u>Ending Balance</u>
Buildings and Improvements	4,656,000	9,677,732	-	14,333,732
Furniture and Equipment	-	341,448	-	341,448
Total Capital Assets	4,656,000	10,019,180	-	14,675,180
Less Accumulated Depreciation:	(53,350)	(207,586)	-	(260,936)
Net Book Value	<u>\$ 4,602,650</u>	<u>\$ 9,811,594</u>	<u>\$ -</u>	<u>\$ 14,414,244</u>

NOTE K – OTHER NON-CURRENT ASSETS

Other non-current assets of the Discrete Component unit consist of the following at December 31, 2019:

Prepaid Land Lease	\$ 142,080
Tax Credit Fees net of Amortization of \$2,906	131,257
Total Restricted Net Position	<u>\$ 273,337</u>

NOTE L – NOTES RECEIVABLE

Due from Cypress Landing, LP

1. Cypress Landing, LP entered into a Promissory Note with Cypress Landing GP, LLC (a Business Activity of the Authority) in the amount of \$541,875. The note bears interest at a rate of six percent compounded annually and has a maturity date of December 31, 2030. On the 31st day of December in each year during the term of the Note, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. The loan is subordinate to the Senior Sponsor note with the Department of Housing and Urban Development. As of September 30, 2020, the loan balance is \$103,346 and accrued interest is \$20,955.
2. Cypress Landing, LP entered into a loan with Cypress Landing GP, LLC (a Business Activity of the Authority) in the amount of \$300,000. The note bears interest at a rate of six percent compounded annually and has a maturity date of December 31, 2030. On the 30th day of November in each year during the term of the Note, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. The loan is subordinate to the Senior Sponsor note with the Department of Housing and Urban Development and the above Promissory note. As of September 30, 2020, the loan balance is \$300,000 and accrued interest on the loan is \$142,324.

Due from Renaissance at Allendale, LP

4. Renaissance at Allendale GP, LLC entered into a Promissory Note with the Housing Authority of the City of Shreveport in the amount of \$390,874. The note bears interest at a rate of six percent compounded annually and has a maturity date of March 31, 2044. On the 31st day of March in each year, commencing March 31, 2016, the borrower shall pay to the lender 100% of the cash flow as defined by the partnership agreement. The loan is secured by all real and personal property. As of September 30, 2020, the loan balance is \$390,874 and accrued interest is \$178,356. The Authority has fully reserved the note balance and accrued interest.

Due from Shreveport BDB Housing Partners, LLC

5. Shreveport BDB Housing Partners, LLC entered into a Promissory Note with the Housing Authority of the City of Shreveport in the amount of \$4,656,000. The note bears interest at a rate of 3.06 percent compounded annually and has a maturity date of July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. The loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. As of September 30, 2020, the loan balance is \$4,656,000 and accrued interest is \$317,565.
6. The Authority advanced funds to the Company in the amount of \$600,000 to finance the acquisition and rehabilitation of the Project. The loan is secured by a Mortgage and Security Agreement. The loan does not bear interest and shall be due and payable upon the tax-exempt loan conversion. Principal payments are made from available cash flow, as defined in the Operating Agreement. As of September 30, 2020, the balance is \$600,000. The Authority has fully reserved the balance of this loan.
7. The Authority advanced funds to the Company in the amount of \$144,000 to prepay the ground lease of the Project. The Ground Lease Loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The Ground Lease Loan does not bear interest and shall be due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of September 30, 2020, the balance is \$144,000.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE L – NOTES RECEIVABLE - CONTINUED

8. The Authority advanced funds in the amount of \$40,500 to finance the acquisition and rehabilitation of the Project. The loan does not bear interest and is payable from available cash flows, as defined in the Operating Agreement. As of September 30, 2020, the balance is \$40,500.

NOTE M – GROUND LEASE

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

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

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

NOTE N – AMOUNTS DUE TO HUD

Fiscal year ended September 30, 2012 audit finding 12-04 identified questionable payments made by the Authority using Replacement Housing Factor grants 501.07 and 501.08. The funds were not expended to develop or acquire new public housing rental units as stated by the grant requirements, but instead, were used to modify existing public housing properties. Prior to the 2014 fiscal year, these amounts were identified as contingent liabilities, as the New Orleans HUD Office had not notified the Authority of a correction plan. On July 7, 2014, the Office of General Counsel decreed that the monies owed of \$713,254 must be repaid using any non-federal funds at the Authority's disposal and/or Capital Fund Program funds. The \$713,254 will be repaid over 15 years with a zero percent interest rate. The Authority will utilize a portion of the Capital Fund Program funds for the next ten years, beginning on October 1, 2015, and will make an annual payment of \$47,550. As of September 30, 2020, the balance was \$427,954.

<u>Fiscal Year</u>	<u>Repayment Amount</u>
2021	47,550
2022	47,550
2023	47,550
2024	47,550
2025 - 2029	237,754
Total	<u>\$ 427,954</u>

NOTE O – NOTES AND MORTGAGES – DISCRETE COMPONENT UNIT

On July 13, 2018 the Company obtained a loan in the amount of \$8,500,000 from Wilmington Trust, National Association for the construction of the Project. The construction loan is collateralized by the Project, and bears interest on the outstanding principal balance at an adjustable interest rate that shall be determined by the lender on each rate determination date. During 2019 interest in the amount of \$53,480 was capitalized and included in capital assets. As of December 31, 2019 the outstanding balance of the construction loan was \$5,046,908.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE O – NOTES AND MORTGAGES – DISCRETE COMPONENT UNIT - CONTINUED

Debt issuance costs in the amount of \$725,123 and bond issuance cost of \$123,794 are being amortized to interest expense over the term of the mortgage. During 2019, amortization of debt issuance costs expensed was \$45,795 and \$195,105 was capitalized. As of December 31, 2019 accumulated amortization of debt issuance costs and bond issuance costs was \$240,903.

Home Loan Payable – Shreveport BDB Housing Partners, LLC

On July 13, 2018, the Company obtained a loan in the amount of \$1,000,000 from Louisiana Housing Corporation to finance the rehabilitation of the Project. The HOME loan is secured by the HOME Mortgage, as defined in the HOME loan Agreement, and bears interest at an annual rate of 2.75%. Payments of interest and principal shall be made in annual installments in the amount of 50% of available surplus cash commencing on the earlier of April 1, 2020 or April 1 of the year the deferred developer fee is paid in full. During 2019, interest of \$8,747 was incurred. As of December 31, 2019 the outstanding balance was \$938,000 and accrued interest was \$8,747.

Related Party Loans

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$4,656,000 to finance the acquisition of the Project. The loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The loan bears interest at an annual rate of 3.06%, compounded annually, and is due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2019, the outstanding balance was \$4,656,000 and accrued interest was \$209,222.

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$600,000 to finance the acquisition and rehabilitation of the Project. The loan is secured a Mortgage and Security Agreement. The loan does not bear interest and is due and payable on the tax-exempt loan conversion. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2019, the outstanding balance was \$600,000.

The Authority, a related party of Shreveport BDB Housing Partners, LLC, advanced funds to the Company in the amount of \$144,000 to prepay the ground lease of the Project. The ground lease loan is secured by a vendor's lien and privilege and special mortgage as well as a Mortgage and Security Agreement. The loan does not bear interest and is due and payable on July 13, 2058. Principal payments are payable from available cash flow, as defined in the Operating Agreement. As of December 31, 2019, the outstanding balance was \$144,000.

Contractor Payable

Itex Construction, LA, LLC (the Contractor), a related party of the special member of Shreveport BDB Housing Partners, LLC, entered into a contract with the Company in the amount of \$6,835,745 including change orders and profit, for services in connection with the rehabilitation of the Project. As of December 31, 2019 contractor payable of \$1,774,146 was outstanding.

Developer Fee Payable

Pursuant to the Development Agreement, Itex Development, LLC, a related party of the special member of Shreveport BDB Housing Partners, LLC, earned a development fee in the total of \$1,995,873 for development services rendered in connection with the construction of the Project. Per the Operating Agreement, the deferred portion of the developer fee is \$1,038,849. The development fee payable does not bear interest. As of December 31, 2019 a development fee payable of \$1,795,873 was outstanding.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE P – LONG TERM DEBT

A summary of long-term liability activity for the year ended September 30, 2020 is as follows:

Enterprise Fund:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Compensated Absences	\$ 145,904	\$ 136,969	\$ 168,779	\$ 114,094	\$ 39,932
Due to HUD	523,054	-	95,100	427,954	47,550
FSS Escrows	291,087	-	58,529	232,558	-
Unearned Ground Lease	144,000	-	-	144,000	-
Long Term Debt	<u>\$ 1,104,045</u>	<u>\$ 136,969</u>	<u>\$ 322,408</u>	<u>\$ 918,606</u>	<u>\$ 87,482</u>

Discrete Component Unit:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Construction Loan Payable	\$ 1,018,630	\$ 4,028,278		\$ 5,046,908	\$ -
Note Payable HACS	5,440,500	-	40,500	5,400,000	-
HOME Loan Payable	-	1,000,000	62,000	938,000	-
Developer Fee Payable		1,795,873	-	1,795,873	-
Deferred Loan Costs	-	848,917	240,903	(608,014)	-
Long Term Debt	<u>\$ 6,459,130</u>	<u>\$ 7,673,068</u>	<u>\$ 343,403</u>	<u>\$ 12,572,767</u>	<u>\$ -</u>

NOTE Q – INTERPROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed by the Public Housing Program. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms on September 30, 2020 consisted of the following:

COCC	\$ 118,319
Public Housing	(149,218)
Housing Choice Vouchers	(262,910)
Mainstream Vouchers	41,410
HOPE VI	(7,531)
ROSS	(9,934)
State/Local	20,052
Business Activities	249,812
Total	<u>\$ -</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE R – ACCOUNTS RECEIVABLE OTHER

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

Due from HUD - Capital Fund Program	\$	209,765
Due from HUD - Other Programs		9,934
Accounts Receivable - PORTS net of Allowance		17,672
Accounts Receivable - Managed Properties		247,356
Miscellaneous Accounts Receivable		55,645
Total (Net of Allowance of \$186,533)	\$	<u>540,372</u>

NOTE S – RESTRICTED CASH AND RESTRICTED NET POSITION

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

Restricted Cash		
Restricted for CARES Funding	\$	605,515
Restricted for HAP		696,875
Cash Restricted for FSS Escrows		232,558
Total Restricted Cash	\$	<u>1,534,948</u>
Restricted Net Position		
Restricted for HAP	\$	696,875
Total Restricted Net Position	\$	<u>696,875</u>

NOTE T – COMPONENT UNITS – DISCRETELY PRESENTED

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

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

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

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE U – DIFFERENT REPORTING STANDARDS

Bay Pines, L.P., Oak Haven, L.P., and Villages of Hancock, L.P. (discrete component units) are not audited in accordance with Governmental Auditing Standards. However, in these financial statements, items have been presented and reported in the same categories as the Housing Authority's Enterprise Fund.

NOTE V – COMMITMENTS AND CONTINGENCIES

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

NOTE W – PILOT AGREEMENT

The Authority has entered into a Payment in Lieu of Taxes (PILOT) Agreement with the City of Shreveport whereby the Authority agrees to pay a negotiated sum in lieu of city real property taxes. As of September 30, 2020, the Authority owes the City \$59,906 for PILOT costs for the year.

NOTE X – SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through April 28, 2021, the date the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures in the notes to the financial statements.

NOTE Y – CONDENSED BLENDED COMPONENT UNIT FINANCIAL STATEMENTS

	<u>Shreveport Leased Housing Corporation</u>
Assets	
Current assets	\$ 308,950
Other assets	279,242
Total assets	<u>\$ 588,192</u>
Liabilities	
Current liabilities	\$ -
Total liabilities	<u>\$ -</u>
Net position	
Net Investment in capital assets	\$ 279,242
Unrestricted net position	308,950
Total net position	<u>\$ 588,192</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE Y – CONDENSED BLENDED COMPONENT UNIT FINANCIAL STATEMENTS – CONTINUED

	<u>Shreveport Leased Housing Corporation</u>
Revenues	
Leased Housing Income	\$ 258,773
Transfer in from Amps	<u>197,536</u>
Total revenues	<u>456,309</u>
Expenses	
Administrative	1,864
Depreciation	<u>1,212</u>
Total expenses	<u>3,076</u>
Operating Income	<u>453,233</u>
Increase (decrease) in net position	453,233
Beginning net position	134,959
Ending net position	<u>\$ 588,192</u>

	<u>Shreveport Leased Housing Corporation</u>
Cash flows from (used by) operating activities	\$ 191,739
Cash flows from (used by) investing activities	<u>(192,624)</u>
Net increase in cash and equivalents	(885)
Beginning current and restricted cash	<u>47,129</u>
Ending current and restricted cash	<u>\$ 46,244</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 453,233
Depreciation Expense	1,212
Change in Receivables	<u>(262,706)</u>
Net cash provided (used) by operating activities	<u>\$ 191,739</u>

NOTE Z – NET POSITION TRANSFER IN

The Authority determined Shreveport BDB Housing Partners, LLC should be included as a discrete component unit due to the nature and significance of its relationship with the Company. The Company net position transferred into the discrete component unit was \$782,493

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2020

EXPENDITURES

Low Rent Public Housing Expenditures	
Total CFDA Number 14.850	\$ 1,897,517
Housing Choice Vouchers Cluster	
Section 8 Housing Choice Vouchers	
Total CFDA Number 14.871	14,311,010
Mainstream Vouchers	
Total CFDA Number 14.879	102,729
Total Housing Choice Vouchers Cluster	14,413,739
Public Housing Capital Fund Program	
Total CFDA Number 14.872	1,207,770
Family Self-Sufficiency Program	
Total CFDA Number 14.896	101,502
Juvenile Reentry Assistance Program	
Total CFDA Number 14.897	1,692
TOTAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT EXPENDITURES	17,622,220
TOTAL FEDERAL EXPENDITURES	\$ 17,622,220

Note 1 - Basis of Presentation

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

Note 2 - Summary of Significant Accounting Policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

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

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

	PUBLIC HOUSING LOW RENT 14.850a	CAPITAL FUND PROGRAM 14.872	PH CARES ACT FUNDING 14.PHC	SECTION 8 HOUSING CHOICE VOUCHERS 14.871	HCV CARES ACT FUNDING 14.HCC	MAINSTREAM VOUCHERS 14.879	MAINSTREAM CARES 14.MSC	HOPE VI 14.866	PIH FAMILY SELF SUFFICIENCY 14.896	DOJ FSS 14.897	STATE/ LOCAL
ASSETS											
CURRENT ASSETS											
CASH											
111 CASH UNRESTRICTED	7,208,121	-	-	995,253	-	-	-	-	-	-	20,266
115 CASH RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	-	-	-	-	-	-	-	-	-
112 CASH RESTRICTED MODERNIZATION AND DEV	-	-	-	-	-	-	-	-	-	-	-
113 CASH OTHER RESTRICTED	9,233	-	-	881,486	602,819	38,714	2,696	-	-	-	-
114 CASH TENANT SECURITY DEPOSIT	66,023	-	-	-	-	-	-	-	-	-	2,240
100 TOTAL CASH	7,283,377	-	-	1,876,739	602,819	38,714	2,696	-	-	-	22,506
ACCOUNTS AND NOTES RECEIVABLE											
121 A/R - PHA PROJECTS	-	-	-	-	-	-	-	-	-	-	8,261
122 A/R - HUD PROJECTS	-	209,765	-	-	-	-	-	-	9,934	-	-
124 A/R - OTHER GOVT	4,087	-	-	53,430	-	-	-	-	-	-	-
125 A/R - MISC	51,558	-	-	142,514	-	-	-	-	-	-	-
126 A/R - TENANTS DWELLING RENT	25,820	-	-	1,100	-	-	-	-	-	-	-
126.1 ALLOWANCE FOR D A - TENANTS	(5,521)	-	-	-	-	-	-	-	-	-	-
126.2 ALLOWANCE FOR D A - OTHER	-	-	-	(184,851)	-	-	-	-	-	-	(1,682)
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-	-	-	-
128 FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	-
128.1 ALLOWANCE FOR FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	-
129 ACCRUED INTEREST RECEIVABLE	-	-	-	-	-	-	-	-	-	-	-
120 TOTAL RECEIVABLES NET OF ALLOW	75,944	209,765	-	12,193	-	-	-	-	9,934	-	6,579
CURRENT INVESTMENTS											
131 INVESTMENTS - UNRESTRICTED	-	-	-	-	-	-	-	-	-	-	-
135 INVESTMENTS RESTRICTED PYMT S/T DEBT	-	-	-	-	-	-	-	-	-	-	-
132 INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-	-	-	-
142 PREPAID COSTS	4,240	-	-	7,018	-	-	-	-	-	-	-
143 INVENTORIES - MATERIALS	-	-	-	-	-	-	-	-	-	-	-
143.1 ALLOWANCE FOR OBSOLETE INV	-	-	-	-	-	-	-	-	-	-	-
144 INTERPROGRAM DUE FROM	564,466	-	-	41,410	-	-	-	-	-	-	20,052
145 ASSETS HELD FOR SALE	-	-	-	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	7,928,027	209,765	-	1,937,360	602,819	38,714	2,696	-	9,934	-	49,137
NONCURRENT ASSETS											
FIXED ASSETS											
161 LAND	1,659,715	-	-	-	-	-	-	-	-	-	-
168 INFRASTRUCTURE	-	-	-	-	-	-	-	-	-	-	-
162 BUILDINGS	27,612,535	-	-	-	-	-	-	15,300	-	-	-
163 FURNITURE & EQUIPMENT - DWELLINGS	365,492	-	-	-	-	-	-	-	-	-	-
164 FURNITURE & EQUIPMENT - ADMINISTR	550,999	-	-	517,136	-	-	-	-	-	-	4,770
165 LEASEHOLD IMPROVEMENTS	701,008	-	-	-	-	-	-	-	-	-	-
167 CONSTRUCTION IN PROGRESS	-	1,027,864	-	-	-	-	-	-	-	-	-
166 ACCUMULATED DEPRECIATION	(24,568,061)	-	-	(512,496)	-	-	-	(10,710)	-	-	(4,770)
160 TOTAL FIXED ASSETS, NET OF DEPR	6,321,688	1,027,864	-	4,640	-	-	-	4,590	-	-	-
171 NOTES & MORTGAGES RECEIVABLE - N/C	-	-	-	-	-	-	-	-	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PD	-	-	-	-	-	-	-	-	-	-	-
173 GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-	-	-	-
174 OTHER ASSETS	-	-	-	-	-	-	-	-	-	-	-
176 INVESTMENT IN JOINT VENTURES	-	-	-	-	-	-	-	-	-	-	-
180 TOTAL NONCURRENT ASSETS	6,321,688	1,027,864	-	4,640	-	-	-	4,590	-	-	-
200 DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-	-	-	-	-	-	-
290 TOTAL ASSETS	14,249,715	1,237,629	-	1,942,000	602,819	38,714	2,696	4,590	9,934	-	49,137
LIABILITIES AND EQUITY											
CURRENT LIABILITIES											
311 BANK OVERDRAFT	-	-	-	-	-	-	-	-	-	-	-
312 A/P < 90 DAYS	23,219	39,468	-	9,347	-	-	-	-	-	-	-
313 A/P > 90 DAYS	-	-	-	-	-	-	-	-	-	-	-
321 ACCRUED WAGE/PAYROLL TAXES PAYABLE	-	-	-	-	-	-	-	-	-	-	-

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

		PUBLIC HOUSING LOW RENT 14.850a	CAPITAL FUND PROGRAM 14.872	PH CARES ACT FUNDING 14.PHC	SECTION 8 HOUSING CHOICE VOUCHERS 14.871	HCV CARES ACT FUNDING 14.HCC	MAINSTREAM VOUCHERS 14.879	MAINSTREAM CARES 14.MSC	HOPE VI 14.866	PIH FAMILY SELF SUFFICIENCY 14.896	DOJ FSS 14.897	STATE/ LOCAL
322	ACCRUED COMPENSATED ABSENCES	9,347	-	-	6,105	-	-	-	-	-	-	-
324	ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-	-	-	-
325	ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-	-	-	-	-
331	ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	-	-	-	-	-	-	-	-	-	-
332	ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-	-	-	-
333	ACCOUNTS PAYABLE OTHER GOVT	59,906	-	-	-	-	-	-	-	-	-	-
341	TENANT SECURITY DEPOSIT	66,023	-	-	424	-	-	-	-	-	-	2,240
342	UNEARNED REVENUES	20,604	-	-	67,040	602,819	-	2,696	-	-	-	26
343	CURRENT PORTION OF LT DEBT CAPITAL	-	-	-	-	-	-	-	-	-	-	-
344	CURRENT PORTION OF LT DEBT OPERATING	-	-	-	-	-	-	-	-	-	-	-
348	LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-	-	-	-
345	OTHER CURRENT LIABILITIES	-	-	-	-	-	-	-	-	-	-	-
346	ACCRUED LIABILITIES - OTHER	-	-	-	3,345	-	-	-	-	-	-	-
347	INTERPROGRAM DUE TO	543,387	170,297	-	262,910	-	-	7,531	9,934	-	-	-
310	TOTAL CURRENT LIABILITIES	722,486	209,765	-	349,171	602,819	-	2,696	7,531	9,934	-	2,266
	NONCURRENT LIABILITIES											
351	LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	-	-	-	-	-	-	-	-	-
352	LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-	-	-	-	-	-	-	-
354	LONG TERM PORTION OF COMPENSATED ABSENC	17,361	-	-	11,337	-	-	-	-	-	-	-
355	LOAN LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-	-	-
353	NONCURRENT LIABILITIES OTHER	9,233	-	-	223,325	-	-	-	-	-	-	-
350	TOTAL NONCURRENT LIABILITIES	26,594	-	-	234,662	-	-	-	-	-	-	-
300	TOTAL LIABILITIES	749,080	209,765	-	583,833	602,819	-	2,696	7,531	9,934	-	2,266
400	DEFERRED INFLOWS OF RESOURCES	-	-	-	-	-	-	-	-	-	-	-
508.4	NET INVESTMENT IN CAPITAL ASSETS	6,321,688	1,027,864	-	4,640	-	-	4,590	-	-	-	-
511.4	RESTRICTED NET POSITION	-	-	-	658,161	-	38,714	-	-	-	-	-
512.1	UNRESTRICTED NET POSITION	7,178,947	-	-	695,366	-	-	(7,531)	-	-	-	46,871
513	TOTAL EQUITY	13,500,635	1,027,864	-	1,358,167	-	38,714	(2,941)	-	-	-	46,871
600	TOTAL LIABILITIES, DEF. INFLOWS OF RES & EQUITY	14,249,715	1,237,629	-	1,942,000	602,819	38,714	2,696	4,590	9,934	-	49,137
	REVENUE											
70300	NET TENANT RENTAL REVENUE	727,000	-	-	-	-	-	-	-	-	-	-
70400	TENANT REVENUE - OTHER	83,416	-	-	-	-	-	-	-	-	-	-
70500	TOTAL TENANT REVENUE	810,416	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA GRANTS	1,876,417	1,004,296	21,100	14,292,481	18,529	88,099	14,630	-	101,502	1,692	-
70610	CAPITAL GRANTS RECEIVED	-	203,474	-	-	-	-	-	-	-	-	-
70710	MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-	-
70720	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-	-
70730	BOOK-KEEPING FEE	-	-	-	-	-	-	-	-	-	-	-
70750	OTHER FEES	-	-	-	-	-	-	-	-	-	-	-
70800	OTHER GOVT GRANTS	-	-	-	-	-	-	-	-	-	-	-
71100	INVESTMENT INCOME - UNRESTRICTED	9,190	-	-	-	-	-	-	-	-	-	-
71200	MORTGAGE INTEREST INCOME	-	-	-	-	-	-	-	-	-	-	-
71300	PROCEEDS FROM DISPOSITION OF ASSETS HELD FOR SALE	-	-	-	-	-	-	-	-	-	-	-
71310	COST OF SALE OF ASSETS	-	-	-	-	-	-	-	-	-	-	-
71400	FRAUD RECOVERY	-	-	-	2,713	-	-	-	-	-	-	-
71500	OTHER REVENUE	100,260	-	-	78,737	-	-	-	-	-	-	7,153
71600	GAIN OR LOSS ON THE DISPOSAL OF CAPITAL ASSETS	(1,050,627)	-	-	-	-	-	-	-	-	-	-
72000	INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	-	-	-	-
70000	TOTAL REVENUE	1,745,656	1,207,770	21,100	14,373,931	18,529	88,099	14,630	-	101,502	1,692	7,153
	EXPENSES											
	ADMINISTRATIVE											
91100	ADMINISTRATIVE SALARIES	187,378	-	-	392,129	-	-	-	-	-	-	-
91200	AUDITING FEES	22,811	-	-	17,367	-	-	-	-	-	-	-
91300	MANAGEMENT FEES	241,782	129,563	-	315,456	-	-	-	-	-	-	-
91310	BOOKKEEPING FEE	32,850	-	-	197,160	-	-	-	-	-	-	-
91400	ADVERTISING AND MARKETING	2,899	-	-	-	-	-	-	-	-	-	-
91500	EMPLOYEE BENEFIT CONTRIBUTION	36,746	-	-	153,190	-	-	-	-	-	-	-

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

		PUBLIC HOUSING LOW RENT 14.850a	CAPITAL FUND PROGRAM 14.872	PH CARES ACT FUNDING 14.PHC	SECTION 8 HOUSING CHOICE VOUCHERS 14.871	HCV CARES ACT FUNDING 14.HCC	MAINSTREAM VOUCHERS 14.879	MAINSTREAM CARES 14.MSC	HOPE VI 14.866	PIH FAMILY SELF SUFFICIENCY 14.896	DOJ FSS 14.897	STATE/ LOCAL
91600	OFFICE EXPENSE	7,373	-	-	54,544	-	-	-	-	-	-	-
91700	LEGAL	2,248	-	-	987	-	-	-	-	-	-	-
91800	TRAVEL	264	-	-	839	-	-	-	-	-	-	-
91900	OTHER OPERATING ADMINISTRATIVE	84,747	38,600	-	125,643	-	-	-	-	-	-	-
92000	ASSET MANAGEMENT FEE	54,760	-	-	-	-	-	-	-	-	-	-
	TENANT SERVICES											
92100	TENANT SERVICES SALARIES	-	-	21,100	-	-	-	-	-	78,596	1,692	-
92200	RELOCATION COSTS	-	90,246	-	-	-	-	-	-	-	-	-
92300	EMPLOYEE BENEFIT CONTRIBUTION	-	-	-	-	-	-	-	-	21,051	-	-
92400	TENANT SERVICES OTHER	381	-	-	357	-	-	-	-	-	-	-
	UTILITIES											
93100	WATER	37,002	-	-	-	-	-	-	-	-	-	-
93200	ELECTRICITY	52,494	-	-	-	-	-	-	-	-	-	-
93300	GAS	28,057	-	-	-	-	-	-	-	-	-	-
93400	FUEL	-	-	-	-	-	-	-	-	-	-	-
93500	LABOR	-	-	-	-	-	-	-	-	-	-	-
93600	SEWER	95,261	-	-	-	-	-	-	-	-	-	-
93700	EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-	-	-	-
93800	OTHER UTILITIES	-	-	-	-	-	-	-	-	-	-	-
	ORDINARY MAINTENANCE & OPERATION											
94100	ORDINARY MAINT AND OP LABOR	125,911	-	-	-	-	-	-	-	-	-	-
94200	ORDINARY MAINTENANCE AND OP MATERIALS	48,793	-	-	1,254	-	-	-	-	-	-	-
94300	ORDINARY MAINTENANCE AND OP CONTRACT	292,294	120,396	-	118	-	-	-	-	-	-	-
94500	EMPLOYEE BENEFIT CONTRIBUTION	41,289	-	-	-	-	-	-	-	-	-	-
	PROTECTIVE SERVICES											
95100	PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-	-	-	-
95200	PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	-	-	-	-	-	-	-
95300	PROTECTIVE SERVICES - OTHER	-	-	-	-	-	-	-	-	-	-	-
95500	EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-	-	-	-	-	-	-
	GENERAL EXPENSES											
96100	INSURANCE PREMIUMS	209,214	-	-	49,067	-	-	-	-	1,855	-	-
96200	OTHER GENERAL EXPENSE	38,176	525,391	-	102,254	18,529	-	-	-	-	-	1,426
96210	COMPENSATED ABSENCES	31,862	-	-	33,693	-	-	-	-	-	-	-
96300	PAYMENTS IN LIEU OF TAXES	51,752	-	-	-	-	-	-	-	-	-	-
96400	BAD DEBT - TENANT	41,507	-	-	-	-	-	-	-	-	-	-
96500	BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	-	-	-
96600	BAD DEBT - OTHER	-	-	-	-	-	-	-	-	-	-	1,871
96700	INTEREST EXPENSE	-	-	-	-	-	-	-	-	-	-	-
96730	AMORTIZATION OF BOND ISSUE COSTS	-	-	-	-	-	-	-	-	-	-	-
96800	SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-	-	-
96900	TOTAL OPERATING EXPENSES	1,767,851	904,196	21,100	1,444,058	18,529	-	-	-	101,502	1,692	3,297
97000	EXCESS OPERATING REVENUE OVER OP EXP	(22,195)	303,574	-	12,929,873	-	88,099	14,630	-	-	-	3,856
	EXTRAORDINARY MAINTENANCE											
97100	EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-
97200	CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-
97300	HAP	-	-	-	12,452,827	-	49,385	-	-	-	-	-
97350	HAP - PORTABILITY IN	-	-	-	144,860	-	-	14,630	-	-	-	-
97400	DEPRECIATION EXPENSE	683,505	-	-	13,706	-	-	-	1,020	-	-	-
97500	FRAUD LOSSES	-	-	-	-	-	-	-	-	-	-	-
97600	CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	-	-	-
97700	DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	-	-	-
97800	DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	2,451,356	904,196	21,100	14,055,451	18,529	49,385	14,630	1,020	101,502	1,692	3,297
	OPERATING TRANSFERS IN											
10010	OPERATING TRANSFERS IN	100,100	-	-	-	-	-	-	-	-	-	-
10020	OPERATING TRANSFERS OUT	-	(100,100)	-	-	-	-	-	-	-	-	-
10060	PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-	-	-	-
10070	EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-	-	-
10080	SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	100,100	(100,100)	-	-	-	-	-	-	-	-	-
10000	EXCESS REVENUE OVER EXPENSES	(605,600)	203,474	-	318,480	-	38,714	-	(1,020)	-	-	3,856

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

		PUBLIC HOUSING LOW RENT 14.850a	CAPITAL FUND PROGRAM 14.872	PH CARES ACT FUNDING 14.PHC	SECTION 8 HOUSING CHOICE VOUCHERS 14.871	HCV CARES ACT FUNDING 14.HCC	MAINSTREAM VOUCHERS 14.879	MAINSTREAM CARES 14.MSC	HOPE VI 14.866	PIH FAMILY SELF SUFFICIENCY 14.896	DOJ FSS 14.897	STATE/ LOCAL
11030	BEGINNING EQUITY	13,433,250	1,694,949	-	505,515	-	-	-	(1,921)	-	-	43,015
11040	EQUITY TRANSFERS	870,559	(870,559)	-	-	-	-	-	-	-	-	-
11040	EQUITY TRANSFERS	(197,574)	-	-	534,172	-	-	-	-	-	-	-
11040	EQUITY TRANSFERS	-	-	-	-	-	-	-	-	-	-	-
	ENDING EQUITY	13,500,635	1,027,864	-	1,358,167	-	38,714	-	(2,941)	-	-	46,871
		-	-	-	-	-	-	-	-	-	-	-
11200	GROSS # UNITS	6,516	-	-	41,652	-	520	-	-	-	-	-
11210	# UNIT MONTHS LEASED	4,499	-	-	26,323	-	134	-	-	-	-	-
11170	ADMINISTRATIVE FEE EQUITY	-	-	-	700,006	-	-	-	-	-	-	-
11180	HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	-	658,161	-	-	-	-	-	-	-
11610	LAND PURCHASES	-	-	-	-	-	-	-	-	-	-	-
11620	BUILDING PURCHASES	-	-	-	-	-	-	-	-	-	-	-
11630	FURNITURE & EQUIPMENT - DWELLING PURCHASES	-	-	-	-	-	-	-	-	-	-	-
11640	FURNITURE & EQUIPMENT - ADMINISTRATIVE PURCHASES	-	-	-	-	-	-	-	-	-	-	-
11650	LEASEHOLD IMPROVEMENT PURCHASES	-	203,474	-	-	-	-	-	-	-	-	-

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

	BUSINESS ACTIVITIES	COCC	DISCRETE COMPONENT UNIT	ELIMINATIONS	TOTAL	
ASSETS						
CURRENT ASSETS						
CASH						
111	CASH UNRESTRICTED	1,183,749	1,079,503	268,722	-	10,755,614
115	CASH RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	-	-	-
112	CASH RESTRICTED MODERNIZATION AND DEV	-	-	-	-	-
113	CASH OTHER RESTRICTED	-	-	-	-	1,534,948
114	CASH TENANT SECURITY DEPOSIT	32,602	-	13,959	-	114,824
100	TOTAL CASH	1,216,351	1,079,503	282,681	-	12,405,386
ACCOUNTS AND NOTES RECEIVABLE						
121	A/R - PHA PROJECTS	-	-	-	-	8,261
122	A/R - HUD PROJECTS	-	-	-	-	219,699
124	A/R - OTHER GOVT	-	-	-	-	57,517
125	A/R - MISC	-	247,356	-	-	441,428
126	A/R - TENANTS DWELLING RENT	2,542	-	31,852	-	61,314
126.1	ALLOWANCE FOR D A - TENANTS	(86)	-	-	-	(5,607)
126.2	ALLOWANCE FOR D A - OTHER	-	-	-	-	(186,533)
127	NOTES AND MORTGAGES RECEIVABLE	244,559	-	-	-	244,559
128	FRAUD RECOVERY	-	-	-	-	-
128.1	ALLOWANCE FOR FRAUD RECOVERY	-	-	-	-	-
129	ACCRUED INTEREST RECEIVABLE	15,602	-	-	-	15,602
120	TOTAL RECEIVABLES NET OF ALLOW	262,617	247,356	31,852	-	856,240
CURRENT INVESTMENTS						
131	INVESTMENTS - UNRESTRICTED	-	-	-	-	-
135	INVESTMENTS RESTRICTED PYMT S/T DEBT	-	-	-	-	-
132	INVESTMENTS - RESTRICTED	-	-	-	-	-
142	PREPAID COSTS	4,062	134,093	24,669	-	174,082
143	INVENTORIES - MATERIALS	-	-	-	-	-
143.1	ALLOWANCE FOR OBSOLETE INV	-	-	-	-	-
144	INTERPROGRAM DUE FROM	262,706	118,319	-	(1,006,953)	-
145	ASSETS HELD FOR SALE	-	-	-	-	-
150	TOTAL CURRENT ASSETS	1,745,736	1,579,271	339,202	(1,006,953)	13,435,708
NONCURRENT ASSETS						
FIXED ASSETS						
161	LAND	481,197	-	-	-	2,140,912
168	INFRASTRUCTURE	-	-	-	-	-
162	BUILDINGS	2,688,118	988,273	14,333,732	-	45,637,958
163	FURNITURE & EQUIPMENT - DWELLINGS	6,780	-	341,448	-	713,720
164	FURNITURE & EQUIPMENT - ADMINISTR	60,962	350,382	-	-	1,484,249
165	LEASEHOLD IMPROVEMENTS	46,060	108,625	-	-	855,693
167	CONSTRUCTION IN PROGRESS	42,748	-	-	-	1,070,612
166	ACCUMULATED DEPRECIATION	(2,230,771)	(991,259)	(260,936)	-	(28,579,003)
160	TOTAL FIXED ASSETS, NET OF DEPR	1,095,094	456,021	14,414,244	-	23,324,141
171	NOTES & MORTGAGES RECEIVABLE - N/C	5,464,529	-	-	-	5,464,529
172	NOTES & MORTGAGES RECEIVABLE - PD	-	-	-	-	-
173	GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-
174	OTHER ASSETS	-	-	273,337	-	273,337
176	INVESTMENT IN JOINT VENTURES	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	6,559,623	456,021	14,687,581	-	29,062,007
200	DEFERRED OUTFLOWS OF RESOURCES	-	-	-	-	-
290	TOTAL ASSETS	8,305,359	2,035,292	15,026,783	(1,006,953)	42,497,715
LIABILITIES AND EQUITY						
CURRENT LIABILITIES						
311	BANK OVERDRAFT	-	-	-	-	-
312	A/P < 90 DAYS	12,619	10,320	22,271	-	117,244
313	A/P > 90 DAYS	-	-	-	-	-
321	ACCRUED WAGE/PAYROLL TAXES PAYABLE	-	110,840	6,129	-	116,969

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

	BUSINESS ACTIVITIES	COCC	DISCRETE COMPONENT UNIT	ELIMINATIONS	TOTAL
322	ACCRUED COMPENSATED ABSENCES	2,539	21,941	-	39,932
324	ACCRUED CONTINGENCY LIABILITY	-	-	-	-
325	ACCRUED INTEREST PAYABLE	-	-	217,969	217,969
331	ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	-	-	-
332	ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-
333	ACCOUNTS PAYABLE OTHER GOVT	-	-	-	59,906
341	TENANT SECURITY DEPOSIT	32,602	-	9,681	110,970
342	UNEARNED REVENUES	2,019	-	13,433	708,637
343	CURRENT PORTION OF LT DEBT CAPITAL	-	-	-	-
344	CURRENT PORTION OF LT DEBT OPERATING	-	-	-	-
348	LOAN LIABILITIES - CURRENT	-	47,550	-	47,550
345	OTHER CURRENT LIABILITIES	-	-	1,774,146	1,774,146
346	ACCRUED LIABILITIES - OTHER	-	3,801	-	7,146
347	INTERPROGRAM DUE TO	12,894	-	-	-
310	TOTAL CURRENT LIABILITIES	62,673	194,452	2,043,629	3,200,469
	NONCURRENT LIABILITIES				
351	LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	12,572,767	12,572,767
352	LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-
354	LONG TERM PORTION OF COMPENSATED ABSENC	4,716	40,748	-	74,162
355	LOAN LIABILITIES - OTHER	-	380,404	-	380,404
353	NONCURRENT LIABILITIES OTHER	144,000	-	-	376,558
350	TOTAL NONCURRENT LIABILITIES	148,716	421,152	12,572,767	13,403,891
300	TOTAL LIABILITIES	211,389	615,604	14,616,396	16,604,360
400	DEFERRED INFLOWS OF RESOURCES	-	-	-	-
508.4	NET INVESTMENT IN CAPITAL ASSETS	1,095,094	456,021	67,331	8,977,228
511.4	RESTRICTED NET POSITION	-	-	-	696,875
512.1	UNRESTRICTED NET POSITION	6,998,876	963,667	343,056	16,219,252
513	TOTAL EQUITY	8,093,970	1,419,688	410,387	25,893,355
600	TOTAL LIABILITIES, DEF. INFLOWS OF RES & EQUITY	8,305,359	2,035,292	15,026,783	42,497,715
	REVENUE				
70300	NET TENANT RENTAL REVENUE	292,236	-	721,054	1,740,290
70400	TENANT REVENUE - OTHER	8,538	-	9,740	101,694
70500	TOTAL TENANT REVENUE	300,774	-	730,794	1,841,984
70600	HUD PHA GRANTS	-	-	-	17,418,746
70610	CAPITAL GRANTS RECEIVED	-	-	-	203,474
70710	MANAGEMENT FEE	-	714,300	-	(714,300)
70720	ASSET MANAGEMENT FEE	-	60,400	-	(60,400)
70730	BOOK-KEEPING FEE	-	233,737	-	(233,737)
70750	OTHER FEES	-	-	-	-
70800	OTHER GOVT GRANTS	-	-	-	-
71100	INVESTMENT INCOME - UNRESTRICTED	-	9,193	10	18,393
71200	MORTGAGE INTEREST INCOME	210,826	-	-	210,826
71300	PROCEEDS FROM DISPOSITION OF ASSETS HELD FOR SALE	-	-	-	-
71310	COST OF SALE OF ASSETS	-	-	-	-
71400	FRAUD RECOVERY	-	-	-	2,713
71500	OTHER REVENUE	259,485	1,275,328	-	1,720,963
71600	GAIN OR LOSS ON THE DISPOSAL OF CAPITAL ASSETS	-	-	-	(1,050,627)
72000	INVESTMENT INCOME - RESTRICTED	-	-	-	-
70000	TOTAL REVENUE	771,085	2,292,958	730,804	20,366,472
	EXPENSES				
	ADMINISTRATIVE				
91100	ADMINISTRATIVE SALARIES	24,950	912,919	137,712	1,655,088
91200	AUDITING FEES	1,985	8,750	-	50,913
91300	MANAGEMENT FEES	27,499	-	12,000	12,000
91310	BOOKKEEPING FEE	3,727	-	-	(233,737)
91400	ADVERTISING AND MARKETING	523	2,131	234	5,787
91500	EMPLOYEE BENEFIT CONTRIBUTION	5,211	235,381	-	430,528

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
SHREVEPORT, LOUISIANA
FINANCIAL DATA SCHEDULE
SEPTEMBER 30, 2020**

	BUSINESS ACTIVITIES	COCC	DISCRETE COMPONENT UNIT	ELIMINATIONS	TOTAL	
91600	OFFICE EXPENSE	94	74,759	-	-	136,770
91700	LEGAL	1,434	380	34,318	-	39,367
91800	TRAVEL	-	16,937	-	-	18,040
91900	OTHER OPERATING ADMINISTRATIVE	9,131	210,275	57,335	-	525,731
92000	ASSET MANAGEMENT FEE	5,640	-	-	(60,400)	-
	TENANT SERVICES					
92100	TENANT SERVICES SALARIES	-	58,995	-	-	160,383
92200	RELOCATION COSTS	-	-	-	-	90,246
92300	EMPLOYEE BENEFIT CONTRIBUTION	-	18,387	-	-	39,438
92400	TENANT SERVICES OTHER	-	-	-	-	738
	UTILITIES					
93100	WATER	550	989	-	-	38,541
93200	ELECTRICITY	624	18,377	86,854	-	158,349
93300	GAS	956	3,946	-	-	32,959
93400	FUEL	-	-	-	-	-
93500	LABOR	-	-	-	-	-
93600	SEWER	477	2,020	-	-	97,758
93700	EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-
93800	OTHER UTILITIES	-	-	-	-	-
	ORDINARY MAINTENANCE & OPERATION					
94100	ORDINARY MAINT AND OP LABOR	12,548	148,938	-	-	287,397
94200	ORDINARY MAINTENANCE AND OP MATERIALS	10,864	7,207	-	-	68,118
94300	ORDINARY MAINTENANCE AND OP CONTRACT	66,623	43,080	92,738	-	615,249
94500	EMPLOYEE BENEFIT CONTRIBUTION	4,769	84,046	-	-	130,104
	PROTECTIVE SERVICES					
95100	PROTECTIVE SERVICES - LABOR	-	-	-	-	-
95200	PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	-
95300	PROTECTIVE SERVICES - OTHER	-	-	-	-	-
95500	EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-
	GENERAL EXPENSES					
96100	INSURANCE PREMIUMS	21,224	63,898	152,337	-	497,595
96200	OTHER GENERAL EXPENSE	-	-	68,391	-	754,167
96210	COMPENSATED ABSENCES	2,008	69,406	-	-	136,969
96300	PAYMENTS IN LIEU OF TAXES	-	-	-	-	51,752
96400	BAD DEBT - TENANT	6,594	-	-	-	48,101
96500	BAD DEBT - MORTGAGES	32,212	-	-	-	32,212
96600	BAD DEBT - OTHER	-	-	-	-	1,871
96700	INTEREST EXPENSE	-	-	250,499	-	250,499
96730	AMORTIZATION OF BOND ISSUE COSTS	-	-	2,906	-	2,906
96800	SEVERANCE EXPENSE	-	-	-	-	-
96900	TOTAL OPERATING EXPENSES	239,643	1,980,821	895,324	(1,008,437)	6,369,576
97000	EXCESS OPERATING REVENUE OVER OP EXP	531,442	312,137	(164,520)	-	13,996,896
	EXTRAORDINARY MAINTENANCE					
97100	EXTRAORDINARY MAINTENANCE	-	-	-	-	-
97200	CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-
97300	HAP	-	-	-	-	12,502,212
97350	HAP - PORTABILITY IN	-	-	-	-	159,490
97400	DEPRECIATION EXPENSE	88,314	25,146	207,586	-	1,019,277
97500	FRAUD LOSSES	-	-	-	-	-
97600	CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-
97700	DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-
97800	DWELLING UNITS RENT EXPENSE	-	-	-	-	-
90000	TOTAL EXPENSES	327,957	2,005,967	1,102,910	(1,008,437)	20,050,555
	OPERATING TRANSFERS IN					
10010	OPERATING TRANSFERS IN	-	-	-	(100,100)	-
10020	OPERATING TRANSFERS OUT	-	-	-	100,100	-
10060	PROCEEDS FROM PROPERTY SALES	-	-	-	-	-
10070	EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-
10080	SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
10000	EXCESS REVENUE OVER EXPENSES	443,128	286,991	(372,106)	-	315,917

**THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT [LA002]
 SHREVEPORT, LOUISIANA
 FINANCIAL DATA SCHEDULE
 SEPTEMBER 30, 2020**

	BUSINESS ACTIVITIES	COCC	DISCRETE COMPONENT UNIT	ELIMINATIONS	TOTAL
11030	BEGINNING EQUITY	7,453,268	1,666,869	-	24,794,945
11040	EQUITY TRANSFERS	-	-	782,493	782,493
11040	EQUITY TRANSFERS	197,574	(534,172)	-	-
11040	EQUITY TRANSFERS	-	-	-	-
	ENDING EQUITY	8,093,970	1,419,688	410,387	25,893,355
		-	-	-	-
11200	GROSS # UNITS	564	-	-	49,252
11210	# UNIT MONTHS LEASED	503	-	-	31,459
11170	ADMINISTRATIVE FEE EQUITY	-	-	-	700,006
11180	HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	-	658,161
11610	LAND PURCHASES	-	-	-	-
11620	BUILDING PURCHASES	-	-	-	-
11630	FURNITURE & EQUIPMENT - DWELLING PURCHASES	-	-	-	-
11640	FURNITURE & EQUIPMENT - ADMINISTRATIVE PURCHASES	-	-	-	-
11650	LEASEHOLD IMPROVEMENT PURCHASES	-	-	-	203,474

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SEPTEMBER 30, 2020

Section I: Summary of Auditors' Results:

FINANCIAL STATEMENTS

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

FEDERAL AWARDS

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

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Low Rent Public Housing	14.850
Section Housing Choice Vouchers Cluster	
Section 8 Housing Choice Vouchers	14.871
Section 8 Mainstream Vouchers	14.879

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

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

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2020

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs:

None Noted

Current Year Findings and Questioned Costs:

None Noted

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs:

None Noted

Current Year Findings and Questioned Costs:

Finding 2020-001 – Public Housing Tenant Files

Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2020

Criteria:

The Code of Federal Regulations and HUD guidelines give the requirements for maintaining the tenant files for the Public Housing and Housing Choice programs. Specifically, HUD regulations CFR Parts 960.201 requires Authorities to comply with HUD-prescribed reporting requirements that will permit HUD to maintain data necessary to monitor compliance with income eligibility. Additionally, the Uniform Financial Reporting Standards (24 CFR section 5.233) mandate the use of HUD's Enterprise Income Verification (EIV) System. The EIV system is a web-based application which provides owners with employment, wage, unemployment compensation and Social Security benefit information for tenants participating in HUD's assisted housing programs. Also, the Authority's policy and procedure dictates full compliance with these regulations, as well as guidelines to be followed in maintaining these files.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2020

Section III: Federal Award Findings and Questioned Costs - continued:

Current Year Findings and Questioned Costs - continued:

Finding 2020-001 – Public Housing Tenant Files - continued
Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2020

Condition & Cause:

A current year review of 40 tenant files revealed a situation of continued errors and omissions in most of the files that leads to incomplete tenant documentation. The most significant results of the review are as follows:

1. Of the 40 tenant files requested, 1 file could not be provided.
2. Of the 39 tenant files reviewed, 11 did not contain third party income verification.
3. Of the 39 tenant files reviewed, 9 did not contain a signed application used to determine eligibility.
4. Of the 39 tenant files reviewed, 6 did not contain a lead-based paint warning.
5. Of the 39 tenant files reviewed, 4 did not correctly compute tenant rent based on annual income.
6. Of the 39 tenant files reviewed, 4 did not contain a signed HUD 9886.
7. Of the 39 tenant files reviewed, 3 did not contain an annual inspection.
8. Of the 39 tenant files reviewed, 3 did not contain the social security number for each family member over the age of 6.
9. Of the 39 tenant files reviewed, 2 did not contain a community service requirement form.
10. Of the 39 tenant files reviewed, 1 did not contain a birth certificate or state issued ID.

Statement of Effect:

The Authority is not in compliance with HUD eligibility requirements outlined in 24 CFR section 5.233. All instances listed above were the result of controls not operating effectively to ensure tenant files contain all the documentation required to determine eligibility. This lack of controls could lead to erroneous rent calculations, housing unqualified persons and unsafe living standards from lack of inspections.

Questioned Costs – Not determinable

Recommendation:

We recommend that the Authority utilize a standard filing system based upon a checklist and issue this to all required personnel. We recommend that supervisors and managers review on a monthly basis a random sample of all files to determine compliance with federal guidelines and the Authority's policy.

Reply:

The Authority has made staffing changes at the senior management level and is in the process of strengthening its internal controls. The staffing changes and additional internal controls will correct the failure to meet federal guidelines and the Authority's policy. Bobby Collins, Executive Director, expects the deficiencies which led to this finding to be cleared in fiscal year 2021.

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

SEPTEMBER 30, 2020

Current Year Findings and Questioned Costs - continued:

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

Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2020

Criteria:

The Code of Federal Regulations and HUD guidelines give the requirements for maintaining the tenant files for the Public Housing and Housing Choice programs. Specifically, HUD regulations CFR Parts 960.253 requires Authorities to establish a flat rent for each public housing unit that is no less than 80 percent of the applicable Fair Market Rent (FMR). Additionally, FMRs are gross rent estimates that cover the rent plus the cost of all necessary utilities regardless of who actually pays the utilities. Although the inclusion of utilities in the FMR is an accurate estimate of the cost of renting a unit in a particular area, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the rent is not adjusted to reflect utility payments that are the family's responsibility. To address this issue when establishing flat rents, Authorities must consider who is responsible for direct utility payments to the utility company and provide for a utility allowance as necessary. Such utility allowances must be established consistent with the requirements of 24 CFR 960.253(b)(4) and 24 CFR 965, Subpart E.

Condition & Cause:

Of the 40 tenant files reviewed in the current year, 6 pertained to tenants selecting the flat rent option. The most significant results specific to the flat rent tenant files reviewed are as follows:

1. Of the 6 flat rent tenants files reviewed, 5 were charged flat rents significantly lower than the board approved flat rent rates; 80 percent of FMR (less utility allowances).
2. Of the 6 flat rent tenant files reviewed, 6 were not adjusted to reflect the increase in resident – paid utility allowances for FY 2020
3. Of the 6 flat rent tenant files reviewed, 1 was not adjusted to reflect the increase in the applicable FMR.
4. The Flat Rent Rates have not been updated or approved by the BOD since the October 1, 2016.

Statement of Effect:

The Authority is not in compliance with HUD Flat Rent Rate requirements outlined in 24 CFR section 960.253. All five instances discussed above were the result of controls not operating effectively to ensure tenant rents were calculated correctly. This lack of controls led to erroneous rent calculations.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
SHREVEPORT, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SEPTEMBER 30, 2020

Current Year Findings and Questioned Costs - continued:

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

Low Rent Public Housing – CFDA 14.850; Grant period – Year ended September 30, 2020

Questioned Costs:

<u>Property</u>	<u>Unit #</u>	<u>Monthly Flat Rent Charged</u>	<u>Board Approved Flat Rent</u>	<u>\$ Over Subsidized Rent</u>	<u>Months in FY 20</u>	<u>Total Questioned Costs in FY20</u>
AMP 2	540	\$421	\$618	\$197	6	\$1,182
AMP 2	550	\$99	\$618	\$519	11	5,709
AMP 5	878	\$534	\$788	\$254	1	254
AMP 5	882	\$634	\$788	\$154	4	616
AMP 5	831	\$641	\$788	\$147	8	1,176
						\$8,937

Recommendation:

We recommend that the Authority compare the current flat rent amounts to the applicable FMR, no later than 90 days after the effective date of new FMRs published by HUD. The Authority must set flat rents at no less than 80 percent FMR, subject to the utilities adjustment, or the Authority may request an exception flat rent pursuant to the requirements of Section 5 of PIH Notice IH-2017-23. All adjustments to the Flat Rent Rate are subject to Board approval. We recommend that supervisors and managers review on a monthly basis a random sample of all files to determine compliance with federal guidelines and the Authority's policy.

Reply:

The Authority has made staffing changes at the senior management level and is in the process of strengthening its internal controls. The staffing changes and additional internal controls will correct the failure to meet federal guidelines and the Authority's policy. Bobby Collins, Executive Director, expects the deficiencies which led to this finding to be cleared in fiscal year 2021.

THE HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

SHREVEPORT, LOUISIANA

SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS
TO THE EXECUTIVE DIRECTOR

YEAR ENDED SEPTEMBER 30, 2020

EXPENDITURE PURPOSE

Salary	\$ 248,820
Bonuses	57,390
Benefits - Insurance	16,406
Benefits - Retirement	19,906
Car Allowance	6,000
Per Diem	1,214
Registration Fees	2,345
Conference Travel	3,194
Total Compensation, Benefits and Other Payments	<u>\$ 355,275</u>

Basis of Presentation:

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