

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA  
REPORT ON EXAMINATION  
OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA  
YEAR ENDED JUNE 30, 2021

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ALEXANDRIA, LOUISIANA  
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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Alexandria, Louisiana as of and for the fiscal year ended June 30, 2021, and the related notes to the financial statements as listed in the table of contents.

### 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 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.

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, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of June 30, 2021, and the respective changes in financial position and cash flows thereof for the fiscal 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 15 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.

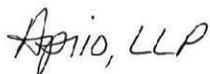
**Other Information**

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 not a required part of the basic financial statements. Additionally, the accompanying Schedule of Compensation, Benefits and Other Payments to the Executive Director is presented for the Office of the Louisiana Legislative Auditor's information and is 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 December 13, 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  
December 13, 2021

## INDEPENDENT AUDITOR'S 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 Alexandria  
 Alexandria, 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 fiscal year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 13, 2021.

### Internal Control Over Financial Reporting

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

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

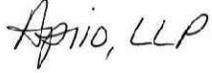
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies*. Given these limitations, during our audit we did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

### Compliance and Other Matters

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

**Purpose of this Report**

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

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

Birmingham, Alabama  
December 13, 2021

## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE MAJOR PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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

### Report on Compliance for the 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 program for the fiscal year ended June 30, 2021. The Authority's major federal program is identified in the Summary of Auditor's 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.

### Auditors' Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program 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* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the *Uniform Guidance* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the 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 qualified opinion on compliance for the major federal program. However, our audit does not provide a legal determination of Authority's compliance.

### Opinion on the 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 major federal program for the year ended June 30, 2021.

### 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 federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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

*Aprio, LLP*

Birmingham, Alabama  
December 13, 2021

**HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)  
FOR THE YEAR ENDED JUNE 30, 2021**

The Housing Authority of the City of Alexandria's ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

***Financial Highlights***

- The Authority's net position increased \$.4 million during 2021. Net Position was \$5 million and \$5.4 million for 2020 and 2021, respectively.
  
- Revenues decreased by \$.3 million during 2021, and were \$9.1 million and \$8.8 million for 2020 and 2021, respectively.
  
- The total expenses of all Authority programs decreased \$1.3 million, and were \$9.7 million and \$8.4 million for 2020 and 2021, respectively.

*USING THIS ANNUAL REPORT*

The Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information":

***MD&A***

*~ MANAGEMENT DISCUSSION  
AND ANALYSIS ~*

***BASIC FINANCIAL STATEMENTS***

*~ AUTHORITY-WIDE FINANCIAL STATEMENTS ~  
~ NOTES TO FINANCIAL STATEMENTS ~*

***OTHER REQUIRED SUPPLEMENTARY INFORMATION***

*~ REQUIRED SUPPLEMENTARY INFORMATION ~  
(OTHER THAN MD&A)*

## Authority-Wide Financial Statements

### **Statement of Net Position**

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 in which assets and deferred outflows of resources, equal liabilities, deferred inflows of resources and "Net Position", formerly known as net assets. 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 and deferred outflows of resources, net of liabilities and deferred inflows of resources, for the entire Authority. Net Position (formerly net assets) 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: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position."

### **Statement of Revenues, Expenses, and Changes in 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, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as capital grant revenue, investment income and interest expense.

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

### **Statement of Cash Flows**

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

## THE AUTHORITY'S MAIN PROGRAMS

Significant Programs – The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional 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 offer 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.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority 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 Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

- Central Office Cost Center
- Business Activities
- Housing Choice Voucher CARES Act Funding

## AUTHORITY-WIDE STATEMENTS

### Condensed Statement of Net Position

The following table reflects the Condensed Statement of Net Position compared to the prior year.

**TABLE 1**  
**CONDENSED STATEMENT OF NET POSITION**

	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Assets:			
Current and Restricted Assets	\$ 3,871,740	\$ 4,426,625	\$ (554,885)
Capital Assets	<u>2,047,665</u>	<u>1,255,390</u>	<u>792,275</u>
<b>Total Assets</b>	<b><u>\$ 5,919,405</u></b>	<b><u>\$ 5,682,015</u></b>	<b><u>\$ 237,390</u></b>
Liabilities:			
Current Liabilities	\$ 380,765	\$ 468,268	\$ (87,503)
Long Term Liabilities	<u>178,748</u>	<u>226,843</u>	<u>(48,095)</u>
<b>Total Liabilities</b>	<b><u>\$ 559,513</u></b>	<b><u>\$ 695,111</u></b>	<b><u>\$ (135,598)</u></b>
Net Position:			
Net Investment in Capital Assets	\$ 2,047,665	\$ 1,255,390	\$ 792,275
Restricted Net Position	-	273,487	(273,487)
Unrestricted Net Position	<u>3,312,227</u>	<u>3,458,027</u>	<u>(145,800)</u>
<b>Total Net Position</b>	<b><u>\$ 5,359,892</u></b>	<b><u>\$ 4,986,904</u></b>	<b><u>\$ 372,988</u></b>

### Major Factors Affecting the Condensed Statement of Net Position

During fiscal year 2021 current and restricted assets decreased due mainly to reductions of unrestricted and restricted cash flows from operating and capital activities. See the Statement of Cash Flows for details regarding cash inflows and outflows. Capital assets increased due to fiscal year renovations on the Charles Hayward Community Center. For additional detail regarding capital asset additions see "Capital Assets" in Tables 4 and 5.

Current liabilities decreased due primarily to a reduction of unearned grant revenue balances as of fiscal year-end.

Non-current liabilities decreased due to a reduction of accrued compensated absence accruals and a reduction of a Repayment Agreement liability due to HUD.

Restricted net position decreased due to the fiscal year expenditure of reserves which were restricted for housing assistance payments as of fiscal year-end 2020.

Table 2 presents details on the change in Unrestricted Net Position

**TABLE 2**

**CHANGE IN UNRESTRICTED NET POSITION**

Unrestricted Net Position, July 1, 2020	\$ 3,458,027
Results of Operations	32,497
Capital Expenditures from Operations	(830,329)
Proceeds Received from the Disposition of Capital Assets	15,120
Interest Income	325,371
Housing Assistance Payments Funded with Restricted Reserves	273,487
Depreciation Expense	<u>38,054</u>
<b>Unrestricted Net Position, June 30, 2021</b>	<b><u><u>\$ 3,312,227</u></u></b>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer understanding of the change in financial well-being.

**TABLE 3**

**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

The following Schedule compares the revenues and expenses for the current and previous fiscal years.

	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Revenue:			
Tenant Rental Revenue	\$ 56,100	\$ 80,942	\$ (24,842)
Operating Grants	7,874,666	7,050,454	824,212
Capital Contributions	-	973,184	(973,184)
Interest Income	325,371	36,132	289,239
Gain on Disposal of Capital Assets	15,120	677,319	(662,199)
Other Revenue	538,211	309,154	229,057
<b>Total Revenue</b>	<b>\$ 8,809,468</b>	<b>\$ 9,127,185</b>	<b>\$ (317,717)</b>
Expenses:			
Administrative Expenses	\$ 922,370	\$ 1,151,141	\$ (228,771)
Tenant Services	54,622	39,387	15,235
Utilities	18,787	39,520	(20,733)
Maintenance and Operations	41,674	124,282	(82,608)
General Expense	111,450	140,484	(29,034)
Housing Assistance Payments	7,000,865	5,928,925	1,071,940
RAD Conversion Assistance Payments	248,658	228,530	20,128
Bad Debt Expense on Notes Receivable	-	1,920,782	(1,920,782)
Depreciation	38,054	203,623	(165,569)
<b>Total Expenses</b>	<b>\$ 8,436,480</b>	<b>\$ 9,776,674</b>	<b>\$ (1,340,194)</b>
<b>Excess (Deficiency) Revenue Over Expense</b>	<b>\$ 372,988</b>	<b>\$ (649,489)</b>	<b>\$ 1,022,477</b>

**Major Factors Affecting the Schedule of Revenue, Expenses and Changes in Net Position**

Operating grants increased due to an increase of operating subsidies recognized through the Section 8 Housing Choice Voucher Program to fund increased leasing. Capital contributions recognized during fiscal year 2020 were applied towards a loan to one of the Authority's Rental Assistance Demonstration (RAD) Program affiliates in order to assist with development costs of the RAD property. No such loan was funded during fiscal year 2021 and no capital contributions were recognized. Interest income increased due to interest payments recognized on notes receivable. The 2020 gain on disposal of capital assets was a result of the fiscal year 2020 Public Housing dwelling property dispositions through its RAD conversion. Other revenue increased due mainly to an increase of developer fees and other proceeds recognized from the Authority's RAD property affiliates as a result of the Authority's administrative and oversight efforts of the previous RAD conversions.

Administrative expenses decreased due predominantly to a reduction of personnel and related expenses incurred. Maintenance and depreciation expenses decreased as a result of leasing reductions and dwelling property dispositions through previous RAD conversions. Insurance costs also decreased due to the dispositions and accounted for most of the reduction of general expenses.

**Major Factors Affecting the Schedule of Revenue, Expenses and Changes in Net Position  
(Continued)**

Housing assistance payments increased from fiscal year 2020 due predominantly to increased leasing. The fiscal year 2020 bad debt expense on notes receivable represents disbursements on two promissory notes issued to Bayou Gardens RAD, LP (a RAD affiliate) during fiscal year 2020. The Authority recognized losses on these notes due to uncertainties regarding the value of any future consideration they may receive on them. No such notes were issued during fiscal year 2021.

**CAPITAL ASSETS**

As of year-end, the Authority had \$2 million invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (additions, deductions and depreciation) of \$.8 million from the end of fiscal year 2020.

**TABLE 4  
CAPITAL ASSETS AT YEAR-END  
(NET OF DEPRECIATION)**

	<u>2021</u>	<u>2020</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 995,754	\$ 995,754	\$ -	0%
Buildings and Improvements	2,205,836	2,164,261	41,575	2%
Furniture and Equipment	177,988	220,387	(42,399)	-19%
Construction in Process	809,766	25,505	784,261	
Accumulated Depreciation	(2,141,679)	(2,150,517)	8,838	0%
<b>Net Capital Assets</b>	<b><u>\$ 2,047,665</u></b>	<b><u>\$ 1,255,390</u></b>	<b><u>\$ 792,275</u></b>	<b><u>63%</u></b>

**TABLE 5**

**CHANGE IN CAPITAL ASSETS**

The following reconciliation summarizes the change in Capital Assets.

Beginning Balance, July 1, 2020	\$	1,255,390
Additions:		
Buildings and Improvements		41,575
Construction in Process		784,261
Equipment		4,493
Depreciation Expense		<u>(38,054)</u>
<b>Ending Balance, June 30, 2021</b>	<b>\$</b>	<b><u>2,047,665</u></b>

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to 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

**FINANCIAL CONTACT**

This financial report is designed to provide our residents, the citizens of Alexandria, and federal and state regulatory bodies with a general overview of the Authority's finances as of June 30, 2021. The individual to be contacted regarding this report is the Executive Director. Specific requests may be submitted to the Housing Authority of the City of Alexandria, at 2558 Loblolly Lane, Alexandria, Louisiana 71306.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
STATEMENT OF NET POSITION  
JUNE 30, 2021

ASSETS AND DEFERRED  
OUTFLOWS OF RESOURCES

	<b>Enterprise Fund</b>
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 3,558,883
Accounts Receivable, Net	196,764
Accrued Interest Receivable	909
Investments	24,706
Prepaid Costs	31,745
Total Current Assets	<u>3,813,007</u>
<u>Restricted Assets</u>	
Cash and Cash Equivalents	<u>58,733</u>
Total Restricted Assets	<u>58,733</u>
<u>Capital Assets</u>	
Land	995,754
Buildings and Improvements	2,205,836
Furniture and Equipment	177,988
Construction in Process	809,766
	<u>4,189,344</u>
(Less): Accumulated Depreciation	<u>(2,141,679)</u>
Net Capital Assets	<u>2,047,665</u>
Total Assets	<u>5,919,405</u>
Deferred Outflows of Resources	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 5,919,405</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
 STATEMENT OF NET POSITION  
 JUNE 30, 2021

**LIABILITIES, DEFERRED INFLOWS OF  
 RESOURCES AND NET POSITION**

	<b>Enterprise Fund</b>
<b><u>Current Liabilities</u></b>	
Accounts Payable	\$ 162,259
Accrued Wages and Payroll Taxes	46,500
Accrued Compensated Absences	29,759
Accounts Payable - HUD	65,376
Unearned Revenue	76,871
Total Current Liabilities	<u>380,765</u>
<b><u>Long Term Liabilities</u></b>	
Accounts Payable - HUD, Non-current	105,890
Accrued Compensated Absences	72,858
Total Long Term Liabilities	<u>178,748</u>
Total Liabilities	<u>559,513</u>
Deferred Inflows of Resources	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>559,513</u>
<b><u>Net Position</u></b>	
Net Investment in Capital Assets	2,047,665
Unrestricted Net Position	3,312,227
Total Net Position	<u>5,359,892</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 5,919,405</u>

See the accompanying notes to financial statements.

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

	<b>Enterprise Fund</b>
<u>Operating Revenues</u>	
Dwelling Rent	\$ 56,100
Operating Grants	7,874,666
Other Revenue	538,211
Total Operating Revenues	<u>8,468,977</u>
<u>Operating Expenses</u>	
Administrative	922,370
Tenant Services	54,622
Utilities	18,787
Maintenance and Operations	41,674
General Expense	111,450
Housing Assistance Payments	7,000,865
RAD Conversion Assistance Payments	248,658
Depreciation	38,054
Total Operating Expenses	<u>8,436,480</u>
Operating Income (Loss)	<u>32,497</u>
<u>Non-Operating Revenues</u>	
Interest Income	325,371
Gain on the Disposition of Capital Assets	15,120
Total Non-Operating Revenues	<u>340,491</u>
Increase (Decrease) in Net Position	372,988
Net Position, Beginning	4,986,904
Net Position, Ending	<u>\$ 5,359,892</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2021**

	<b>Enterprise Fund</b>
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 56,100
Cash Received from Operating Grants	7,675,283
Cash Received from Other Sources	533,727
Cash Payments for Salaries and Benefits	(800,707)
Cash Payments to Vendors and Landlords	<u>(7,735,258)</u>
Net cash provided (used) by operating activities	<u>(270,855)</u>
<u>Cash flows from non-capital financing activities:</u>	
Payments to HUD on Repayment Agreement	<u>(26,472)</u>
Net cash provided (used) by noncapital financing activities	<u>(26,472)</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Outlay	(717,790)
Proceeds Received on Dispositions	15,120
Net cash provided (used) by capital & related financing activities	<u>(702,670)</u>
<u>Cash flows from investing activities:</u>	
Interest Earned from Cash and Equivalents	3,375
Interest Earned on Notes Receivable	<u>321,390</u>
Net cash provided (used) by investing activities	<u>324,765</u>
Net decrease in cash and cash equivalents	(675,232)
<u>Cash and cash equivalents, beginning of year:</u>	
Current and Restricted Cash	<u>4,292,848</u>
Total cash and restricted cash, beginning of year	<u>4,292,848</u>
<u>Cash and cash equivalents, end of year:</u>	
Current and Restricted Cash	3,617,616
Total cash and restricted cash, end of year	<u>\$ 3,617,616</u>

Continued on next page

**HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
 STATEMENT OF CASH FLOWS (CONTINUED)  
 FOR THE YEAR ENDED JUNE 30, 2021**

	<b>Enterprise Fund</b>
<b><u>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</u></b>	
Operating Income	\$ 32,497
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	38,054
Bad Debt Expense	10,939
Change in Accounts Receivable	(2,434)
Change in Grants Receivable	(127,837)
Change in Prepaid Costs	(409)
Change in Accounts Payable - Operating	(112,978)
Change in Accrued Expenses	(35,091)
Change in Unearned Revenue (Grants)	(71,546)
Change in Other Current Liabilities	(2,050)
Net cash provided (used) by operating activities	<u>\$ (270,855)</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA

ALEXANDRIA, LOUISIANA

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138 and GASB Statement 63.

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 when are incurred. This requires 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 as well as pronouncements issued by the Financial Accounting Standards Board.

Cash and Investments

The Housing Authority considers bank deposits in checking accounts to be cash and cash equivalents. Investments consist of three certificates of deposit.

Accounts Receivable

Accounts receivable are carried at the amount considered by management to be collectible and consist of amounts due from tenants, affiliated limited partnerships, grants due from HUD and other miscellaneous receivables.

Prepaid Costs

Prepaid costs consist of insurance pre-payments for coverage applicable to fiscal year 2022.

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 HUD.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE A - SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under unearned revenue. As of June 30, 2021 unearned revenue consisted of grant proceeds.

#### Revenue Accounting Policies

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

These financial statements do not contain material inter-program revenues and expenses for internal activity. The policy is to eliminate any material inter-program revenues and expenses for these financial statements.

#### Capital Assets

Property and equipment 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, Expenses and Changes in Net Position. Estimated useful lives are as follows:

Buildings	40 years
Building Improvements	15 years
Furniture and equipment	3-7 years

Authority management has assessed the carrying values of capital asset balances as of June 30, 2021, and as of December 13, 2021. No significant capital asset value impairments exist as of the noted dates.

#### Deferred Outflows and Inflows of Resources

A Deferred Outflow of Resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a Deferred Inflow of Resources is an acquisition of assets by the Authority that is applicable to a future reporting period.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a chartered public corporation under the laws of the State of Louisiana 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.

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 *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards, Statement No. 14 (amended), of the Governmental Accounting Standards Board: The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units, and Statement No. 61: The Financial Reporting Entity: Omnibus*. 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 blended component unit:

*Alexandria Affordable Housing Corporation* (the Corporation) – is a legally separate not-for-profit corporation, organized for the purpose of redeveloping former public housing units and providing housing for low-moderate income individuals and families in Alexandria. The organization's year end is June 30. The Corporation does not issue stand-alone financial statements. The Corporation's financial balances have been consolidated into the financial balances of the Authority and reported in the Business Activities column of the Authority's Supplemental Financial Schedules, along with other business activities of the Authority.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE C - CASH AND INVESTMENT DEPOSITS

*Custodial Credit Risk* - The Housing 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 \$3,617,616. \$58,733 of this cash is restricted for future expenditure under the CARES Act grant. Investments consist of three certificates of deposit (CD's) with interest rates of 1.25%, totaling \$24,706. Deposits with financial institutions are secured as follows:

	<b>Reconciled Book Balance</b>	<b>Bank Deposits</b>
Insured by FDIC	\$ 274,706	\$ 275,329
Collateralized with specific securities pledged to the Authority and held by a third party financial institution	<u>3,367,616</u>	<u>3,521,284</u>
	<b><u>\$ 3,642,322</u></b>	<b><u>\$ 3,796,613</u></b>

The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

### NOTE D - SIGNIFICANT ESTIMATES

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, accounts receivable valuations and earned sick leave to be utilized. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

### 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.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE F – CONCENTRATION OF RISK

The Housing 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 – INTER-PROGRAM 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. Balance due for operating advances are reflected in the Schedule of Assets, Liabilities and Net Position by Program, but are eliminated in the Authority's Statement of Net Position. Inter-program balances as of June 30, 2021 consisted of the following:

Business Activities	\$ 808,129
Business Activities - Accounts Receivable	210,300
Central Office Cost Center	(775,928)
Central Office Cost Center - Accounts Payable	(210,300)
Public Housing Program	(32,201)
	<hr/>
	\$ -
	<hr/>

### NOTE H - RETIREMENT PLAN

The Housing Authority provides retirement benefits to full-time employees through a 457-deferred compensation retirement plan, administered by Nationwide and titled the Alexandria Housing Authority Retirement Plan (the Plan). The Housing Authority's contributions to the Plan are discretionary and determined by the Board of Commissioners. For the fiscal year ended June 30, 2021, the Authority contributed \$2,522 to the Plan. Employees contributed \$19,992.

### NOTE I – 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 J – COMPENSATED ABSENCES

Housing Authority employees are granted vacation and sick leave in varying amounts depending on tenure with the Authority. In the event of termination, an employee is reimbursed for accumulated vacation leave up to a maximum of 300 hours. Vested or accumulated vacation leave is recorded as an expense and liability as the benefits accrue to employees.

Because management cannot reasonably estimate the amount of earned sick leave which will be utilized, the Authority has not accrued all of its earned but unused sick leave in its Statement of Net Position. However, management does not anticipate that the amount of unaccrued earned sick leave as of fiscal year-end, that will be utilized in subsequent fiscal years will be significant to its financial statements.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE K – ACCOUNTS RECEIVABLE

A summary of receivables as of June 30, 2021 is as follows:

	<u>Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Receivable</u>
Tenant Receivables	\$ 17,009	\$ (15,684)	\$ 1,325
Operating grants due from HUD	127,837	-	127,837
Operating Advances due from RAD Partnerships	86,357	(25,170)	61,187
Other Miscellaneous Receivables	<u>10,004</u>	<u>(3,589)</u>	<u>6,415</u>
<b>Total Receivables, Net of Allowances</b>	<b><u>\$ 241,207</u></b>	<b><u>\$ (44,443)</u></b>	<b><u>\$ 196,764</u></b>

NOTE L – CAPITAL ASSETS

A summary of capital assets as of June 30, 2021, and activity for the fiscal year then ended is as follows:

	<u>July 1, 2020 Balance</u>	<u>Additions</u>	<u>Transfers &amp; Deletions</u>	<u>June 30, 2021 Balance</u>
Land	\$ 995,754	\$ -	\$ -	\$ 995,754
Construction in Process	<u>25,505</u>	<u>784,261</u>	<u>-</u>	<u>809,766</u>
Total Assets not being depreciated	1,021,259	784,261	-	1,805,520
Buildings and Improvements	2,164,261	41,575	-	2,205,836
Furniture and Equipment	<u>220,387</u>	<u>4,493</u>	<u>(46,892)</u>	<u>177,988</u>
Total Capital Assets	3,405,907	830,329	(46,892)	4,189,344
Less Accumulated Depreciation				
Buildings and Improvements	(1,956,174)	(25,482)	-	(1,981,656)
Furniture and Equipment	<u>(194,343)</u>	<u>(12,572)</u>	<u>46,892</u>	<u>(160,023)</u>
<b>Net Book Value</b>	<b><u>\$ 1,255,390</u></b>	<b><u>\$ 792,275</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,047,665</u></b>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE M – NOTES RECEIVABLE

On December 21, 2017, Harmony Gardens Estates, LP issued the Authority two Promissory Notes in the amounts of \$7,265,000 and \$785,000. The Notes bear interest at 3% compounded annually on unpaid principal, mature on December 21, 2059 and are secured by the Harmony Gardens Estates dwelling structures. The outstanding principal balances of the Notes were \$7,265,000 and \$785,000 and combined accrued interest receivable was \$564,331 as of June 30, 2021. The Authority recognized \$306,148 of collective interest income on these Notes during fiscal year 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Notes, Authority management has recorded an allowance against the principal balances and accrued interest balances of the Notes.

Additionally, the Authority loaned Harmony Garden Estates, LP \$510,000 under a third Promissory Note dated December 21, 2017. The Note bears interest at 3% compounded annually on unpaid principal, matures on December 21, 2059 and is secured by the same dwelling structures which secure the two Notes described above. Principal and interest payments shall be paid annually solely from Cash Flow pursuant to Article 4 of Maker's Second Amended and Restated Agreement of Limited Partnership. The outstanding principal balance of the Note was \$510,000 and accrued interest receivable was \$40,184 as of June 30, 2021. The Authority recognized \$15,242 of interest income on this Note during fiscal year 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

On October 31, 2018, Royal Cambridge Homes, LP issued a Promissory Note to the Authority in the amount of \$7,880,000. The Note bears interest at 3% compounded annually on unpaid principal, matures on October 31, 2060 and is secured by the Royal Cambridge Homes dwelling structures. The outstanding principal balance of the Note was \$7,880,000 and accrued interest receivable was \$302,080 as of June 30, 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

On October 31, 2018, the Authority loaned Royal Cambridge Homes, LP \$500,000 under an additional Promissory Note. The Note bears interest at 3% compounded annually on unpaid principal, matures on October 31, 2060 and is secured by the same dwelling structures which secure the \$7,880,000 Note described above. Principal and interest payments shall be paid annually solely from available Cash Flow pursuant to the Agreement of Limited Partnership. The outstanding principal balance of the Note was \$500,000 and accrued interest receivable was \$22,605 as of June 30, 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

On October 22, 2018, Magnolia Crossings RAD, LP issued a Promissory Note to the Authority in the amount of \$1,225,000. The Note bears interest at 3.5% compounded annually on unpaid principal, matures on October 22, 2060 and is secured by the Magnolia Crossings Apartments dwelling structures. The outstanding principal balance of the Note was \$1,225,000 and accrued interest receivable was \$117,619 as of June 30, 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE M – NOTES RECEIVABLE - Continued

On December 30, 2019, Bayou Gardens RAD, LP issued a Promissory Note to the Authority in the amount of \$1,044,218. The Note bears interest at 3% compounded annually on unpaid principal, matures on December 30, 2061 and is secured by the Bayou Gardens Apartments dwelling structures. The outstanding principal balance of the Note was \$1,044,218 and accrued interest receivable was \$47,691 as of June 30, 2021. Due to uncertainties regarding any future reimbursements the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

On December 30, 2019, the Authority loaned Bayou Gardens RAD, LP \$1,920,782 under an additional Promissory Note. The Note bears interest at 3% compounded annually on unpaid principal, matures on December 30, 2061 and is secured by the same dwelling structures which secure the \$1,044,218 Note described above. Principal and interest payments shall be paid annually solely from available Cash Flow pursuant to the Agreement of Limited Partnership. The outstanding principal balance of the Note was \$1,920,782 and accrued interest receivable was \$87,726 as of June 30, 2021. Due to uncertainties regarding any future consideration the Authority may receive on the Note, Authority management has recorded an allowance against the principal balance and accrued interest balance of the Note.

A summary of the Promissory Notes and accrued interest described above, is as follows:

Due from Royal Cambridge Homes, LP			
Promissory Note - \$7,880,000		\$ 7,880,000	
Accrued Interest		302,080	
Promissory Note - \$500,000		500,000	
Accrued Interest		22,605	
Allowance for Doubtful Accounts		(8,704,685)	-
Due from Magnolia Crossings RAD, LP			
Promissory Note - \$1,225,000		1,225,000	
Accrued Interest		117,619	
Allowance for Doubtful Accounts		(1,342,619)	-
Due from Harmony Gardens Estates, LP			
Promissory Note - \$7,265,000		7,265,000	
Accrued Interest		477,868	
Promissory Note - \$785,000		785,000	
Accrued Interest		86,463	
Promissory Note - \$510,000		510,000	
Accrued Interest		40,184	
Allowance for Doubtful Accounts		(9,164,515)	-
Due from Bayou Gardens RAD, LP			
Promissory Note - \$1,920,782		1,920,782	
Accrued Interest		87,726	
Promissory Note - \$1,044,218		1,044,218	
Accrued Interest		47,691	
Allowance for Doubtful Accounts		(3,100,417)	-
<b>Notes and Interest Receivable, Net of Allowances</b>		<b>\$</b>	<b>-</b>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE N – LONG-TERM LIABILITIES

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

	<u>July 1,</u> <u>2020 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>June 30,</u> <u>2021 Balance</u>	<u>Due Within</u> <u>One Year</u>
Liabilities due to HUD	\$ 197,738	\$ -	\$ 26,472	\$ 171,266	\$ 65,376
Compensated Absences	133,072	51,208	81,663	102,617	29,759
Less: Current portion	(103,967)			(95,135)	
<b>Long Term Liabilities</b>	<b><u>\$ 226,843</u></b>	<b><u>\$ 51,208</u></b>	<b><u>\$ 108,135</u></b>	<b><u>\$ 178,748</u></b>	<b><u>\$ 95,135</u></b>

As a result of a HUD Review Report issued on February 24, 2015, the Authority has agreed to reimburse HUD for Section 8 Housing Choice Voucher Program grant funds in the amount of \$482,469. As of June 30, 2021, the Authority paid back \$350,107, and owed HUD the remaining \$132,362, of which \$26,472 is anticipated to be paid during fiscal year 2022.

Additionally, the Authority owed HUD \$21,776 of Disaster Voucher Program grant funds as of fiscal year-end under a separate agreement and interest payable of \$17,128, both of which are payable during fiscal year 2022.

NOTE O – OUTSTANDING CONTRACTUAL COMMITMENTS

The Authority had the following outstanding contractual commitments as of June 30, 2021:

<u>Type of Commitment:</u>	
Construction/Renovations	<b><u>\$ 61,374</u></b>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE P – BLENDED COMPONENT UNIT – CONDENSED FINANCIAL STATEMENTS

**Condensed Statement of Net Position**

	<b>AAHC 6/30/2021</b>
Assets	
Current assets	\$ 2,329,506
Current assets due from the Authority	995,148
Capital assets	25,505
<b>Total assets</b>	<b><u>3,350,159</u></b>
Net position	
Net investment in capital assets	25,505
Unrestricted net position	3,324,654
<b>Total net position</b>	<b><u>\$ 3,350,159</u></b>

**Condensed Statement of Revenues, Expenses and Changes in Net Position**

	<b>AAHC Year-ended 6/30/2021</b>
Revenues	
Operating revenues	\$ 405,513
Interest income	323,044
<b>Total revenues</b>	<b><u>728,557</u></b>
Expenses	
Administrative	38,083
Administrative expenses to the Authority	40,420
Operating transfer to the Authority	186,802
<b>Total expenses</b>	<b><u>265,305</u></b>
<b>Increase in net position</b>	<b>463,252</b>
Beginning net position	1,852,225
Net position transfer from the Authority	1,034,682
<b>Ending net position</b>	<b><u>\$ 3,350,159</u></b>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE P – BLENDED COMPONENT UNIT – CONDENSED FINANCIAL STATEMENTS - CONTINUED

**Condensed Statement of Cash Flows**

	<b>AAHC Year-ended 6/30/2021</b>
Cash flows from (used by) operating activities	
To the Authority	\$ (227,222)
Other operating activities	367,430
<b>From all operating activities</b>	<b>140,208</b>
Cash flows from non-capital financing activities	
Transfer from the Authority	53,502
<b>From all non-capital financing activities</b>	<b>53,502</b>
Cash flows from investing activities	
Interest received on cash and equivalents	1,654
Interest received on notes receivable	321,390
<b>From all investing activities</b>	<b>323,044</b>
<b>Net increase in cash and equivalents</b>	<b>516,754</b>
Beginning cash and equivalents	1,812,752
<b>Ending cash and equivalents</b>	<b>\$ 2,329,506</b>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE Q – SUBSEQUENT EVENTS

In preparing the financial statements, management evaluated subsequent events through December 13, 2021, the date the financial statements were available to be issued.

**HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
SCHEDULE OF UNCOMPLETED PROGRAM COSTS - CAPITAL FUND PROGRAM  
FOR THE YEAR ENDED JUNE 30, 2021**

	<b>LA48R02350213</b>	<b>LA48P02350114</b>	<b>LA48P02350115</b>
Funds Approved	\$ 94,573	\$ 748,070	\$ 766,381
Funds Expended	94,573	748,070	766,381
Excess of Funds Approved	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Funds Advanced	\$ 94,573	\$ 748,070	\$ 766,381
Funds Expended	94,573	748,070	766,381
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	<b>LA48P02350116</b>	<b>LA48P02350117</b>	<b>LA48P02350118</b>
Funds Approved	\$ 802,045	\$ 839,368	\$ 1,304,073
Funds Expended	802,045	839,368	1,304,073
Excess of Funds Approved	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Funds Advanced	\$ 802,045	\$ 839,368	\$ 1,304,073
Funds Expended	802,045	839,368	1,304,073
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	<b>LA48P02350119</b>	<b>LA48P02350120</b>	
Funds Approved	\$ 148,612	\$ 156,664	
Funds Expended	143,909	30,104	
Excess of Funds Approved	<u>\$ 4,703</u>	<u>\$ 126,560</u>	
Funds Advanced	\$ 143,909	\$ -	
Funds Expended	143,909	30,104	
Excess of Funds Advanced	<u>\$ -</u>	<u>\$ (30,104)</u>	

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED JUNE 30, 2021

**EXPENDITURES**

Public Housing Program	
Total CFDA Number 14.850a	<u>\$ 218,554</u>
Section 8 Housing Choice Voucher Program	
Total CFDA Number 14.871	<u>7,523,971</u>
Section 8 Housing Choice Voucher CARES Act Funding	
Total CFDA Number 14.HCC	<u>102,037</u>
Public Housing Capital Fund Program	
Total CFDA Number 14.872	<u>30,104</u>
 TOTAL HUD EXPENDITURES	 <u>7,874,666</u>
 <b>TOTAL FEDERAL EXPENDITURES</b>	 <b><u>\$ 7,874,666</u></b>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended June 30, 2021. 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 has elected not to use the 10% *De Minimus Indirect Cost Rate* allowed under the Uniform Guidance.

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
111 Cash - Unrestricted	\$ 257,589	\$ 2,456,327	\$ 259,461	\$ -	\$ 585,506	\$ -	\$ 3,558,883
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-
113 Cash - Other Restricted	-	-	-	58,733	-	-	58,733
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-
<b>100 Total Cash</b>	<b>\$ 257,589</b>	<b>\$ 2,456,327</b>	<b>\$ 259,461</b>	<b>\$ 58,733</b>	<b>\$ 585,506</b>	<b>\$ -</b>	<b>\$ 3,617,616</b>
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	32,201	-	95,636	-	-	-	127,837
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	76,493	214,009	6,043	-	10,116	(210,300)	96,361
126 Accounts Receivable - Tenants	-	4,015	12,994	-	-	-	17,009
126.1 Allowance for Doubtful Accounts - Tenants	-	(2,690)	(12,994)	-	-	-	(15,684)
126.2 Allowance for Doubtful Accounts - Other	(15,306)	-	(3,589)	-	(9,864)	-	(28,759)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-
129 Accrued Interest Receivable	909	-	-	-	-	-	909
<b>120 Total Receivables, Net of Allowances for Doubtful Accounts</b>	<b>\$ 94,297</b>	<b>\$ 215,334</b>	<b>\$ 98,090</b>	<b>\$ -</b>	<b>\$ 252</b>	<b>\$ (210,300)</b>	<b>\$ 197,673</b>
131 Investments - Unrestricted	24,706	-	-	-	-	-	24,706
132 Investments - Restricted	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	-	-	245	-	31,500	-	31,745
143 Inventories	-	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-
144 Inter Program Due From	-	808,129	-	-	-	(808,129)	-
145 Assets Held for Sale	-	-	-	-	-	-	-
<b>150 Total Current Assets</b>	<b>\$ 376,592</b>	<b>\$ 3,479,790</b>	<b>\$ 357,796</b>	<b>\$ 58,733</b>	<b>\$ 617,258</b>	<b>\$ (1,018,429)</b>	<b>\$ 3,871,740</b>

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
161 Land	965,164	30,590	-	-	-	-	995,754
162 Buildings	1,889,285	298,040	-	-	-	-	2,187,325
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	103,648	1,123	26,302	-	46,915	-	177,988
165 Leasehold Improvements	-	-	2,972	-	15,539	-	18,511
166 Accumulated Depreciation	(1,818,369)	(252,087)	(23,791)	-	(47,432)	-	(2,141,679)
167 Construction in Progress	784,261	25,505	-	-	-	-	809,766
168 Infrastructure	-	-	-	-	-	-	-
<b>160 Total Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 1,923,989</b>	<b>\$ 103,171</b>	<b>\$ 5,483</b>	<b>\$ -</b>	<b>\$ 15,022</b>	<b>\$ -</b>	<b>\$ 2,047,665</b>
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-
<b>180 Total Non-Current Assets</b>	<b>\$ 1,923,989</b>	<b>\$ 103,171</b>	<b>\$ 5,483</b>	<b>\$ -</b>	<b>\$ 15,022</b>	<b>\$ -</b>	<b>\$ 2,047,665</b>
<b>200 Deferred Outflow of Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>290 Total Assets and Deferred Outflow of Resources</b>	<b>\$ 2,300,581</b>	<b>\$ 3,582,961</b>	<b>\$ 363,279</b>	<b>\$ 58,733</b>	<b>\$ 632,280</b>	<b>\$ (1,018,429)</b>	<b>\$ 5,919,405</b>
311 Bank Overdraft	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	113,263	6,110	25,502	-	3,084	-	147,959
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	-	-	-	-	46,500	-	46,500
322 Accrued Compensated Absences - Current Portion	15,161	-	8,928	-	5,670	-	29,759
325 Accrued Interest Payable	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	65,376	-	-	-	65,376
332 Account Payable - PHA Projects	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	5,592	-	-	-	-	5,592
341 Tenant Security Deposits	-	-	-	-	-	-	-

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Balance Sheet Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
342 Unearned Revenue	-	-	18,138	58,733	-	-	76,871
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-
345 Other Current Liabilities	-	-	-	-	210,300	(210,300)	-
346 Accrued Liabilities - Other	-	-	8,708	-	-	-	8,708
347 Inter Program - Due To	32,201	-	-	-	775,928	(808,129)	-
348 Loan Liability - Current	-	-	-	-	-	-	-
<b>310 Total Current Liabilities</b>	<b>\$ 160,625</b>	<b>\$ 11,702</b>	<b>\$ 126,652</b>	<b>\$ 58,733</b>	<b>\$ 1,041,482</b>	<b>\$ (1,018,429)</b>	<b>\$ 380,765</b>
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	-	105,890	-	-	-	105,890
354 Accrued Compensated Absences - Non Current	37,118	-	21,858	-	13,882	-	72,858
355 Loan Liability - Non Current	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-
<b>350 Total Non-Current Liabilities</b>	<b>\$ 37,118</b>	<b>\$ -</b>	<b>\$ 127,748</b>	<b>\$ -</b>	<b>\$ 13,882</b>	<b>\$ -</b>	<b>\$ 178,748</b>
<b>300 Total Liabilities</b>	<b>\$ 197,743</b>	<b>\$ 11,702</b>	<b>\$ 254,400</b>	<b>\$ 58,733</b>	<b>\$ 1,055,364</b>	<b>\$ (1,018,429)</b>	<b>\$ 559,513</b>
<b>400 Deferred Inflow of Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
508.4 Net Investment in Capital Assets	1,923,989	103,171	5,483	-	15,022	-	2,047,665
511.4 Restricted Net Position	-	-	-	-	-	-	-
512.4 Unrestricted Net Position	178,849	3,468,088	103,396	-	(438,106)	-	3,312,227
<b>513 Total Equity - Net Assets / Position</b>	<b>\$ 2,102,838</b>	<b>\$ 3,571,259</b>	<b>\$ 108,879</b>	<b>\$ -</b>	<b>\$ (423,084)</b>	<b>\$ -</b>	<b>\$ 5,359,892</b>
<b>600 Total Liabilities, Deferred Inflows of Resources and Equity - Net</b>	<b>\$ 2,300,581</b>	<b>\$ 3,582,961</b>	<b>\$ 363,279</b>	<b>\$ 58,733</b>	<b>\$ 632,280</b>	<b>\$ (1,018,429)</b>	<b>\$ 5,919,405</b>

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
70300 Net Tenant Rental Revenue	\$ -	\$ 56,100	\$ -	\$ -	\$ -	\$ -	\$ 56,100
70400 Tenant Revenue - Other	-	-	-	-	-	-	-
70500 Total Tenant Revenue	\$ -	\$ 56,100	\$ -	\$ -	\$ -	\$ -	\$ 56,100
70600 HUD PHA Operating Grants	248,658	-	7,523,971	102,037	-	-	7,874,666
70610 Capital Grants	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	225,154	(225,154)	-
70720 Asset Management Fee	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	108,300	(108,300)	-
70740 Front Line Service Fee	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-
70700 Total Fee Revenue	\$ 248,658	\$ -	\$ 7,523,971	\$ 102,037	\$ 333,454	\$ (333,454)	\$ 7,874,666
70800 Other Government Grants	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	606	1,768	607	-	1,000	-	3,981
71200 Mortgage Interest Income	-	321,390	-	-	-	-	321,390
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	3,260	-	-	-	3,260
71500 Other Revenue	28,096	435,561	-	-	108,294	(37,000)	534,951
71600 Gain or Loss on Sale of Capital Assets	12,420	-	-	-	2,700	-	15,120
72000 Investment Income - Restricted	-	-	-	-	-	-	-
70000 Total Revenue	\$ 289,780	\$ 814,819	\$ 7,527,838	\$ 102,037	\$ 445,448	\$ (370,454)	\$ 8,809,468
91100 Administrative Salaries	-	-	210,350	31,484	262,155	-	503,989
91200 Auditing Fees	-	1,500	39,280	-	1,500	-	42,280
91300 Management Fee	-	51,874	171,068	2,212	-	(225,154)	-
91310 Book-keeping Fee	-	-	106,642	1,658	-	(108,300)	-
91400 Advertising and Marketing	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	-	-	91,171	5,981	62,490	-	159,642
91600 Office Expenses	1,180	-	56,629	9,485	56,285	-	123,579

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
91700 Legal Expense	-	-	-	-	6,674	-	6,674
91800 Travel	-	-	179	-	10,206	-	10,385
91810 Allocated Overhead	-	-	-	-	-	-	-
91900 Other	4,150	38,986	50,168	440	19,077	(37,000)	75,821
<b>91000 Total Operating - Administrative</b>	<b>\$ 5,330</b>	<b>\$ 92,360</b>	<b>\$ 725,487</b>	<b>\$ 51,260</b>	<b>\$ 418,387</b>	<b>\$ (370,454)</b>	<b>\$ 922,370</b>
<b>92000 Asset Management Fee</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
92100 Tenant Services - Salaries	-	-	-	50,777	-	-	50,777
92200 Relocation Costs	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-
92400 Tenant Services - Other	-	3,845	-	-	-	-	3,845
<b>92500 Total Tenant Services</b>	<b>\$ -</b>	<b>\$ 3,845</b>	<b>\$ -</b>	<b>\$ 50,777</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,622</b>
93100 Water	-	-	-	-	-	-	-
93200 Electricity	4,862	181	7,685	-	4,376	-	17,104
93300 Gas	118	-	1,062	-	503	-	1,683
93400 Fuel	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-
<b>93000 Total Utilities</b>	<b>\$ 4,980</b>	<b>\$ 181</b>	<b>\$ 8,747</b>	<b>\$ -</b>	<b>\$ 4,879</b>	<b>\$ -</b>	<b>\$ 18,787</b>
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	37	761	1,762	-	339	-	2,899
94300 Ordinary Maintenance and Operations Contracts	4,691	16,768	8,998	-	8,318	-	38,775
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-
<b>94000 Total Maintenance</b>	<b>\$ 4,728</b>	<b>\$ 17,529</b>	<b>\$ 10,760</b>	<b>\$ -</b>	<b>\$ 8,657</b>	<b>\$ -</b>	<b>\$ 41,674</b>
95100 Protective Services - Labor	-	-	-	-	-	-	-

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-
95300 Protective Services - Other	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-
<b>95000 Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
96110 Property Insurance	-	3,481	-	-	4,807	-	8,288
96120 Liability Insurance	-	1,053	15,446	-	4,624	-	21,123
96130 Workmen's Compensation	-	-	2,308	-	2,333	-	4,641
96140 All Other Insurance	-	-	3,424	-	-	-	3,424
<b>96100 Total Insurance Premiums</b>	<b>\$ -</b>	<b>\$ 4,534</b>	<b>\$ 21,178</b>	<b>\$ -</b>	<b>\$ 11,764</b>	<b>\$ -</b>	<b>\$ 37,476</b>
96200 Other General Expenses	5,563	-	672	-	-	-	6,235
96210 Compensated Absences	9,078	-	25,656	-	16,474	-	51,208
96300 Payments in Lieu of Taxes	-	5,592	-	-	-	-	5,592
96400 Bad debt - Tenant Rents	-	-	-	-	-	-	-
96500 Bad debt - Mortgages	-	-	-	-	-	-	-
96600 Bad debt - Other	1,075	-	-	-	9,864	-	10,939
96800 Severance Expense	-	-	-	-	-	-	-
<b>96000 Total Other General Expenses</b>	<b>\$ 15,716</b>	<b>\$ 5,592</b>	<b>\$ 26,328</b>	<b>\$ -</b>	<b>\$ 26,338</b>	<b>\$ -</b>	<b>\$ 73,974</b>
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-
<b>96700 Total Interest Expense and Amortization Cost</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>96900 Total Operating Expenses</b>	<b>\$ 30,754</b>	<b>\$ 124,041</b>	<b>\$ 792,500</b>	<b>\$ 102,037</b>	<b>\$ 470,025</b>	<b>\$ (370,454)</b>	<b>\$ 1,148,903</b>
<b>97000 Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 259,026</b>	<b>\$ 690,778</b>	<b>\$ 6,735,338</b>	<b>\$ -</b>	<b>\$ (24,577)</b>	<b>\$ -</b>	<b>\$ 7,660,565</b>
97100 Extraordinary Maintenance	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-

Housing Authority of the City of Alexandria (LA023)

Alexandria, LA

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 06/30/2021

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	ELIM	Total Enterprise Fund
97300 Housing Assistance Payments	248,658	-	7,000,865	-	-	-	7,249,523
97350 HAP Portability-In	-	-	-	-	-	-	-
97400 Depreciation Expense	27,932	7,985	760	-	1,377	-	38,054
97500 Fraud Losses	-	-	-	-	-	-	-
<b>90000 Total Expenses</b>	<b>\$ 307,344</b>	<b>\$ 132,026</b>	<b>\$ 7,794,125</b>	<b>\$ 102,037</b>	<b>\$ 471,402</b>	<b>\$ (370,454)</b>	<b>\$ 8,436,480</b>
10010 Operating Transfer In	30,104	-	-	-	-	(30,104)	-
10020 Operating transfer Out	(30,104)	-	-	-	-	30,104	-
10030 Operating Transfers from/to Primary Government	-	(186,802)	-	-	-	186,802	-
10040 Operating Transfers from/to Component Unit	186,802	-	-	-	-	(186,802)	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-
<b>10100 Total Other financing Sources (Uses)</b>	<b>\$ 186,802</b>	<b>\$ (186,802)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>\$ 169,238</b>	<b>\$ 495,991</b>	<b>\$ (266,287)</b>	<b>\$ -</b>	<b>\$ (25,954)</b>	<b>\$ -</b>	<b>\$ 372,988</b>
11020 Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>11030 Beginning Equity</b>	<b>\$ 1,933,600</b>	<b>\$ 3,075,268</b>	<b>\$ 375,166</b>	<b>\$ -</b>	<b>\$ (397,130)</b>	<b>\$ -</b>	<b>\$ 4,986,904</b>
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-
11170 Administrative Fee Equity	\$ -	\$ -	\$ 108,879	\$ -	\$ -	\$ -	\$ 108,879
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11190 Unit Months Available	378	132	18,996	-	-	-	19,506
11210 Number of Unit Months Leased	194	132	14,219	-	-	-	14,545
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2021

**Section I: Summary of Auditor's Results:**

**Financial Statements**

Type of auditor's report issued:

Unmodified

Internal Control over financial reporting:

Are material weaknesses identified?

Yes  No

Are significant deficiencies that are not considered to be material weaknesses identified?

Yes  None Reported

Is noncompliance that could have a material effect on the financial statements identified?

Yes  No

**Federal Awards**

Internal control over the major program:

Are material weaknesses identified?

Yes  No

Are significant deficiencies that are not considered to be material weaknesses identified?

Yes  None Reported

Type of report issued on compliance with requirements applicable to the major program:

Unmodified

Are there any audit findings that are required to be reported in accordance with 2 CFR Section 200.516(a) of the Uniform Guidance?

Yes  No

**Identification of Major Program**

**CFDA No.**

Section 8 Housing Choice Voucher Program

14.871

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

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2021

**Section II: Financial Statement Findings:**

**Prior Year Finding:**

None

**Current Year Finding:**

None

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2021

**Section III: Federal Awards Findings & Questioned Costs:**

**Prior Year Findings:**

**Finding 2020-001 – HUD QAD Voucher Management System Validation Review**

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant Period July 1, 2018 through June 30, 2019 (FY 2019 Audit Finding 2019-001)

Condition

HUD's Quality Assurance Division (QAD) performed an onsite Housing Choice Voucher Program Voucher Management System (VMS) Validation Review in May of 2019. The Review focused on the reporting period of April 2018 through March of 2019. The Review Report issued on July 15, 2019 contained the following Findings:

**Review Finding 1:** Unit Months Leased (UML) and Housing Assistance Payments (HAP) could not be validated. The source documents provided by the Authority did not offer QAD with a clear audit trail so the UML and HAP could be validated for the period of April 2018 through March 2019.

**Review Finding 2:** The Authority needs to improve its internal controls. The Authority failed to maintain complete and accurate records for the HCV program.

The Authority's Corrective Action Plan, dated August 12, 2019, does not appear to have been fully executed with respect to classifying and coding leasing data in the appropriate voucher categories from software-generated reports.

Current Year Status

The Authority appears to have executed its Corrective Action Plan with respect to leasing data. HUD has cleared its Findings summarized above, and the Authority's leasing data reported appear to be properly stated. This Finding is not restated.

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2021

**Section III: Federal Awards Findings & Questioned Costs (Continued):**

**Prior Year Findings (Continued):**

**Finding 2020-002 – Tenant File Maintenance**

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant Period July 1, 2019 through June 30, 2020

Condition

During audit fieldwork, forty tenant files were requested for review. Two of the forty files requested for review were not provided.

Results of the review of 38 files is as follows:

- a) Three files were missing an executed lease.
- b) Two files were missing a HUD Form 9886 (Authorization for the Release of Information)
- c) Three files were missing rent reasonableness documentation
- d) One file was missing a third-party verification of income
- e) One file was missing a HUD Form 52517 (Request for Tenancy Approval)
- f) One file was missing HUD Form 52641 (HAP Contract)
- g) One file was missing a Lead-Based Paint Disclosure Form

Current Year Status

The Authority appears to have executed strengthened controls over eligibility document maintenance processes. Fiscal year 2020 applicable tenant file audit samples were found to be in compliance with Program requirements. This Finding is not restated.

**Current Year Finding:**

None

HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA  
ALEXANDRIA, LOUISIANA

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

YEAR ENDED JUNE 30, 2021

**EXPENDITURE PURPOSE**

Salary	<u>\$ 94,949</u>
Benefits - Retirement	<u>2,522</u>
Car Allowance	<u>6,400</u>
Other Allowances	<u>1,057</u>
Reimbursements	<u>1,804</u>
Registration Fees	<u>3,947</u>
<b>Total Compensation, Benefits and Other Payments</b>	<b><u><u>\$ 110,679</u></u></b>

Agency Head (through September 15, 2020): Joseph P. Page, Executive Director

Agency Head (Current): Stephan Fontenot, Executive Director

Basis of Presentation:

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