

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

**AUDIT REPORT**

For the Year Ended September 30, 2019

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Table of Contents

September 30, 2019

---

	<u>Page</u>
Independent Auditor's Report .....	1-2
Management's Discussion and Analysis (MD&A) .....	3-9
<b>BASIC FINANCIAL STATEMENTS</b>	
Statement of Net Position - Proprietary Fund Type .....	10
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Fund Type ..	11
Statement of Cash Flows - Proprietary Fund Type .....	12
Notes to Financial Statements .....	13-29
<b>SUPPLEMENTAL INFORMATION</b>	
Combining Schedule of Assets, Liabilities and Net Position .....	30
Combining Schedule of Revenues, Expenses and Changes in Fund Net Position .....	31
Farm Worker Subsidized Housing Program .....	32-35
Certificate of Borrower .....	36-37
<b>SINGLE AUDIT SECTION</b>	
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 .....	38-39
Independent Auditor's Report on Compliance for each Major Program and on Internal Control over Compliance Required by the Uniform Guidance .....	40-41
Schedule of Findings and Questioned Costs .....	42-43
Summary Schedule of Prior Year Findings .....	44
Corrective Action Plan .....	45
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS .....	46
MANAGEMENT LETTER.....	47-48
FINANCIAL DATA SCHEDULE .....	49-54



## Independent Auditor's Report

Board of Commissioners  
Collier County Housing Authority  
Immokalee, Florida

We have audited the accompanying financial statements of the Collier County Housing Authority ("Authority") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic 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 the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **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 entity'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 entity'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 financial position of the Collier County Housing Authority, as of September 30, 2019, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 9 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.

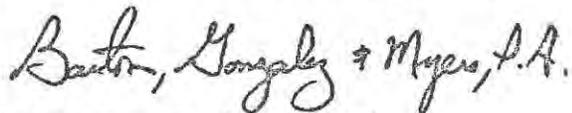
#### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Collier County Housing Authority's basic financial statements. The accompanying Financial Data Schedule is presented for additional analysis and is not a required part of the financial statements. The 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 (Uniform Guidance)*, and is also not a required part of the basic financial statements.

This other information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 11, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Barton, Gonzalez & Myers, P.A.  
Certified Public Accountants  
February 11, 2020

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their *Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999.

The most significant changes on the 2019 financial statements were in the expendable fund balance and expenses.

**Financial Highlights**

• **Assets:**

As of September 30, 2019, total assets were \$22,731,080 as compared to \$21,681,076, as of September 30, 2018, an increase of \$1,050,004. Current assets increased \$692,060 due to increase in Cash (\$326,352) and increase in Net Accounts Receivable (\$327,433). Capital assets increased \$357,944 due to capital additions exceeding annual depreciation.

• **Liabilities:**

Total liabilities (decreased) \$573,521. The reduction primarily is related to a \$ 460,742 reduction in outstanding debt and the recognition of \$ 98,626 in revenue during the current year that was deferred at the end of 2018.

• **Revenues:**

In 2019, total revenue increased \$745,314. The revenue change can be primarily attributable to the following:

Increase in Dwelling Rent	\$	574,389
Increase in Voucher Funding		133,697
Decrease in Other Grant Funding:		
(Decrease) in USDA Capital Grant	(1,991,670)	
Increase in SHIP Funding	600,000	
Increase in FEMA Funding	412,793	
Increase in TBRA Funding	166,704	
(Decrease) In ROSS Grant	(19,519)	
Increase in Local Grant Funding	188,190	(643,502)
Increase in Insurance Proceeds		884,863
(Decrease) In HAP Port In		(84,237)
(Decease) Other		(119,896)
Total Increase in Revenue		\$ 745,314

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

---

- **Expenses:**

Total expenses increased \$1,598,155. Increase in expenditures can be primarily attributable to the following:

Increase in Admin and Maintenance Payroll	\$ 242,175
Increase in Storm Damage Costs	1,009,464
Increase Depreciation Costs	197,138
Decrease in Hap Port In	(142,979)
Increase in Housing Assistance Payments	143,743
Increase Other	<u>148,614</u>
Total Increase in Expenses	1,598,155

### **Overview of the Financial Statements**

The annual report includes a Management Discussion and Analysis report, the Basic Financial Statements, the Notes to the Financial Statements, and the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. The financial statements are presented as fund level financial statements because the Housing Authority only has proprietary funds.

The financial statements report information using accounting methods like those used by private sector companies. These statements offer short-term and long-term financial information about the Housing Authority's activities. The Statement of Net Position includes assets and liabilities plus provides information about the nature and amounts of investments in resources (assets) and obligations to creditors (liabilities). It also provides the basis for evaluating capital structure to include assessing liquidity and financial flexibility.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities like those found in the private business sector where the determination of net position is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which assets and liabilities, associated with the operation of these funds, are included on the balance sheet. Their focus is on income measurement which, together with the maintenance of equity, is an important financial indicator. Our discussion and analysis provides an overview of the financial activities and performance for year-end September 30, 2019.

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

---

All the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the ability of management to meet budgets, maintain property (meets HUD specifications and inspections), and determines whether the Housing Authority has successfully recovered costs through its rental fees and other charges. It can also be used to measure profitability and credit worthiness.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities. It also provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Supplemental information included in the financial statements contains the Financial Data Schedule (FDS). HUD has established Uniform Financial Reporting Standards that require the Housing Authority to submit financial information electronically to HUD using the FDS format.

**Financial Analysis**

One of the most important questions concerning finances is the following; "Is the Housing Authority as a whole better, or worse, off because of the achievements of the reported fiscal year?" The purpose of the information presented in this Management's Discussion and Analysis is to assist the reader in answering this question. The basic financial statements are the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. The Statement of Net Position provides a summary of assets and liabilities as of the close of business on September 30, 2019. The Statement of Revenues, Expenses, and Changes in Fund Net Position summarize the revenues, and sources of those revenues, generated and the expenses incurred in operating the Housing Authority for the year-ended September 30, 2019.

Collier County Housing Authority's primary programs were a Section 8 Housing Choice Voucher program that provides rental assistance to qualified individuals living in private housing, a Rural Rental Assistance Payments program which aids low-income families in rural areas, and business activities (rental properties).

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

**Net Position**

September 30,

	<u>2019</u>	<u>2018</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$ 4,411,126	\$ 3,719,066	\$ 692,060	18.61%
Capital Assets, Net	<u>18,319,954</u>	<u>17,962,010</u>	<u>357,944</u>	1.99%
<b>Total Assets</b>	<b>\$ <u>22,731,080</u></b>	<b>\$ <u>21,681,076</u></b>	<b>\$ <u>1,050,004</u></b>	<b>4.84%</b>
Current Liabilities	757,772	947,459	(189,687)	-20.02%
Noncurrent Liabilities	<u>5,214,335</u>	<u>5,598,169</u>	<u>(383,834)</u>	-6.86%
<b>Total Liabilities</b>	<b>\$ <u>5,972,107</u></b>	<b>\$ <u>6,545,628</u></b>	<b>\$ <u>(573,521)</u></b>	<b>-8.76%</b>
Net Position:				
Investment in Capital Assets	13,357,954	12,668,010	689,944	5.45%
Restricted Net Position	1,915,055	2,031,488	(116,433)	-5.73%
Unrestricted Net Position	<u>1,485,964</u>	<u>435,950</u>	<u>1,050,014</u>	240.86%
<b>Total Net Position</b>	<b>\$ <u>16,758,973</u></b>	<b>\$ <u>15,135,448</u></b>	<b>\$ <u>1,623,525</u></b>	<b>10.73%</b>

**Capital Assets**

(Net of Accumulated Depreciation)

September 30,

	<u>2019</u>	<u>2018</u>	<u>Change</u>	<u>% of Change</u>
Land	\$ 2,678,245	\$ 2,568,713	\$ 109,532	4.26%
Infrastructure	5,799,049	4,873,899	925,150	18.98%
Buildings	37,128,072	36,597,271	530,801	1.45%
Furniture & Equipment - Dwell	644,062	529,057	115,005	21.74%
Furniture & Equipment - Admin	1,691,316	1,755,566	(64,250)	-3.66%
Construction in progress	<u>105,120</u>	<u>329,405</u>	<u>(224,285)</u>	-68.09%
Subtotal	48,045,864	46,653,911	1,391,953	2.98%
Accumulated Depreciation	<u>(29,725,910)</u>	<u>(28,691,901)</u>	<u>(1,034,009)</u>	3.60%
<b>Net Capital Assets</b>	<b>\$ <u>18,319,954</u></b>	<b>\$ <u>17,962,010</u></b>	<b>\$ <u>357,944</u></b>	<b>1.99%</b>

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

**Total Net Position**

As of September 30, 2019, the Housing Authority had \$16,758,973 invested in total net position. Of this amount, \$1,485,964 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. Restricted net position of \$127,445 was available for Section 8 Housing Assistance Payments (HAP) and \$1,787,610 was available for Rural Rental Assistance. The remainder of \$13,357,954 represents the investment in capital assets of land, buildings, infrastructure, furnishings, leasehold improvements, equipment, and construction in progress.

**Debt**

Total debt consisted of \$4,962,000 in revenue bonds for the Rural Rental Assistance and \$479,685 in operational borrowing for business activities. The current portion of long-term debt was \$224,000 for Rural Rental Assistance and \$98,681 for business activities. The noncurrent portion of long-term debt was \$4,738,000 for the Rural Rental Assistance and \$381,004 for business activities.

**Changes in Net Position**

For the Year Ended September 30, 2019

	<u>2019</u>	<u>2018</u>	<u>Change</u>	<u>% of Change</u>
<b>Revenue:</b>				
Tenant Revenue	\$ 3,182,551	\$ 2,608,161	\$ 574,390	22.02%
Federal Grants & Subsidy	5,906,351	6,336,402	(430,051)	-6.79%
Investment	17,124	14,124	3,000	21.24%
Other Income	1,530,943	932,968	597,975	64.09%
<b>Total Revenue</b>	<b><u>10,636,969</u></b>	<b><u>9,891,655</u></b>	<b><u>745,314</u></b>	<b><u>7.53%</u></b>
<b>Expenses:</b>				
Administrative	1,274,312	1,142,185	132,127	11.57%
Tenant Services	123	7,185	(7,062)	-98.29%
Utilities	150,545	144,088	6,457	4.48%
Routine Maintenance	2,347,268	1,106,316	1,240,952	112.17%
Protective Services	51,877	24,319	27,558	113.32%
General	406,016	416,222	(10,206)	-2.45%
Interest	80,393	69,965	10,428	14.90%
Housing Assistance Payments	3,668,901	3,668,138	763	0.02%
Depreciation	1,034,009	836,871	197,138	23.56%
<b>Total Operating Expenses</b>	<b><u>9,013,444</u></b>	<b><u>7,415,289</u></b>	<b><u>1,598,155</u></b>	<b><u>21.55%</u></b>
<b>Increase (Decrease) in Net Position</b>	<b><u>\$ 1,623,525</u></b>	<b><u>\$ 2,476,366</u></b>	<b><u>\$ (852,841)</u></b>	<b><u>-34.44%</u></b>

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

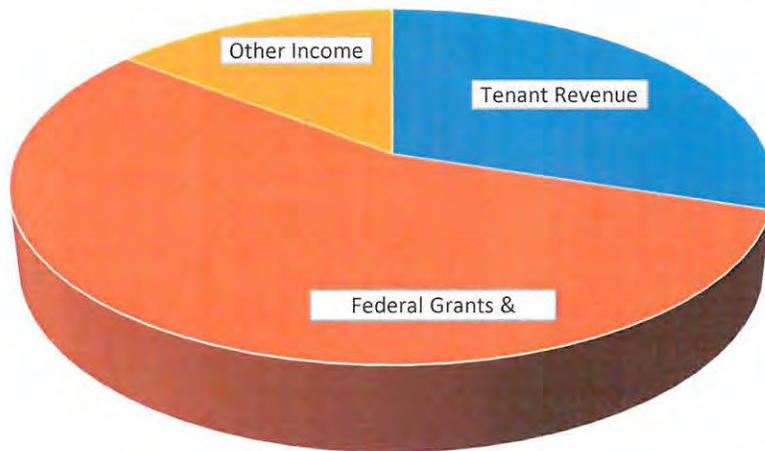
Management Discussion and Analysis

September 30, 2019

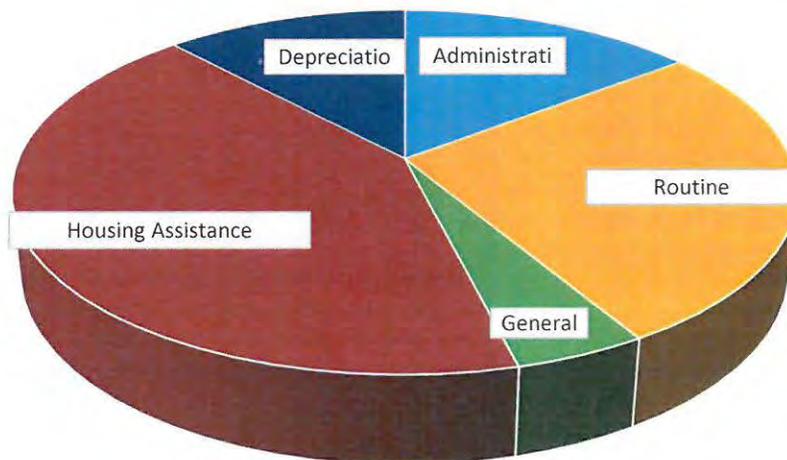
**Changes in Net Position**

Through the course of operations, the Housing Authority's Total Assets increased \$ 1,050,004 while the Housing Authority's Total Liabilities decreased \$573,571 to reflect a total change in Net Position of \$ 1,623,525. The \$1,623,525 can be measured in the excess of revenue over expenses.

**2019 Total Revenue**



**2019 Total Operating Expenses**



**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

Management Discussion and Analysis

September 30, 2019

---

**Economic Factors**

The Housing Authority is primarily dependent upon HUD and the USDA for the funding of operations. The entity is affected by both federal budgetary decisions and by local economic conditions.

**Contacting the Housing Authority's Financial Management**

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show accountability for money it receives. If you have questions or need further clarification regarding the financial statements, contact Mr. Oscar Hentschel, Executive Director, Collier County Housing Authority, 1800 Farm Worker Way, Immokalee, FL 34142, telephone number (239) 657-3649.

**Collier County Housing Authority**  
Immokalee, Florida

Statement of Net Position - Proprietary Fund Type

September 30, 2019

**ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**

Current Assets:	
Cash and cash equivalents	\$ 1,471,172
Cash and cash equivalents - restricted	1,945,446
Investments - restricted	206,051
Tenants receivable, net	
of allowance for doubtful accounts of \$1,573	50,019
Accounts receivable - government	453,300
Accounts receivable - other	5,794
Accrued interest receivable	3,916
Prepaid expenses	180,723
Supplies inventory, net	
of allowance for obsolescence of \$2,929	94,705
Total current assets	<u>4,411,126</u>
Noncurrent Assets:	
Capital Assets	
Nondepreciable capital assets	2,678,245
Depreciable capital assets, net	15,536,589
Construction in progress	105,120
Total capital assets	<u>18,319,954</u>
Total noncurrent assets	<u>18,319,954</u>
Deferred Outflows of Resources	
	-
Total assets and deferred outflows of resources	<u>\$ 22,731,080</u>

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

Current Liabilities:	
Accounts payable and accrued liabilities	\$ 109,112
Tenant security deposits	234,838
Accrued compensated absences	10,592
Accrued interest payable	9,896
Unearned revenue	70,653
Current maturities of notes payable	98,681
Current maturities of bonds payable	224,000
Total current liabilities	<u>757,772</u>
Noncurrent Liabilities:	
Accrued compensated absences	95,331
Notes payable	381,004
Bonds payable	4,738,000
Total noncurrent liabilities	<u>5,214,335</u>
Total liabilities	<u>5,972,107</u>
Deferred Inflows of Resources	
	-
Net Position:	
Net investment in capital assets	13,357,954
Restricted net position	1,915,055
Unrestricted net position	1,485,964
Total net position	<u>16,758,973</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 22,731,080</u>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

**Collier County Housing Authority**  
Immokalee, Florida

Statement of Revenues, Expenses and Changes in Fund  
Net Position - Proprietary Fund Type

For the Year Ended September 30, 2019

<hr/> <hr/>	
Operating revenues:	
Tenant rental revenue (net)	\$ 3,182,551
HUD operating grants	3,807,639
Other government grants	2,098,712
Other revenue	1,530,943
Total operating revenues	<u>10,619,845</u>
Operating expenses:	
Administration	1,274,312
Tenant services	123
Utilities	150,545
Ordinary maintenance	2,347,268
Protective services	51,877
General expenses	406,016
Housing assistance payments	3,668,901
Depreciation	1,034,009
Total operating expenses	<u>8,933,051</u>
Operating income	<u>1,686,794</u>
Nonoperating revenue and expense:	
Interest expense	(80,393)
Interest income	17,124
Net nonoperating expense	<u>(63,269)</u>
Net income	1,623,525
Contributions - capital grants	<u>0</u>
<b>Increase in net position</b>	1,623,525
Net position, beginning of year, restated	<u>15,135,448</u>
Net position, end of year	<u>\$ 16,758,973</u>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

**Collier County Housing Authority**  
Immokalee, Florida

Statement of Cash Flows - Proprietary Fund Type

For the Year Ended September 30, 2019

<u>Cash flows provided from operating activities:</u>	
Cash received from tenants and others	\$ 4,606,801
Cash paid for goods and services	(3,116,107)
Cash paid to employees for services	(1,097,535)
Cash paid for housing assistance payments	(3,668,901)
HUD PHA grants received	3,807,639
Other government grants	1,752,282
Net cash provided from operating activities	2,284,179
<u>Cash flows used by capital and related financing activities:</u>	
Acquisition of capital assets	(1,391,953)
Payments of interest on notes and bonds	(117,748)
Payments of principal on notes and bonds	(460,743)
Net cash used by capital and related financing activities	(1,970,444)
<u>Cash flows provided by investing activities:</u>	
Interest on investments	14,232
Purchase of investments, net	(1,614)
Net cash flows provided by investing activities	12,618
Net increase in cash and cash equivalents	326,353
Cash and cash equivalents, beginning of year	3,090,265
Cash and cash equivalents, end of year	\$ 3,416,618
 <u>Reconciliation of operating income to net cash provided from operating activities:</u>	
Operating income:	\$ 1,686,794
Adjustments to reconcile operating income to net cash provided from operating activities:	
Depreciation	1,034,009
Increase in tenants, accounts receivable - government, accounts receivable - other	(324,550)
Increase in prepaid expenses	(6,979)
Increase in supplies inventory	(29,672)
Increase in accrued compensated absences	34,090
Decrease in unearned revenue	(98,627)
Increase in accounts payable, accrued liabilities and security deposits	48,189
Decrease in other liabilities	(59,075)
Total adjustments	597,385
Net cash provided from operating activities	\$ 2,284,179

See auditor's report.

The notes to the financial statements are an integral part of this statement.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 1: Summary of Significant Accounting Policies and Organization:**

- A. Organization:** Collier County Housing Authority ("the Authority") is a public body corporate and politic pursuant to Chapter 421 Laws of the State of Florida which was organized to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other federal agencies.

The Authority has been a recipient of several loans and grants from Rural Housing Services (RHS) since 1971 under Project No. 09-011-05914055 pursuant to Sections 514 and 516 of the Housing Act of 1949, as amended. The Rural Housing Services programs are designed to provide decent, safe and sanitary low-rent housing and related facilities for domestic farm laborers.

Effective July 1, 1992, the Board of Commissioners of Collier County transferred all of its HUD Housing Assistance Payments programs to the Authority, pursuant to an Assumption and Inter-local agreement. The transfer was approved by the U.S. Department of Housing and Urban Development pursuant to a Contract of Novation between the Authority, the County and HUD.

The Authority has agreed to undertake the development and operation of certain low rent housing projects and to provide decent, safe and sanitary housing for eligible families pursuant to Section 8 of the Housing Assistance Act by means of Housing Assistance Payments to owners through Annual Contributions Contract number A-3402V (Housing Choice Vouchers, Housing Assistance Program).

- B. Reporting Entity:** 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 and Statement No. 14, (amended) of the Governmental Accounting Standards Board: The Financial Reporting Entity*. 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 has the following component units.

**Blended Component Unit:**

CCHA Land Development Corporation - this component unit has been blended for financial statement presentation.

The basic financial statements of the Collier County Housing Authority include Farm Labor Housing Loans and Grants (Rural Housing Service Capital Projects Program), Section 8 Housing Assistance Programs under Annual Contributions Contract A-3402, Horizon Village (a business activity) which provides affordable housing to low to moderate income families, local grants (Homeless Prevention Rapid Re-housing Program), and the CCHA Land Development Corporation, which is a non-profit corporation organized, incorporated and controlled, by the Collier County Housing Authority for the advancement of affordable housing.

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Notes to Financial Statements

September 30, 2019

---

NOTE 1: **Summary of Significant Accounting Policies: (Continued)**

- C. **Basis of Presentation and Accounting:** In accordance with uniform financial reporting standards for HUD housing programs, the basic financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP).

Based upon compelling reasons offered by HUD, the Authority reports its basic financial statements as a special purpose government engaged solely in business-type activities, which is similar to the governmental proprietary fund type (enterprise fund), which uses the accrual basis of accounting and the flow of economic resources measurement focus. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. Pursuant to *GASB Statement No. 62, Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, certain accounting and financial reporting guidance is applied in the preparation of the basic financial statements, unless those pronouncements conflict with or contradict GASB pronouncements.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following three net position categories:

**Net Investment in Capital Assets** - Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.

**Restricted** - Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service. The statement of net position of the Authority reports \$1,915,055 of restricted net position, which consists of the following:

USDA sinking fund (Note 8)	\$ 16,696
USDA sinking fund reserve replacement (Note 8)	1,770,914
HCV HAP reserves	127,445
Total restricted net position	<u>\$ 1,915,055</u>

**Unrestricted** - Net position that is not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

- D. **Budgets:** Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis. Budgets are not, however, legally adopted nor legally required for basic financial statement presentation.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 1: Summary of Significant Accounting Policies: (Continued)**

- E. Cash and Cash Equivalents:** For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents.
- F. Interprogram Receivables and Payables:** Interprogram receivables/payables, when present, are all current, and are the result of the use of the Rural Housing Services Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all interprogram balances net zero. Offsetting due to/due from balances are eliminated for the basic financial statement presentation.
- G. Investments:** Investments, when present, are recorded at fair value. Investment instruments consist only of items specifically approved for public housing agencies by HUD and the U.S Department of Agriculture. Investments are either insured or collateralized using the dedicated method. Under the dedicated method of collateralization, all deposits and investments over the federal depository insurance coverage are collateralized with securities held by the Authority's agent in the Authority's name. It is the Authority's policy that all funds on deposit are collateralized in accordance with both HUD requirements and requirements of the State of Florida.
- H. Inventories:** Inventories (consisting of materials and supplies) are valued at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.
- I. Prepaid Items:** Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid items.
- J. Use of Estimates:** The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the basic financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.
- K. Fair Value of Financial Instruments:** The carrying amount of the Authority's financial instruments at September 30, 2019 including cash, investments, accounts receivable, and accounts payable closely approximates fair value.

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Notes to Financial Statements

September 30, 2019

---

NOTE 1: Summary of Significant Accounting Policies: (Continued)

L. **Capital Assets:**

1. **Book Value:** All purchased fixed assets are valued at cost when historical records are available. When no historical records are available, fixed assets are valued at estimated historical cost.

Land values were derived from development closeout documentation. Donated fixed assets are recorded at their fair value at the time they are received. Donor imposed restrictions are deemed to expire as the asset depreciates. All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

2. **Depreciation:** The cost of buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method. Depreciation commences on modernization and development additions in the year following completion.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	20-30 years
Modernization	15 years
Office and other furniture	3-5 years

3. **Maintenance and Repairs Expenditures:** Maintenance and repairs expenditures are charged to operations when incurred. Betterments in excess of \$500 are capitalized. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.

- M. **Compensated Absences:** Compensated absences are those absences for which employees will be paid, such as vacation and sick leave computed in accordance with *GASB Statement No. 16*. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

- N. **Other Post Employment Benefits (OPEB):** In relation to its employee benefit programs, the Authority does not provide any Other Post Employment Benefits, as outlined under GASB 75.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 1: Summary of Significant Accounting Policies: (Continued)**

- O. Litigation Losses:** The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurred, the loss is probable and the loss is reasonably estimable.
- P. Annual Contribution Contracts:** Annual Contribution contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.
- Q. Risk Management:** The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.
- R. Use of Restricted Assets:** It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.
- S. Operating Revenues and Expenses:** The principal operating revenues of the Authority's enterprise fund are charges to customers for rents and services. Operating expenses for the Authority's enterprise fund include the cost of providing housing and services, administrative expenses and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**NOTE 2: Deposits and Investments:**

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents. There were no noncash investing, capital and financing activities during the year, except as shown on the Statement of Cash Flows.

- A. HUD Deposit and Investment Restrictions** - HUD requires authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 2: Deposits and Investments: (Continued)**

**B. Risk Disclosures**

1. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase.

At September 30, 2019, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

2. **Credit Risk:** This is risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

**C. Deposit and Investment Risks**

The Authority held the following deposits and investments at September 30, 2019.

<b>Deposits and Investments:</b>	<b>Carrying Value</b>
Demand Deposits	3,416,618
Investments (certificates of deposit) - restricted	206,051
	<u>\$ 3,622,669</u>
 <b>Restricted cash consists of the following:</b>	
HCV HAP reserves	\$ 127,446
USDA sinking fund reserve replacement (cash)	1,581,559
Tenant security deposits	236,441
	<u>\$ 1,945,446</u>

**Custodial Credit Risk:** Exposure to custodial credit related to deposits exists when the Authority holds deposits that are uninsured and uncollateralized; collateralized with securities held by the pledging financial institution, or by its trust department or agent but not in the Authority's name; or collateralized without a written or approved collateral agreement. Exposure to custodial credit risk related to investments exists when the Authority holds investment that are uninsured and unregistered, with securities held by the counterparty or by its trust department or agent but not in the Authority's name.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 2: Deposits and Investments: (Continued)**

**C. Deposit and Investment Risks (Continued)**

The Authority's policy as it relates to custodial credit risk is to secure its uninsured deposits with collateral, valued at no more than market value, at least at a level of 100% of the uninsured deposits and accrued interest thereon. The investment policy also limits acceptable collateral to U.S. Treasury securities obligation of federal agencies, securities of government -sponsored agencies, and other instruments which may be approved by the U.S. Department of HUD. As required by Federal 12 U.S. C.A., Section 1823(e), all financial institutions pledging collateral to the Authority must have a written collateral agreement approved by the board of directors or loan committee. At September 30, 2019, the Authority was not exposed to custodial credit as defined above.

**Investment Credit Risk:** The Authority's investment policy limits investments to those allowed by the U.S. Department of HUD. These investment limitations are described in Note 1. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Authority has no formal policy limiting investments based on credit rating, but discloses any such credit risk associated with their investments by reporting the credit quality ratings of investments in debt securities as determined by nationally recognized statistical rating organizations - rating agencies - as of the year end. Unless there is information to the contrary, obligations of the U. S. government or obligations explicitly guaranteed by the U. S. government are not considered to have credit risk and do not require disclosure of credit quality. There are no investments (except for certificates of deposit which are insured by the FDIC) as of September 30, 2019.

**Concentration of Investment Credit Risk:** Exposure to concentration of credit risk is considered to exist when investments in anyone issuer represent a significant percent of total investments of the Authority. Investments issued or explicitly guaranteed by HUD-approved instruments are excluded from this consideration. At September 30, 2019, the Authority had no concentration of credit risk as defined above.

**NOTE 3: Receivables**

Tenant Receivables

Dwelling rents (net of allowance for doubtful accounts of \$1,069)	\$ 40,445
Fraud receivables (net of allowance for doubtful accounts of \$504)	<u>9,574</u>

\$ 50,019

Due from Other Governments

Rural Rental Assistance (September 30, 2019 allocation)	\$ 48,682
Receivable from TBRA Project Deliverables	121,308
Receivable from FEMA (Disaster Grant)	249,294
Due from other Housing Authorities	<u>34,016</u>

\$453,300

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 4: Interprogram Receivables and Payables**

	USDA	Business Activities	HCV	TBRA	COCC	Total
A/R - USDA	\$ -	\$ 1,586,880	\$ -	\$ -	\$ (195,101)	\$1,391,779
A/P - Business Activities	(1,586,880)	-	955	28,000	704,695	(853,230)
A/R - HCV	-	(955)	-	-	(7,900)	(8,855)
A/R - TBRA	-	(28,000)	-	-	(38,331)	(66,331)
A/P - COCC	195,101	(704,695)	7,900	38,331	-	(463,363)
	<u>\$ (1,391,779)</u>	<u>\$ 853,230</u>	<u>\$ 8,855</u>	<u>\$ 66,331</u>	<u>\$ 463,363</u>	<u>\$ -</u>
Intercompany Receivable	\$ 1,391,779	\$ -	\$ -	\$ -	\$ 280,824	\$1,672,603
Intercompany Payable	-	(853,230)	(8,855)	(66,331)	(744,187)	(1,672,603)
	<u>\$ 1,391,779</u>	<u>\$ (853,230)</u>	<u>\$ (8,855)</u>	<u>\$ (66,331)</u>	<u>\$ (463,363)</u>	<u>\$ -</u>

All interprogram receivables and payables have been eliminated on the financial statements.

**NOTE 5: Prepaid Expense**

Prepaid insurance at September 30, 2019 was \$180,723.

**NOTE 6: Capital Assets**

The capital assets (at cost) of the Collier County Housing Authority at September 30, 2019 consisted of the following:

	Balance at Sept. 30, 2018	Additions	Deletions	Transfers	Balance at Sept. 30, 2019
Nondepreciable capital assets:					
Land	\$ 2,568,713	\$ 107,532	\$ -	\$ 2,000	\$ 2,678,245
Construction in progress	329,405	235,837	-	(460,122)	105,120
	<u>2,898,118</u>	<u>343,369</u>	<u>-</u>	<u>(458,122)</u>	<u>2,783,365</u>
Depreciable capital assets:					
Buildings and improvements	41,471,170	997,829	-	458,122	42,927,121
Furniture, equipment, vehicles	2,284,623	50,755	-	-	2,335,378
	<u>43,755,793</u>	<u>1,048,584</u>	<u>-</u>	<u>458,122</u>	<u>45,262,499</u>
Accumulated Depreciation:					
Buildings and improvements	(26,645,383)	(999,850)	-	-	(27,645,233)
Furniture, equipment, vehicles	(2,046,518)	(34,159)	-	-	(2,080,677)
	<u>(28,691,901)</u>	<u>(1,034,009)</u>	<u>-</u>	<u>-</u>	<u>(29,725,910)</u>
Total Capital Assets, net	<u>\$ 17,962,010</u>	<u>\$ 357,944</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,319,954</u>

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 7: Notes Payable:**

- A. The outstanding balance of Line of Credit Notes in the Business Activities (Horizon Village) at September 30, 2019 was \$219,961.

Interest and principal shall be paid as follows:

- a. Annual principal payments of \$20,000 each plus accrued interest shall be payable in arrears on the 15th day of November 2005, and on the 15th day in the month of November in each subsequent year of the loan term;
- b. If the due date for any payment hereunder would fall on a day that is not a business day (i.e., a day that is a Saturday, Sunday or banking holiday), then the payment shall instead be due on the next succeeding business day; and
- c. Interest shall cease to accrue on any amount of principal paid in advance of its due date.

**Interest Rate** - The unpaid principal balance of the Note shall bear interest, while current, at the Applicable Interest Rate. As used in this Note, the term "Applicable Interest Rate" means:

- Since the interest paid in connection with this Loan is exempt from income taxation by the United States of America and by the State of Florida, the Applicable Interest Rate shall be an annual rate of interest equal to one percent (1 %) less than the "highest prime rate" of interest published in the Wall Street Journal, but not less than three percent (3%) per annum.

The outstanding balance of Notes Payable at September 30, 2019 was \$219,961. The notes are payable each year in the amounts listed below:

September 30,	Principal	Interest	Total
2020	\$ 20,000	\$ 6,599	\$ 26,599
2021	20,000	5,999	25,999
2022	20,000	5,399	25,399
2023	20,000	4,799	24,799
2024	20,000	4,199	24,199
2025-2029	100,000	11,993	111,993
2030	19,961	599	20,560
	<u>\$ 219,961</u>	<u>\$ 39,587</u>	<u>\$ 259,548</u>

Interest expense for the year ended September 30, 2019 was \$10,676. There was no capitalized interest expense for the year ended September 30, 2019.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 7: Notes Payable: (Continued)**

- B.** Promissory note to bank in the amount of \$219,150 (dated September 29, 2015) at an interest rate of 3.5%. Payable in 84 monthly installments of interest and principal of \$2,950. Final payment due by September 29, 2022. Unsecured. The outstanding balance of the notes payable at September 30, 2019 was \$103,241. The notes is payable each year in the amounts listed below:

September 30,	Principal	Interest	Total
2020	\$ 32,413	\$ 2,992	\$ 35,405
2021	33,565	1,839	35,404
2022	37,263	646	37,909
	\$ 103,241	\$ 5,477	\$ 108,718

- C.** Promissory note to bank in the amount of \$171,919 (dated August 14, 2019) at an interest rate of 4.95%. Payable in 60 monthly installments of interest and principal of \$3,246. Final payment due by August 14, 2023. Unsecured. The outstanding balance of the notes payable at September 30, 2019 was \$102,839. The notes is payable each year in the amounts listed below:

September 30,	Principal	Interest	Total
2020	\$ 32,856	\$ 6,098	\$ 38,954
2021	34,520	4,434	38,954
2022	35,463	2,686	38,149
	\$ 102,839	\$ 13,218	\$ 116,057

- D.** See also Note 9 for the SHIP Loan.

**NOTE 8: Bonds Payable:**

**Revenue Bonds Payable:** Capital facilities are financed by debt which is guaranteed and subsidized by U. S. Department of Agriculture, Rural Housing Services (RHS). The Authority presently has bonds payable on its farm laborer housing projects which are due annually in installments of varying principal and interest amounts. Revenue bonds payable at September 30, 2019 are as follows:

Collier County Housing Authority Revenue Bonds, Series D, 1%, due annually on September 1 in principal amounts of \$24,380 to \$33,000 with interest to September 1, 2023	\$ 129,000
Collier County Housing Authority Revenue Bonds, Series E, 1%, due annually on September 1 in principal amounts \$27,000 to \$36,000 with interest to September 1, 2031	410,000
Collier County Housing Authority Revenue Bonds, Series F, 1%, due annually on September 1 in principal amounts of \$39,072 to \$52,000 with interest to September 1, 2032	646,000

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 8: Bonds Payable: (Continued)**

Collier County Housing Authority Revenue Bonds, Series G (2015), 1%, due annually on September 1 in principal amounts of \$111,000 to \$149,000 with interest to September 1, 2048

3,777,000

**Total bonds payable**

**\$4,962,000**

The revenues of the project are pledged to the payment of principal and interest on the revenue bonds. The bonds are redeemable before maturity, at the option of the Authority, in inverse numerical and maturity order, on any interest payment date upon giving 40 days written notice to Rural Housing Services. Maturities of long-term debt for each of the five succeeding years and in the aggregate are as follows at September 30, 2019:

	Bond Principal			2015	Total
	Series D	Series E	Series F	Series G	
2020	\$ 32,000	32,000	\$ 47,000	\$ 113,000	\$ 224,000
2021	32,000	33,000	47,000	114,000	226,000
2022	32,000	33,000	48,000	115,000	228,000
2023	33,000	33,000	48,000	116,000	230,000
2024	0	34,000	49,000	118,000	201,000
2025-2029	0	173,000	251,000	605,000	1,029,000
2030-2034	0	72,000	156,000	637,000	865,000
2035-2039	0	0	0	668,000	668,000
2040-2044	0	0	0	703,000	703,000
2045-2048	0	0	0	588,000	588,000
	<u>\$ 129,000</u>	<u>\$ 410,000</u>	<u>\$ 646,000</u>	<u>\$ 3,777,000</u>	<u>\$ 4,962,000</u>

	Bond interest			2015	Total
	Series D	Series E	Series F	Series G	
2020	\$ 1,290	\$ 4,100	\$ 6,460	\$ 37,770	\$ 49,620
2021	970	3,780	5,990	36,640	47,380
2022	650	3,450	5,520	35,500	45,120
2023	330	3,120	5,040	34,350	42,840
2024	0	2,790	4,560	33,190	40,540
2025-2029	0	8,820	15,380	160,050	184,250
2030-2034	0	1,080	3,120	129,800	134,000
2035-2039	0	0	0	97,950	97,950
2040-2044	0	0	0	64,550	64,550
2045-2048	0	0	0	23,520	23,520
	<u>\$ 3,240</u>	<u>\$ 27,140</u>	<u>\$ 46,070</u>	<u>\$ 653,320</u>	<u>\$ 729,770</u>

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 8: Bonds Payable: (Continued)**

**Sinking Fund Debt Service Account:** Under the terms of the revenue bonds, a sinking fund has been established to provide debt service funding. After operation and maintenance requirements are met, the Authority transfers to the sinking fund debt service account such amounts as may be due of interest and principal on the bonds. The amount required to be transferred during the year ended September 30, 2019 in order to meet debt service requirements was \$274,080 (of which \$251,240 was transferred). The cash balance in the sinking fund debt service account at September 30, 2019 was \$16,696.

**Sinking Fund Reserve Account:** Immediately after each transfer to the sinking fund debt service account, any excess funds are deposited in the sinking fund reserve account. Funds in the reserve account are only withdrawn upon written prior approval of Rural Housing Services:

The Authority is required to make monthly reserve deposits in the amount of \$41,667 (effective November 2016) plus the amount of any deficiency in prior deposits to the reserve account until funds and investments in the reserve account shall equal \$10,000,000 (effective with the new Series G bond issue). There were \$477,392 deposits made into the account during the year (the Authority was short one deposit of \$41,667). The aggregate deposits to the reserve account and interest earned for the year ended September 30, 2019 were \$1,770,914 (after the approved usage of funds for capital improvements as noted below) which was under the required annual aggregate deposits.

Withdrawals from the sinking fund reserve account are authorized for the following purposes:

- a. To meet principal and interest payments due on the bonds in the event the sinking fund debt service account balance is not sufficient for that purpose.
- b. To pay costs of extraordinary repairs or replacements to the project which is not considered current expenses.
- c. To make improvements or extensions to the project.
- d. For other purposes desired by the Authority which will promote its purpose without jeopardizing the collectability of the bonds or underlying security.
- e. To the extent the reserve account exceeds \$10,000,000 (effective with the new Series G bond issue), to purchase bonds before maturity in the prescribed manner.

**Supplemental Information: (Schedule of Funding Reserve)**

**a. Investment Reserve Funds**

<b>Sinking Fund Debt Service Account (Principal and Interest)</b>	
Beginning balance	\$ 191,258
Transfers to Debt Service Account including interest earned	251,240
Withdrawals for payment of principal and interest	<u>( 425,802)</u>
<b>Ending balance</b>	<b><u>\$ 16,696</u></b>

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 8: Bonds Payable: (Continued)**

**Supplemental Information: (Schedule of Funding Reserve) (Continued)**

**a. Investment Reserve Funds (Continued)**

**Sinking Fund Reserve Replacement Account**

Beginning balance - less transfers to replacements and operations	\$ 1,759,072
Transfers to reserves including interest earned – net	477,392
Use of reserves for capital improvements	<u>( 465,550)</u>
<b>Ending balance</b>	<b><u>\$ 1,770,914</u></b>

<b>Total Investment Reserve Fund</b>	<b>\$ 1,770,914</b>
<b>Fully Funded Balance per Loan Agreement</b>	<b><u>10,000,000</u></b>

<b>Excess/(Deficiency) of Reserves on Hand</b>	<b><u>\$( 8,229,086)</u></b>
--	------------------------------

As noted above the Authority was required to increase its monthly reserve funding to \$41,667 (effective November 2016) for the new fund balance requirement effective with the new Series G bond issue.

- b. **Compliance with Bond Indentures Requirements:** The Collier County Housing Authority, Farm Worker Village, has met and exceeded the bond indenture and reserve requirements outlined in this report (except as noted above that it has not yet reached it fully funded balance with the new Series G bond issue), as reported in this note, when considering approved withdrawals from Rural Development for long-term improvements. All interest earnings on invested funds are deposited monthly by the Bank directly into the Housing Authority's cash account and transferred to the reserve account.

**Construction Fund** The construction fund is used to account for grant and loan funds received from Rural Housing Services and other sources and to record construction activities. During the year ended September 30, 2019, expenditures from the Construction Fund (if any) were used for authorized construction activity.

In the Rural Housing Services enterprise fund, reservations of unrestricted net position have been established in conjunction with debt issuance requirements or policy directives as stipulated by the respective aforementioned funds.

**NOTE 9: State Housing Initiatives Partnership Business Activities (Horizon Village) Loan:**

The outstanding balance of the SHIP Loan Payable at September 30, 2019 was \$53,644. The loan is payable each year in the amounts and at the interest (at 0% interest) listed below:

**COLLIER COUNTY HOUSING AUTHORITY**  
Immokalee, Florida

**Notes to Financial Statements**

**September 30, 2019**

**NOTE 9: State Housing Initiatives Partnership Business Activities (Horizon Village) Loan: (Continued)**

September 30,	Principal	Interest	Total
2020	\$ 13,412	\$ 0	\$ 13,412
2021	13,412	0	13,412
2022	13,412	0	13,412
2023	13,408	0	13,408
	<u>\$ 53,644</u>	<u>\$ 0</u>	<u>\$ 53,644</u>

Interest expense for the year ended September 30, 2019 was \$0.

**Interest:** Interest on this Note shall be zero percent (0%) per annum; except that if the Authority fails to pay this Note as required, the interest rate shall be twelve percent (12%) per annum from the date when payment of this Note is due until the Authority pays it in full. The Authority did not fail to pay the principal payment for FY 2019 and is therefore not required to pay future payments at 12% interest as of FY2019.

**Payments:** Principal payments shall be deferred for a period of three years from date disbursed with seventeen equal yearly payments of \$13,412 due beginning on September 1, 2007 and continuing for seventeen years thereafter until payment in full of \$228,000 is received on August 1, 2024. The Authority's total payment shall be \$228,000.

**NOTE 10: Schedule of Changes in Noncurrent Liabilities:**

	September 30, 2018		Additions	Payments	September 30, 2019	
	Long-Term Portion	Current Portion			Long-Term Portion	Current Portion
Compensated Absences	\$ 64,650	\$ 7,183	\$ 34,090	\$ -	\$ 95,331	\$ 10,592
Other Liabilities (FSS Escrow)	59,075	-	-	(59,075)	-	-
Notes Payable	512,444	95,984	-	(128,743)	381,004	98,681
Bonds Payable	4,962,000	332,000	-	(332,000)	4,738,000	224,000
	<u>\$ 5,598,169</u>	<u>\$ 435,167</u>	<u>\$ 34,090</u>	<u>\$ (519,818)</u>	<u>\$ 5,214,335</u>	<u>\$ 333,273</u>

**NOTE 11: Schedule of Changes in Net Position:**

	Net Investment In Capital Assets	Restricted Net Position	Unrestricted Net Position	Total
Balance, beginning of year	12,668,010	2,031,488	435,950	15,135,448
Changes in net position	-	-	1,623,525	1,623,525
Changes in net investment in capital assets	689,944	-	(689,944)	-
Changes in restricted net position	-	(116,433)	116,433	-
Balance, end of year	<u>\$ 13,357,954</u>	<u>\$ 1,915,055</u>	<u>\$ 1,485,964</u>	<u>\$ 16,758,973</u>

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 12: Pension Plan:**

Effective October 1, 2016, the Authority adopted the Housing Agency Retirement Trust (the "Plan"), which is a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. All of the Authority's full time regular employees are eligible to participate in the plan after completing one year of continuous service. Under the Plan, the Authority matches the employee pre-tax deferral contributions up to 4%. All participating employees vest in the Employer contributions at the rate of fifty percent (50%) for each full year of continuous employment with the Authority.

**NOTE 13: Annual Contributions from HUD:**

Annual Contributions Contract A-3402 – Section 8 programs provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-existing and moderately rehabilitated housing covering the difference between the maximum rentals on a dwelling unit, and the amount of rent contribution by a participating family and related administrative expense. The Authority is also eligible to receive reimbursement for preliminary expenses prior to lease up. HUD contributions for the Section 8 Housing Choice Voucher program for the year ended September 30, 2019 were \$3,807,639.

**NOTE 14: Economic Dependency**

The Authority receives approximately 41% of its revenues from the U.S. Department of Agriculture and the U.S. Department of Housing and Urban Development (HUD). If the amount of revenues received from these federal agencies falls below critical levels, the Authority's reserves could be adversely affected.

**NOTE 15: Contingencies**

The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. There were no such examinations for the year ended September 30, 2019.

However, the Authority was notified in a prior year by the United States Department of Agriculture ("USDA") regarding concerns over certain aspects of the operations of the USDA program. One of the concerns raised was that the Authority was in excess of \$430,000 above what was budgeted for operating and maintenance for the 2014 fiscal year. In addition, the USDA stated that there is an indication that project funds have been utilized for purposes unrelated to Rural Development's housing project. The USDA asserts that allowable expenses include those expenses that are directly attributable to housing project operations and are necessary to carry out successful operations and that housing project funds may not be used for "purposes unrelated to the housing project." As a result of the notification, the Authority engaged a forensic auditor to determine the extent of co-mingling of funds and the amount of project funds that were utilized for unallowable expenses. The amounts determined to have been expensed by the USDA program have been recorded as a receivable from the respective other programs and recorded in the financial statements.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Notes to Financial Statements**

**September 30, 2019**

---

**NOTE 15: Contingencies (Continued)**

During the year ended September 30, 2016, the Authority signed a "repayment agreement" with the USDA to repay the Rural Housing program \$1,761,291 from business activities (\$1,178,272 from Section A/B and \$583,019 from Horizon Village). The Authority is to make annual payments of \$55,040 for 32 years from business activities to repay the Rural Housing Program. The Authority acknowledged and agreed that a failure of the Authority to comply with the repayment agreement may be considered by the USDA a breach of the terms and conditions of all outstanding loans, mortgages and grants. The amount due to the Rural Rental Assistance Program from business activities as of September 30, 2019 is \$1,586,880. These interprogram receivables and payables have been eliminated on the financial statements.

In September 2017, the Authority was affected by Hurricane Irma which caused significant roofing damage (shingles) to the Authority owned property (including housing units). However, the affected properties and units were still livable and did not cause tenants to look for alternative housing as most of the damage could easily be repaired. In January 2019, the Authority received \$1,266,369 as an insurance settlement for damages incurred as a result of the hurricane damage (which is included in Other Revenue on the Statement of Revenues, Expenses and Changes in Net Position). In addition, during the year the Authority received \$523,794 from a FEMA grant which is being used for the roof repairs.

During the year ended September 30, 2019, the Authority obtained funding in the amount of \$600,000 from Collier County under the State Housing Initiatives Partnership (SHIP) program for the purchase of two rental properties. The SHIP program provides funds to eligible local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. In order to assure compliance, the Authority entered into SHIP promissory notes (two promissory notes at \$300,000 each totaling \$600,000) that carry an interest rate of 0% and is forgivable after a 15-year term if the Authority complies with the SHIP requirements. However, if the properties are sold, refinanced, no longer serve the intended purpose, or title transfers, the loan will be paid in full. The SHIP proceeds were recognized as income at the time of receipt since the Authority believes the likelihood of repayment is remote.

**Litigation**

As of September 30, 2019, the Authority was involved with various litigations arising from operation of its rural development housing program. In the opinion of the Authority's legal counsel such losses, if any, resulting from litigation would be adequately covered by insurance.

**NOTE 16: Related Party Transactions**

There were no related party transactions for the year ended September 30, 2019.

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Notes to Financial Statements

September 30, 2019

---

**NOTE 17: Leasing Activities (as Lessor):**

The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD and Rural Development. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the basic financial statements and schedules as "Rental Revenue". Rental Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

**NOTE 18: Operating Leases:**

The Authority is committed under a continuing non-cancelable lease for office space. This lease has been accounted for as operating leases in the accompanying basic financial statements. The office lease is not subject to an annual escalation clause. Future minimum lease payments required under these leases are as follows:

Future minimum lease payments required under these leases are as follows:

<b><u>September 30,</u></b> 2019-2020	<b><u>Office Space</u></b> \$ 34,382
--	---

**NOTE 19: Subsequent Events**

Management for the Authority has evaluated subsequent events after September 30, 2019, and through February 11, 2020, the date which the financial statements were available to be issued, and no events were identified that would require recognition or disclosure within these financial statements, except the following:

Subsequent to year end, the Authority received approximately \$433,000 of FEMA funds for roof repairs (of which \$249,294 was recorded as a receivable at September 30, 2019).

**Collier County Housing Authority**  
Immokalee, Florida

Combining Schedule of Assets, Liabilities and Net Position

September 30, 2019

	Rural Rental Assistance	HOME	HCV	CDBG	Disaster Grant	Blended Comp Unit	Business Activities	COCC	Subtotal	Eliminations	Total
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>											
Current Assets:											
Cash and cash equivalents	\$ 60,733	\$ 5,736	\$ 105,130	\$ -	\$ -	\$ 31,108	\$ 472,718	\$ 795,747	\$ 1,471,172	\$ -	\$ 1,471,172
Cash and cash equivalents - restricted	1,697,236	-	127,446	-	-	-	120,764	-	1,945,446	-	1,945,446
Investments - restricted	206,051	-	-	-	-	-	-	-	206,051	-	206,051
Tenants receivable, net of allowance for doubtful account	15,616	-	9,574	-	-	-	24,829	-	50,019	-	50,019
Accounts receivable - government	297,976	121,308	34,016	-	-	-	-	-	453,300	-	453,300
Accounts receivable - other	94	-	826	-	-	-	-	4,874	5,794	-	5,794
Accrued interest receivable	3,916	-	-	-	-	-	-	-	3,916	-	3,916
Due from/to other programs	1,391,779	-	-	-	-	-	-	280,824	1,672,603	(1,672,603)	-
Prepaid expenses	93,369	770	6,649	-	-	-	77,557	2,378	180,723	-	180,723
Supplies inventory, net of allowance for obsolescence	48,825	-	-	-	-	-	45,880	-	94,705	-	94,705
Total current assets	3,815,595	127,814	283,641	-	-	31,108	741,748	1,083,823	6,083,729	(1,672,603)	4,411,126
Noncurrent Assets:											
Capital Assets											
Nondepreciable capital assets	1,413,339	-	-	-	-	-	1,262,906	2,000	2,678,245	-	2,678,245
Depreciable capital assets, net	12,621,436	-	21,533	-	-	-	2,838,750	54,870	15,536,589	-	15,536,589
Construction in progress	-	-	-	-	-	-	105,120	-	105,120	-	105,120
Total capital assets	14,034,775	-	21,533	-	-	-	4,206,776	56,870	18,319,954	-	18,319,954
Other noncurrent assets	-	-	-	-	-	-	-	-	-	-	-
Total noncurrent assets	14,034,775	-	21,533	-	-	-	4,206,776	56,870	18,319,954	-	18,319,954
Deferred Outflows of Resources											
Total assets and deferred outflows of resources	\$ 17,850,370	\$ 127,814	\$ 305,174	\$ -	\$ -	\$ 31,108	\$ 4,948,524	\$ 1,140,693	\$ 24,403,683	\$ (1,672,603)	\$ 22,731,080
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</b>											
Current Liabilities:											
Accounts payable and accrued liabilities	\$ 19,339	\$ 424	\$ 13,425	\$ -	\$ -	\$ 887	\$ 62,523	\$ 12,514	\$ 109,112	\$ -	\$ 109,112
Tenant security deposits	113,796	-	-	-	-	-	121,042	-	234,838	-	234,838
Accrued compensated absences	2,483	-	1,122	-	-	-	2,164	4,823	10,592	-	10,592
Accrued interest payable	4,135	-	-	-	-	-	5,761	-	9,896	-	9,896
Unearned revenue	21,367	-	-	-	-	-	49,286	-	70,653	-	70,653
Due to/from other programs	-	66,331	8,855	-	-	-	853,230	744,187	1,672,603	(1,672,603)	-
Current maturities of notes payable	-	-	-	-	-	-	98,681	-	98,681	-	98,681
Current maturities of bonds payable	224,000	-	-	-	-	-	-	-	224,000	-	224,000
Total current liabilities	385,120	66,755	23,402	-	-	887	1,192,687	761,524	2,430,375	(1,672,603)	757,772
Noncurrent Liabilities:											
Accrued compensated absences	22,346	-	10,101	-	-	-	19,476	43,408	95,331	-	95,331
Notes payable	-	-	-	-	-	-	381,004	-	381,004	-	381,004
Bonds payable	4,738,000	-	-	-	-	-	-	-	4,738,000	-	4,738,000
Total noncurrent liabilities	4,760,346	-	10,101	-	-	-	400,480	43,408	5,214,335	-	5,214,335
Total liabilities	5,145,466	66,755	33,503	-	-	887	1,593,167	804,932	7,644,710	(1,672,603)	5,972,107
Deferred Inflows of Resources											
Net Position:											
Net investment in capital assets	9,072,775	-	21,533	-	-	-	4,206,776	56,870	13,357,954	-	13,357,954
Restricted net position	1,787,610	-	127,445	-	-	-	-	-	1,915,055	-	1,915,055
Unrestricted net position	1,844,519	61,059	122,693	-	-	30,221	(851,419)	278,891	1,485,964	-	1,485,964
Total net position	12,704,904	61,059	271,671	-	-	30,221	3,355,357	335,761	16,758,973	-	16,758,973
Total liabilities, deferred inflows of resources, and net position	\$ 17,850,370	\$ 127,814	\$ 305,174	\$ -	\$ -	\$ 31,108	\$ 4,948,524	\$ 1,140,693	\$ 24,403,683	\$ (1,672,603)	\$ 22,731,080

See auditor's report.

The notes to the financial statements are an integral part of this statement.

**Collier County Housing Authority**  
Immokalee, Florida

Combining Schedule of Revenues, Expenses and Changes in Fund  
Net Position - Proprietary Fund Type

For the Year Ended September 30, 2019

	Rural Rental Assistance	HOME	HCV	CDBG	Disaster Grant	Blended Comp Unit	Business Activities	COCC	Subtotal	Eliminations	Total
<b>Operating revenues:</b>											
Tenant rental revenue (net)	\$ 1,118,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,064,056	\$ -	\$ 3,182,551	\$ -	\$ 3,182,551
HUD operating grants	-	-	3,807,639	-	-	-	-	-	3,807,639	-	3,807,639
Other government grants	580,051	206,677	-	188,190	523,794	-	600,000	-	2,098,712	-	2,098,712
Management and bookkeeping fees	-	-	-	-	-	-	-	463,564	463,564	(463,564)	-
Other revenue	540,562	-	127,334	-	-	-	701,878	177,169	1,546,943	(16,000)	1,530,943
<b>Total operating revenues</b>	<b>2,239,108</b>	<b>206,677</b>	<b>3,934,973</b>	<b>188,190</b>	<b>523,794</b>	<b>-</b>	<b>3,365,934</b>	<b>640,733</b>	<b>11,099,409</b>	<b>(479,564)</b>	<b>10,619,845</b>
<b>Operating expenses:</b>											
Administration	443,189	28,772	363,711	-	-	251	496,803	421,150	1,753,876	(479,564)	1,274,312
Tenant services	-	-	123	-	-	-	-	-	123	-	123
Utilities	28,554	-	2,161	-	-	-	80,755	39,075	150,545	-	150,545
Ordinary maintenance	1,416,829	-	7,044	-	-	-	908,452	14,943	2,347,268	-	2,347,268
Protective services	15,126	-	1,955	-	-	-	33,315	1,481	51,877	-	51,877
General expenses	181,701	-	16,776	-	-	-	196,974	10,565	406,016	-	406,016
Housing assistance payments	-	177,905	3,490,996	-	-	-	-	-	3,668,901	-	3,668,901
Depreciation	680,673	-	6,618	-	-	-	343,312	3,406	1,034,009	-	1,034,009
<b>Total operating expenses</b>	<b>2,766,072</b>	<b>206,677</b>	<b>3,889,384</b>	<b>-</b>	<b>-</b>	<b>251</b>	<b>2,059,611</b>	<b>490,620</b>	<b>9,412,615</b>	<b>(479,564)</b>	<b>8,933,051</b>
<b>Operating income (loss)</b>	<b>(526,964)</b>	<b>-</b>	<b>45,589</b>	<b>188,190</b>	<b>523,794</b>	<b>(251)</b>	<b>1,306,323</b>	<b>150,113</b>	<b>1,686,794</b>	<b>-</b>	<b>1,686,794</b>
<b>Nonoperating revenue and expense:</b>											
Interest expense	(54,887)	-	-	-	-	-	(25,506)	-	(80,393)	-	(80,393)
Interest income	17,071	-	53	-	-	-	-	-	17,124	-	17,124
<b>Net nonoperating expense</b>	<b>(37,816)</b>	<b>-</b>	<b>53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(25,506)</b>	<b>-</b>	<b>(63,269)</b>	<b>-</b>	<b>(63,269)</b>
<b>Net income (loss)</b>	<b>(564,780)</b>	<b>-</b>	<b>45,642</b>	<b>188,190</b>	<b>523,794</b>	<b>(251)</b>	<b>1,280,817</b>	<b>150,113</b>	<b>1,623,525</b>	<b>-</b>	<b>1,623,525</b>
<b>Contributions - capital grants</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Increase (decrease) in net position</b>	<b>(564,780)</b>	<b>-</b>	<b>45,642</b>	<b>188,190</b>	<b>523,794</b>	<b>(251)</b>	<b>1,280,817</b>	<b>150,113</b>	<b>1,623,525</b>	<b>-</b>	<b>1,623,525</b>
Equity transfers within programs	382,244	-	-	(188,190)	(523,794)	-	300,450	29,290	-	-	-
<b>Net position, beginning of year</b>	<b>12,887,440</b>	<b>61,059</b>	<b>226,029</b>	<b>-</b>	<b>-</b>	<b>30,472</b>	<b>1,774,090</b>	<b>156,358</b>	<b>15,135,448</b>	<b>-</b>	<b>15,135,448</b>
<b>Net position, end of year</b>	<b>\$ 12,704,904</b>	<b>\$ 61,059</b>	<b>\$ 271,671</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,221</b>	<b>\$ 3,355,357</b>	<b>\$ 335,761</b>	<b>\$ 16,758,973</b>	<b>\$ -</b>	<b>\$ 16,758,973</b>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

**COLLIER COUNTY HOUSING AUTHORITY**  
**Immokalee, Florida**

**Farm Worker Subsidized Housing Program**

**Supplemental Information**  
**September 30, 2019**

The following is supplemental information requested by the U.S. Department of Agriculture – Rural Housing Services (formerly Farmers Home Administration).

**1. Schedule of Insurance Coverages**

At September 30, 2019, the Authority had the following insurance coverage in effect:

Insurance Carrier	Type of Coverage	Amount of Coverage	Term
Travelers Insurance Co	Fidelity bond/Employee Dishonesty \$100,000 Deductible	\$2,000,000	05/01/19-05/01/20
Amtrust W/Comp	Workers' Compensation	Statutory	10/01/18-10/01/19
Florida PH Authority Insurance	Automobile liability	\$1,000,000	05/01/19-05/01/20
Florida PH Authority Insurance	Property, Office Building & Personal Property. Fire & Extended Coverage (90% coinsurance)	\$44,169,134	05/01/19-05/01/20
Florida PH Authority Insurance	General Liability Personal Injury, products, advertising, property damage	\$1,000,000 Occ \$2,000,000 Agg	05/01/19-05/01/20 05/01/19-05/01/20
Florida PH Authority Insurance	Directors & Officers Liability	\$1,000,000	05/01/19-05/01/20
Wright Flood Insurance	Flood Insurance	\$250,000 1250.00 deduct	11/06/18-11/06/19
Beazley	Cyber Liability	\$1,000,000	05/01/19-05/01/20

2. **Exemption from Real Estate and Income Taxes - The Authority is a public body corporate and politic** pursuant to Chapter 421, Laws of the State of Florida, which is subsidized by the federal government. The Authority is not subject to federal, state income taxes, or local property taxes, nor is it required to file federal and state income tax returns as a public body corporate and politic pursuant to Chapter 423, Laws of the State of Florida Laws of the State of Florida.
3. **Reserves** - The Housing Authority has maintained reserves for operations and Bond debt service at September 30, 2019. See also Notes to Financial Statements for additional information.
4. **Accounting Records and Fixed Asset Control** - The accounting records maintained are adequate to facilitate budgetary reporting and analytical purposes. The fixed assets are also adequately safeguarded by the Authority personnel.
5. **Financial Reports** - The financial reports included in this audit are in agreement with the accounting records of the Authority after audit adjustments have been made.

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Farm Worker Subsidized Housing Program

Supplemental Information  
September 30, 2019

---

6. **Deposit Funds** - We noted that deposit funds are adequately insured by the FDIC and properly collateralized and are at or exceed the required reserve levels required under the Loan and Grant Agreement (except as discussed in the Notes to Financial Statements) as of September 30, 2019.
7. **Comments on Compliance and Administrative Internal Control** - We have audited the basic financial statements of the Collier County Housing Authority and have issued our report thereon dated February 11, 2020.

We have also issued a report dated February 11, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Finally, we have also issued a report on the Authority's compliance with the types of compliance requirements described in the *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2019. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

8. **Other Findings or Recommendations for the Period Ended September 30, 2019** – See the schedule of findings and questioned cost as well as the management letter dated February 11, 2020 for any findings and management comments.
9. **The Required Schedule of Expenditures of Federal Awards** along with required reports on Internal Controls and Federal Compliance as outlined under Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)* were issued to the Authority as one report, as mandated by the Amended Single Audit Act of 1996 Amendment (Public Law 104-156).
10. **Accounts Receivable-Tenants** - Tenants accounts receivable at September 30, 2019 totaling \$15,616 were accounts aged at ninety days (90) or less.
11. **Accounts Payable** consists of \$19,339 at September 30, 2019. This balance which is payable to recurring vendors is for services or purchases of ninety days (90) or less.
12. **Management Fees** - The Collier County Housing Authority is the owner of the Farm Worker Subsidized Housing Program. Management fees of \$169,536 were charged by the COCC.

**COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida**

**Farm Worker Subsidized Housing Program**

**Supplemental Information  
September 30, 2019**

**13. Schedule of Financial Institutions Where the Housing Authority Maintains its Bank Accounts**

<u>Name of Financial Institution</u>	<u>Account Name</u>	<u>Bank Balance</u>	<u>Reconciled Balance (considers deposits in- transit and outstanding checks)</u>	<u>Classification</u>
First 1 Bank 1300 N. 15th St., Suite 2 Immokalee, FL 34142	USDA Reserve Account	\$1,564,863	\$1,564,863	USDA Restricted
	COCC Account	544,206	500,168	
	COCC Payroll Account	22,365	22,365	
	COCC Insurance Reserve	12,034	12,734	
	CCHA Land, Inc.	31,108	31,108	
	AB Revenue Account	182,922	139,782	
	AB Security Deposit Fund	125,547	117,483	
	Section A&B Insurance Reserve	57,148	69,248	
	Horizon Village Operating	128,706	123,461	
	Horizon Village Insurance Reserve	8,887	10,787	
	AB Maintenance Reserve	100,000	100,000	
	Imma Account	245,211	245,211	
	COCC Escrow Account	-	-	
		<b>\$3,022,997</b>	<b>\$2,937,210</b>	
First Florida Integrity Bank P.O. Box 10910 Naples, FL 34104-0910	Security Deposit Fund USDA	123,475	115,677	
	Certificates of Deposit (2)	208,575	206,051	USDA Restricted
	Bond & Sinking Fund	16,696	16,696	USDA Restricted
	Revenue Account USDA	28,420	23,611	
	TBRA HOME Operating	4,687	5,736	
	Section 8-Admin Funds	60,072	57,302	
	Section 8- HAP	144,204	121,076	
	Construction Account	100	100	
	Family Self Sufficiency	39,503	39,503	
	O & M Operating	619	115	
	COCC Laundry	16,457	14,204	
	USDA Insurance Reserves	36,907	36,907	
	Section 8 Admin Insurance Reserves	13,695	14,695	
	Residential Portal Account	506	506	
	Rental Properties	29,473	29,326	
	Rental Properties Security Deposit	3,281	3,281	
			<b>726,670</b>	<b>684,786</b>
	Petty Cash & Misc	-	673	
		<b>\$ 3,749,667</b>	<b>\$ 3,622,669</b>	

The above amounts were confirmed with the institutions listed at September 30, 2019.

**COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida**

**Farm Worker Subsidized Housing Program**

**Supplemental Information  
September 30, 2019**

14. **Schedule and Computation of Current Return to Owners Allowed** - Not applicable, because the Authority is a legal public Authority and not a private enterprise.
15. **Schedule of Changes in Owners and Board of Commissioners** - This is a local Public Authority and can never change its owners. The following is a list of the current Board of Commissioners.

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Address</u>
David B. Genson	November 7, 2018	Naples, Florida
Randolph B. Cash	October 17, 2018	Naples, Florida
Jay Roth	October 27, 2019	Ave Maria, Florida

**16. Schedule of Rental Information**

<u>Unit Size</u>	<u>Number of Units</u>	<u>Rental Rate</u>	<u>Months</u>	<u>Gross Potential Rent</u>
One bedroom unit	33	\$ 475	12	\$ 188,100
Two bedroom unit	111	530	12	705,960
Three bedroom unit	102	577	12	706,248
Four bedroom unit	69	599	12	495,972
	<u>315</u>			<u>\$ 2,096,280</u>

The Authority finished the process to demolish/convert 50 units and rehabilitate the remaining 315 units. The rehabilitation project ended in mid-2018.

<u>Actual Rental Revenue</u>	<u>Percentage</u>	<u>Amount</u>
Tenants	65.51%	\$ 1,101,556
RHA rental assistance subsidy	34.49%	580,051
		<u>\$ 1,681,607</u>

Note 1- Rental rates were effective October 1, 2017. Management provides for the monthly collection of rent.

17. **Real Estate Taxes** - The Authority is a local public body corporate and politic and is tax exempt by State of Florida, Section 423.



February 11, 2019

USDA Rural Development Office  
420 South State Road 7  
Suite #166  
Royal Palm Beach, FL 33414

In accordance with the criteria specified in Section 5; Paragraph 4.32 C. of the USDA Rural Development Handbook (HB-2-3560) for the year ended September 30, 2019, the borrower must self-certify that Collier County Housing Authority (the Authority) is in compliance with the nine performance standards. The following is a summary of our compliance with the performance standards.

1. The required accounts are properly maintained and tracked separately. The accounts we maintain are marked below:  

X Operating Account(s)	X Security Deposit Account
X Tax and Insurance Account	X Reserve Account
X Other Accounts: <u>Debt Service</u>	
2. The payments from operating account(s) are disclosed and accurately represented.
3. The reserve account(s):
  - a. is on schedule with the Agency required minimum funding requirements;
  - b. is maintained in a supervised bank account that requires the Agency's countersignature on all withdrawals;
  - c. is on schedule with contributions to the reserve account for the current year with the Agency required minimum funding; and
  - d. has no encumbrances on the reserve funds.
4. The tenant security deposits accounts are fully funded and are maintained in separate accounts.
5. The payment of owner return was: Not Applicable (owner is a government entity)  

<u>N/A</u>	paid in the amount of \$-0- for the 2019 fiscal year and was in accordance with the Agency's requirements OR
<u>N/A</u>	not paid during the reporting year OR
<u>N/A</u>	not allowable due to our nonprofit status OR
<u>N/A</u>	not allowable due to our nonprofit status. An asset management fee in the amount of \$-0 was paid for 2019 fiscal year.

6. The borrower has maintained proper insurance in accordance with the requirements in 7CFR 3560.105. Coverage maintained for the Authority is as follows:

Liability Insurance  
 Property Insurance  
 Fidelity Bond

Flood Insurance Earthquake Insurance  
 Other: Public Officials Liability

7. All financial records are adequate and suitable for examination.

8. There have been no changes in the ownership of the Farm Worker Subsidized Housing Program, other than those approved by the Agency and identified in the certification. The Board of Commissioners is active and maintains oversight responsibilities for the project.

9. Exemptions from Real Estate and Income Taxes: The Authority is a public body corporate and politic pursuant to Chapter 421, Laws of the State of Florida, which is subsidized by the Federal Government. The Authority is not subject to Federal, State income taxes, or Local property taxes, nor is it required to file Federal and State income tax returns as a public body corporate and politic pursuant to Chapter 423, Laws of the State of Florida.

I certify that the above is true, accurate and is properly supported by documentation kept in our files.



Oscar Hentschel,  
Executive Director  
Collier County Housing Authority



**Barton,  
Gonzalez  
& Myers, P.A.**  
Certified Public Accountants

13137 - 66th Street, Largo, FL 33773  
Phone: (727) 344-1040 Fax: (727) 533-8483  
[www.bartoncpas.com](http://www.bartoncpas.com)

**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  
Collier County Housing Authority  
Immokalee, Florida

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 Standard* issued by the Comptroller General of the United States, the financial statements of the Collier County Housing Authority (the "Authority"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 11, 2020.

**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 opinions 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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. 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 from 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*.

We noted certain matters that we reported to management of the Authority in a separate letter dated February 11, 2020.

## Purpose of this Report

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



Barton, Gonzalez & Myers, P.A.  
Certified Public Accountants  
February 11, 2020



**Barton,  
Gonzalez  
& Myers, P.A.**  
Certified Public Accountants

13137 - 66th Street, Largo, FL 33773  
Phone: (727) 344-1040 Fax: (727) 533-8483  
[www.bartoncpas.com](http://www.bartoncpas.com)

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

Board of Commissioners  
Collier County Housing Authority  
Immokalee, Florida

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

We have audited the Collier County Housing Authority's (the "Authority") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2019. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the 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 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 opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the Collier County Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2019.

## **Other Matters**

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2019-001. Our opinion on each major federal program is not modified with respect to this matter.

The Collier County Housing Authority's response to the noncompliance finding identified in our audit is described in the accompanying corrective action plan. The Collier County Housing 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**

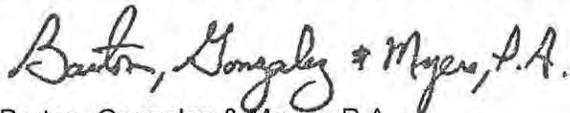
Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the 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 a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we identified a certain deficiency in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as item 2019-001 that we consider to be a significant deficiency.

The Authority's response to the internal control over compliance findings identified in our audit is described in the accompanying schedule corrective action plan. 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 that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Barton, Gonzalez & Myers, P.A.  
Certified Public Accountants  
February 11, 2020

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Schedule of Findings and Questioned Costs

September 30, 2019

---

Section I - Summary of Auditor's Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified not considered to be material weaknesses?	No
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major program:		
Material weakness(es) identified?		No
Significant deficiencies identified not considered to be material weaknesses?		Yes
Type of reports issued on the compliance for major programs:		Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)?		Yes
Identification of major program:	14.871 Section 8 – Housing Choice Voucher 97.036 Disaster Grants – Public Assistance	
Dollar threshold used to distinguish between Type A and Type B programs:		\$750,000
Did the Authority qualify as a low-risk auditee?		Yes

Section II - Financial Statement Findings:

There were no findings relating to this area for the year ended September 30, 2019.

COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida

Schedule of Findings and Questioned Costs

September 30, 2019

---

Section III - Federal Awards:

The following finding was disclosed relating to this area for the year ended September 30, 2019.

**2019-001 Eligibility: HCV Tenant Files**

Program: U.S. Department of HUD: Section 8 – Housing Choice Voucher (CFDA 14.871)  
*Significant Deficiency in Internal Control*  
*Other matter required to be reported in accordance with the Uniform Guidance*

Statement of Condition: The Authority did not have adequate controls over tenant files to assure it is maintaining adequate documentation. We noted the following exceptions in 25 files tested:

- 2 files where income was miscalculated, which caused a change in the tenant's rent in both files.
- 1 file where there was no income support.
- 2 files where the utility allowance was miscalculated, which caused a change in the tenant's rent in both files.
- 1 file where the utility allowance was calculated correctly but was reported incorrectly, which caused a change in the tenant's rent.
- 1 file where the address on the HAP contract was reported incorrectly.
- 1 file had a missing lease agreement.
- 1 file where an inspection has not been performed for 3 years.

Criteria: HUD regulations require that the Authority perform certain prescribed verification procedures and obtain the required documentation to assure that tenants qualify for section 8 housing and that amounts submitted to HUD for tenant assistance are calculated according to HUD rules.

Questioned Costs: None

Effect: Although the effect of the HAP payment errors were completely immaterial when extrapolated to the population, the Authority is not complying with HUD rules regarding tenant verifications and documentation.

Cause: The Authority experienced an increase in other federal activities during the year which may have caused less time devoted to their quality control review procedures over the tenant files.

Recommendation: The Authority should establish controls and should improve review procedures and increase training to employees and reviewers to ensure that the Authority is in compliance with HUD rules for verification of tenant information and calculation of tenant portion of the rent.

Views of Responsible Officials of the Auditee: We concur with the recommendation. To prevent future errors in the tenant files, we will review our supervisory procedures, devote more time performing our supervisory procedures, and increase training to employees to ensure that HUD's program requirements are being followed.

**COLLIER COUNTY HOUSING AUTHORITY  
Immokalee, Florida**

**Summary Schedule of Prior Year Findings**

**September 30, 2019**

---

There were no findings in the prior audit report for the year ended September 30, 2018.

**COLLIER COUNTY HOUSING AUTHORITY**

Immokalee, Florida

Corrective Action Plan

September 30, 2019

---

The following is the corrective action planned by the Authority regarding the current findings:

Finding

No.

**2019-001** **Eligibility: HCV Tenant Files**

Program: U.S. Department of HUD: Section 8 – Housing Choice Voucher (CFDA 14.871)

*Significant Deficiency in Internal Control*

*Other matter required to be reported in accordance with the Uniform Guidance*

Statement of Condition: The Authority did not have adequate controls over tenant files to assure it is maintaining adequate documentation. We noted the following exceptions in 25 files tested:

- 2 files where income was miscalculated, which caused a change in the tenant's rent in both files.
- 1 file where there was no income support.
- 2 files where the utility allowance was miscalculated, which caused a change in the tenant's rent in both files.
- 1 file where the utility allowance was calculated correctly but was reported incorrectly, which caused a change in the tenant's rent.
- 1 file where the address on the HAP contract was reported incorrectly.
- 1 file had a missing lease agreement.
- 1 file where an inspection has not been performed for 3 years.

Recommendation: The Authority should establish controls and should improve review procedures and increase training to employees and reviewers to ensure that the Authority is in compliance with HUD rules for verification of tenant information and calculation of tenant portion of the rent.

Action Taken: We concur with the recommendation. To prevent future errors in the tenant files, we will review our supervisory procedures, devote more time performing our supervisory procedures, and increase training to employees to ensure that HUD's program requirements are being followed.

Effective Date: February 11, 2020

Contact Information

Oscar Hentschel, Executive Director  
Collier County Housing Authority  
1800 Farm Worker Way  
Immokalee, FL 34142  
(239) 657-3649

**Collier County Housing Authority**  
Immokalee, Florida

Schedule of Expenditures of Federal Awards

For the Year Ended September 30, 2019

<u>FEDERAL GRANTOR</u>		<u>Federal CFDA Number</u>	<u>Program or Award Amount</u>	<u>Disbursements or Expenditures</u>
<b>U. S. Department of Agriculture</b>				
Farm Labor Housing Loans and Grants	*	10.405	\$ 4,962,000	\$ 4,962,000
Rural Rental Assistance Payments	**	10.427	<u>580,051</u>	<u>580,051</u>
<b>Total U.S. Department of Agriculture</b>			5,542,051	5,542,051
<b>U. S. Department of HUD</b>				
Section 8 Housing Choice Vouchers	* +	14.871	3,807,639	3,807,639
HOME Investment Partnerships Program	**	14.239	206,677	206,677
Community Development Block Grants	**	14.218	<u>188,190</u>	<u>188,190</u>
<b>Total U.S. Department of HUD</b>			4,202,506	4,202,506
<b>U. S. Department of Homeland Security</b>				
Disaster Grants - Public Assistance	** +	97.036	<u>523,794</u>	<u>523,794</u>
<b>Total U.S. Department of Homeland Security</b>			<u>523,794</u>	<u>523,794</u>
<b>TOTAL</b>			<u>\$ 10,268,351</u>	<u>\$ 10,268,351</u>

**Notes to the Schedule of Expenditures of Federal Awards**

**A. Basis of Accounting and Presentation**

This schedule includes the federal grant activity of the Collier County Housing Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance (Title 2 U.S. Code of Federal Regulations (CFR), Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements. The Authority has not elected to use the 10% de minimis cost rate.

**B. Reconciliation of Total Federal Awards Expenditures to Financial Data Schedule**

FDS Line 70600	HUD PHA Grants	\$ 3,807,639
FDS Line 70800	Other Government Grants	2,098,712
FDS Line 343 & 351	Farm Labor Housing Loan Debt	<u>4,962,000</u>
		10,868,351
FDS Line 70800	Less for Non-Federal Grants	<u>(600,000)</u>
		<u>\$ 10,268,351</u>

**C. Other Considerations in Determining Major and Non-major Program Requirements**

The Authority is administering housing under the U.S. Department of Agriculture's Rural Housing Services Program. The financing for construction of this housing project was provided by the Agency for Farm Labor Housing Loans & Grants (Federal CFDA #10.405). At September 30, 2019, the balance of the long-term debt due to the U.S. Department of Agriculture's Rural Housing Services was \$4,962,000. This loan balance has been considered as a part of the computation to determine the major and non-major program requirement under the Uniform Guidance.

**D. Program Type**

- \* Type A Program
- \*\* Type B Program
- + Major Program

See auditor's report.



February 11, 2020

Mr. Oscar Hentschel, Executive Director  
and Board of Commissioners  
Collier County Housing Authority  
Immokalee, Florida

Dear Mr. Hentschel and Board of Commissioners:

In planning and performing our audit of the financial statements of the Collier County Housing Authority for the year ended September 30, 2019, in accordance with auditing standards generally accepted in the United States of America, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing our auditing procedures 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 organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

However, during our audit we became aware of certain matters that are an opportunity for strengthening internal controls and operating efficiency. This letter does not affect our report dated February 11, 2020, on the financial statements of the Collier County Housing Authority.

We will review the status of these comments during our next audit engagement. We have already discussed these comments and suggestions with various Authority personnel, and we will be pleased to discuss it in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations. Our comments are summarized as follows:

**Prior year management comments that continue to apply:**

None.

**Current year management comments:**

**MC2019-001 HCV Waiting List** - We tested 25 files out of a total population of 976 applications from the current waiting list. We noted the following issues.

- 1 tenant file where the time was not recorded on the application. As such, the time reported on the waiting list may or may not be correct. In any case there would not be a significant impact on the applicant's placement on the waiting list.
- 2 tenant files where the time on the application did not agree to the time on the waiting list. This did not significantly impact the applicants' placement on the waiting list.

We recommend the Authority periodically review the waiting list and compare the time and date on the applications to the time and date on the waiting list to assure that the waiting list is properly maintained and tenants are being properly selected in the correct order from the waiting list.

**MC2019-002 HCV New Admissions** – We tested 4 tenant files out of a total population of 33 new admissions from the new admissions report. We noted 1 tenant file where the request for tenancy form was not signed by the tenant. Although not significant, we recommend all HUD required forms be signed and maintained in the tenants file.

**MC2019-003 Fixed Assets and Depreciation** – We noted the USDA fixed asset depreciation schedule excludes certain assets. Although depreciation calculated was materially correct, we recommend the schedule be updated to include all assets so that the total of the amounts listed on the schedule agree to the amounts recorded in the general ledger. In addition, we noted the COCC fixed asset schedule also needs to be updated for \$35,441 of current year additions not reflected on the schedule. Depreciation on these assets would have been immaterial.

**MC2019-004 Funding of the USDA Replacement Reserve and Debt Service Accounts** - The replacement reserve account and the debt service accounts were underfunded by one payment each (\$41,667 for the replacement reserve and \$22,840 for the debt service account). These deposits should be caught up and corrected. Each year, the full amount required should be funded to these reserve accounts.

This report is intended solely for the information and use of management, Board of Commissioners, others within the Authority, and the Department of Housing and Urban Development (HUD), and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,



Barton, Gonzalez & Myers, P.A.  
Certified Public Accountants

## Financial Data Schedule

Collier County Housing Authority (FL141)  
 Immokalee, FL  
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

	10.427 Rural Rental Assistance Payments	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.239 HOME Investment Partnerships Program	1 Business Activities	14.218 Community Development Block Grants/Entitlement Grants	97.036 Disaster Grants - Presidentially Declared Disasters	10.405 Farm Labor Housing Loans and Grants	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$60,733	\$105,130	\$31,108	\$5,736	\$472,718				\$795,747	\$1,471,172		\$1,471,172
112 Cash - Restricted - Modernization and Development												
113 Cash - Other Restricted	\$1,581,559	\$127,446								\$1,709,005		\$1,709,005
114 Cash - Tenant Security Deposits	\$115,677				\$120,764					\$236,441		\$236,441
115 Cash - Restricted for Payment of Current Liabilities												
100 Total Cash	\$1,757,969	\$232,576	\$31,108	\$5,736	\$593,482	\$0	\$0	\$0	\$795,747	\$3,416,618	\$0	\$3,416,618
121 Accounts Receivable - PHA Projects		\$34,016								\$34,016		\$34,016
122 Accounts Receivable - HUD Other Projects												
124 Accounts Receivable - Other Government	\$297,976			\$121,308						\$419,284		\$419,284
125 Accounts Receivable - Miscellaneous	\$94	\$826							\$4,874	\$5,794		\$5,794
126 Accounts Receivable - Tenants	\$16,685				\$24,829					\$41,514		\$41,514
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,069				\$0					-\$1,069		-\$1,069
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0					\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current												
128 Fraud Recovery		\$10,078								\$10,078		\$10,078
128.1 Allowance for Doubtful Accounts - Fraud		-\$504								-\$504		-\$504
129 Accrued Interest Receivable	\$3,916									\$3,916		\$3,916
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$317,602	\$44,416	\$0	\$121,308	\$24,829	\$0	\$0	\$0	\$4,874	\$513,029	\$0	\$513,029
131 Investments - Unrestricted												
132 Investments - Restricted	\$206,051									\$206,051		\$206,051
135 Investments - Restricted for Payment of Current Liability												
142 Prepaid Expenses and Other Assets	\$93,369	\$6,649		\$770	\$77,557				\$2,378	\$180,723		\$180,723
143 Inventories	\$50,335				\$47,299					\$97,634		\$97,634
143.1 Allowance for Obsolete Inventories	-\$1,510				-\$1,419					-\$2,929		-\$2,929
144 Inter Program Due From	\$1,391,779	\$0		\$0	\$0				\$280,824	\$1,672,603	-\$1,672,603	\$0
145 Assets Held for Sale												
150 Total Current Assets	\$3,815,595	\$283,641	\$31,108	\$127,814	\$741,748	\$0	\$0	\$0	\$1,083,823	\$6,083,729	-\$1,672,603	\$4,411,126
161 Land	\$1,413,339				\$1,262,906				\$2,000	\$2,678,245		\$2,678,245
162 Buildings	\$22,620,101				\$14,486,880				\$21,091	\$37,128,072		\$37,128,072
163 Furniture, Equipment & Machinery - Dwellings	\$454,377	\$115,005			\$74,680					\$644,062		\$644,062
164 Furniture, Equipment & Machinery - Administration	\$1,314,793				\$331,082				\$45,441	\$1,691,316		\$1,691,316
165 Leasehold Improvements												
166 Accumulated Depreciation	-\$15,021,044	-\$93,472			-\$14,599,732				-\$11,662	-\$29,725,910		-\$29,725,910
167 Construction in Progress					\$105,120					\$105,120		\$105,120
168 Infrastructure	\$3,253,209				\$2,545,840					\$5,799,049		\$5,799,049
160 Total Capital Assets, Net of Accumulated Depreciation	\$14,034,775	\$21,533	\$0	\$0	\$4,206,776	\$0	\$0	\$0	\$56,870	\$18,319,954	\$0	\$18,319,954
171 Notes, Loans and Mortgages Receivable - Non-Current												
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due												
173 Grants Receivable - Non Current												
174 Other Assets												
176 Investments in Joint Ventures												
180 Total Non-Current Assets	\$14,034,775	\$21,533	\$0	\$0	\$4,206,776	\$0	\$0	\$0	\$56,870	\$18,319,954	\$0	\$18,319,954

Collier County Housing Authority (FL141)  
Immokalee, FL  
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

	10.427 Rural Rental Assistance Payments	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.239 HOME Investment Partnerships Program	1 Business Activities	14.218 Community Development Block Grants/Entitlement Grants	97.036 Disaster Grants - Presidentially Declared Disasters	10.405 Farm Labor Housing Loans and Grants	COCC	Subtotal	ELIM	Total
200 Deferred Outflow of Resources												
290 Total Assets and Deferred Outflow of Resources	\$17,850,370	\$305,174	\$31,108	\$127,814	\$4,948,524	\$0	\$0	\$0	\$1,140,693	\$24,403,683	-\$1,672,603	\$22,731,080
311 Bank Overdraft												
312 Accounts Payable <= 90 Days	\$19,278	\$13,425	\$887	\$424	\$62,523				\$3,832	\$100,369		\$100,369
313 Accounts Payable >90 Days Past Due												
321 Accrued Wage/Payroll Taxes Payable									\$8,682	\$8,682		\$8,682
322 Accrued Compensated Absences - Current Portion	\$2,483	\$1,122			\$2,164				\$4,823	\$10,592		\$10,592
324 Accrued Contingency Liability												
325 Accrued Interest Payable	\$4,135				\$5,761					\$9,896		\$9,896
331 Accounts Payable - HUD PHA Programs												
332 Account Payable - PHA Projects												
333 Accounts Payable - Other Government												
341 Tenant Security Deposits	\$113,796				\$121,042					\$234,838		\$234,838
342 Unearned Revenue	\$21,367				\$49,285					\$70,653		\$70,653
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$224,000									\$224,000		\$224,000
344 Current Portion of Long-term Debt - Operating Borrowings					\$98,681					\$98,681		\$98,681
345 Other Current Liabilities	\$61									\$61		\$61
346 Accrued Liabilities - Other												
347 Inter Program - Due To		\$8,855		\$66,331	\$853,230				\$744,187	\$1,672,603	-\$1,672,603	\$0
348 Loan Liability - Current												
310 Total Current Liabilities	\$385,120	\$23,402	\$887	\$66,755	\$1,192,687	\$0	\$0	\$0	\$781,524	\$2,430,375	-\$1,672,603	\$757,772
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$4,738,000				\$0					\$4,738,000		\$4,738,000
352 Long-term Debt, Net of Current - Operating Borrowings					\$381,004					\$381,004		\$381,004
353 Non-current Liabilities - Other												
354 Accrued Compensated Absences - Non Current	\$22,346	\$10,101			\$19,476				\$43,408	\$95,331		\$95,331
355 Loan Liability - Non Current												
356 FASB 5 Liabilities												
357 Accrued Pension and OPEB Liabilities												
350 Total Non-Current Liabilities	\$4,760,346	\$10,101	\$0	\$0	\$400,480	\$0	\$0	\$0	\$43,408	\$5,214,335	\$0	\$5,214,335
300 Total Liabilities	\$5,145,466	\$33,503	\$887	\$66,755	\$1,593,167	\$0	\$0	\$0	\$804,932	\$7,644,710	-\$1,672,603	\$5,972,107
400 Deferred Inflow of Resources												
508.4 Net Investment in Capital Assets	\$9,072,775	\$21,533			\$4,206,776	\$0	\$0	\$0	\$56,870	\$13,357,954		\$13,357,954
511.4 Restricted Net Position	\$1,787,610	\$127,445				\$0	\$0	\$0		\$1,915,055		\$1,915,055
512.4 Unrestricted Net Position	\$1,844,519	\$122,693	\$30,221	\$61,059	-\$851,419	\$0	\$0	\$0	\$278,891	\$1,485,964		\$1,485,964
513 Total Equity - Net Assets / Position	\$12,704,904	\$271,671	\$30,221	\$61,059	\$3,355,357	\$0	\$0	\$0	\$335,761	\$16,758,973	\$0	\$16,758,973
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$17,850,370	\$305,174	\$31,108	\$127,814	\$4,948,524	\$0	\$0	\$0	\$1,140,693	\$24,403,683	-\$1,672,603	\$22,731,080

Collier County Housing Authority (FL141)  
 Immokalee, FL  
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

	10.427 Rural Rental Assistance Payments	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.239 HOME Investment Partnerships Program	1 Business Activities	14.218 Community Development Block Grants/Entitlement Grants	97.036 Disaster Grants - Presidentially Declared Disasters	10.405 Farm Labor Housing Loans and Grants	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,101,556				\$2,023,780					\$3,125,336		\$3,125,336
70400 Tenant Revenue - Other	\$16,939				\$40,276					\$57,215		\$57,215
70500 Total Tenant Revenue	\$1,118,495	\$0	\$0	\$0	\$2,064,056	\$0	\$0	\$0	\$0	\$3,182,551	\$0	\$3,182,551
70600 HUD PHA Operating Grants		\$3,807,639								\$3,807,639		\$3,807,639
70610 Capital Grants												
70710 Management Fee									\$426,761	\$426,761	-\$426,761	\$0
70720 Asset Management Fee									\$36,803	\$36,803	-\$36,803	\$0
70730 Book Keeping Fee												
70740 Front Line Service Fee												
70750 Other Fees									\$463,564	\$463,564	-\$463,564	\$0
70700 Total Fee Revenue									\$463,564	\$463,564	-\$463,564	\$0
70800 Other Government Grants	\$580,051			\$206,677	\$600,000	\$188,190	\$523,794		\$0	\$2,098,712		\$2,098,712
71100 Investment Income - Unrestricted		\$53								\$53		\$53
71200 Mortgage Interest Income												
71300 Proceeds from Disposition of Assets Held for Sale												
71310 Cost of Sale of Assets												
71400 Fraud Recovery												
71500 Other Revenue	\$540,562	\$127,334			\$701,878				\$177,169	\$1,546,943	-\$16,000	\$1,530,943
71600 Gain or Loss on Sale of Capital Assets												
72000 Investment Income - Restricted	\$17,071									\$17,071		\$17,071
70000 Total Revenue	\$2,256,179	\$3,935,026	\$0	\$206,677	\$3,365,934	\$188,190	\$523,794	\$0	\$640,733	\$11,116,533	-\$479,564	\$10,636,969
91100 Administrative Salaries	\$155,159	\$108,152		\$26,420	\$163,005				\$298,372	\$751,108		\$751,108
91200 Auditing Fees	\$7,483	\$7,484			\$4,393				\$1,046	\$20,406		\$20,406
91300 Management Fee	\$169,536	\$68,875			\$188,350					\$426,761	-\$426,761	\$0
91310 Book-keeping Fee		\$36,803								\$36,803	-\$36,803	\$0
91400 Advertising and Marketing	\$2,526	\$517			\$1,366				\$91	\$4,500		\$4,500
91500 Employee Benefit contributions - Administrative	\$48,576	\$43,287		\$2,021	\$56,417				\$63,842	\$214,143		\$214,143
91600 Office Expenses	\$23,758	\$59,127		\$331	\$37,098				\$24,721	\$145,035		\$145,035
91700 Legal Expense	\$6,772	\$1,485			\$5,451				\$9,565	\$23,273		\$23,273
91800 Travel	\$317	\$1,169			\$344				\$741	\$2,571		\$2,571
91810 Allocated Overhead												
91900 Other	\$29,062	\$36,812	\$251		\$40,379				\$22,772	\$129,276	-\$16,000	\$113,276
91000 Total Operating - Administrative	\$443,189	\$363,711	\$251	\$28,772	\$496,803	\$0	\$0	\$0	\$421,150	\$1,753,876	-\$479,564	\$1,274,312
92000 Asset Management Fee												
92100 Tenant Services - Salaries												
92200 Relocation Costs												
92300 Employee Benefit Contributions - Tenant Services												
92400 Tenant Services - Other		\$123								\$123		\$123
92500 Total Tenant Services	\$0	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123	\$0	\$123
93100 Water	\$4,058				\$31,987				\$13,883	\$49,928		\$49,928
93200 Electricity	\$24,496	\$2,161			\$45,595				\$10,697	\$82,949		\$82,949
93300 Gas					\$3,173				\$14,495	\$17,668		\$17,668

Collier County Housing Authority (FL141)  
 Immokalee, FL  
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

	10.427 Rural Rental Assistance Payments	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.239 HOME Investment Partnerships Program	1 Business Activities	14.218 Community Development Block Grants/Entitlement Grants	97.036 Disaster Grants - Presidentially Declared Disasters	10.405 Farm Labor Housing Loans and Grants	COCC	Subtotal	ELIM	Total
93400 Fuel												
93500 Labor												
93600 Sewer												
93700 Employee Benefit Contributions - Utilities												
93800 Other Utilities Expense												
93000 Total Utilities	\$28,554	\$2,161	\$0	\$0	\$80,755	\$0	\$0	\$0	\$39,075	\$150,545	\$0	\$150,545
94100 Ordinary Maintenance and Operations - Labor	\$170,637				\$212,516					\$383,153		\$383,153
94200 Ordinary Maintenance and Operations - Materials and Other	\$72,931	\$4,572			\$207,490			\$3,670	\$288,663			\$288,663
94300 Ordinary Maintenance and Operations Contracts	\$1,092,869	\$2,472			\$404,180			\$11,273	\$1,510,794			\$1,510,794
94500 Employee Benefit Contributions - Ordinary Maintenance	\$80,392				\$84,266				\$164,658			\$164,658
94000 Total Maintenance	\$1,416,829	\$7,044	\$0	\$0	\$908,452	\$0	\$0	\$0	\$14,943	\$2,347,268	\$0	\$2,347,268
95100 Protective Services - Labor												
95200 Protective Services - Other Contract Costs	\$15,126	\$1,955			\$33,315			\$1,481	\$51,877			\$51,877
95300 Protective Services - Other												
95500 Employee Benefit Contributions - Protective Services												
95000 Total Protective Services	\$15,126	\$1,955	\$0	\$0	\$33,315	\$0	\$0	\$0	\$1,481	\$51,877	\$0	\$51,877
96110 Property Insurance	\$114,433	\$2,663			\$97,744			\$3,160	\$218,000			\$218,000
96120 Liability Insurance	\$35,777	\$2,913			\$22,726			\$1,574	\$62,990			\$62,990
96130 Workmen's Compensation	\$13,239	\$2,802			\$14,115			\$2,170	\$32,326			\$32,326
96140 All Other Insurance	\$2,206	\$822			\$2,313			\$511	\$5,852			\$5,852
96100 Total insurance Premiums	\$165,655	\$9,200	\$0	\$0	\$136,898	\$0	\$0	\$0	\$7,415	\$319,168	\$0	\$319,168
96200 Other General Expenses		\$7,576								\$7,576		\$7,576
96210 Compensated Absences												
96300 Payments in Lieu of Taxes					\$3,771			\$3,150	\$6,921			\$6,921
96400 Bad debt - Tenant Rents	\$16,046				\$56,305				\$72,351			\$72,351
96500 Bad debt - Mortgages												
96600 Bad debt - Other												
96800 Severance Expense												
96000 Total Other General Expenses	\$16,046	\$7,576	\$0	\$0	\$60,076	\$0	\$0	\$0	\$3,150	\$86,848	\$0	\$86,848
96710 Interest of Mortgage (or Bonds) Payable												
96720 Interest on Notes Payable (Short and Long Term)	\$54,887				\$25,506					\$80,393		\$80,393
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	\$54,887	\$0	\$0	\$0	\$25,506	\$0	\$0	\$0	\$0	\$80,393	\$0	\$80,393
96900 Total Operating Expenses	\$2,140,286	\$391,770	\$251	\$28,772	\$1,741,805	\$0	\$0	\$0	\$487,214	\$4,790,098	-\$479,564	\$4,310,534
97000 Excess of Operating Revenue over Operating Expenses	\$115,893	\$3,543,256	-\$251	\$177,905	\$1,624,129	\$188,190	\$523,794	\$0	\$153,519	\$6,326,435	\$0	\$6,326,435
97100 Extraordinary Maintenance												
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments		\$3,351,344		\$177,905						\$3,529,249		\$3,529,249
97350 HAP Portability-In		\$139,652								\$139,652		\$139,652

Collier County Housing Authority (FL141)  
 Immokalee, FL  
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

	10 427 Rural Rental Assistance Payments	14 871 Housing Choice Vouchers	6.2 Component Unit - Blended	14 239 HOME Investment Partnerships Program	1 Business Activities	14 218 Community Development Block Grants/Entitlement Grants	97 036 Disaster Grants - Presidentially Declared Disasters	10 405 Farm Labor Housing Loans and Grants	COCC	Subtotal	ELIM	Total
97400 Depreciation Expense	\$680,673	\$6,618			\$343,312				\$3,406	\$1,034,009		\$1,034,009
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
90000 Total Expenses	\$2,820,959	\$3,889,384	\$251	\$206,677	\$2,085,117	\$0	\$0	\$0	\$480,620	\$9,493,008	-\$479,564	\$9,013,444
10010 Operating Transfer In												
10020 Operating transfer Out												
10030 Operating Transfers from/to Primary Government												
10040 Operating Transfers from/to Component Unit												
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gain/Loss												
10080 Special Items (Net Gain/Loss)												
10091 Inter Project Excess Cash Transfer In												
10092 Inter Project Excess Cash Transfer Out												
10093 Transfers between Program and Project - In												
10094 Transfers between Project and Program - Out												
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$564,780	\$45,642	-\$251	\$0	\$1,280,817	\$188,190	\$523,784	\$0	\$150,113	\$1,623,525	\$0	\$1,623,525
11020 Required Annual Debt Principal Payments	\$332,000	\$0	\$0	\$0	\$128,742	\$0	\$0	\$0	\$0	\$460,742		\$460,742
11030 Beginning Equity	\$12,887,440	\$226,029	\$30,472	\$61,059	\$1,774,090	\$0	\$0	\$0	\$156,358	\$15,135,448		\$15,135,448
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$382,244	\$0			\$300,450	-\$188,190	-\$523,784		\$29,280	\$0		\$0
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term/Severance Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity		\$144,226								\$144,226		\$144,226
11180 Housing Assistance Payments Equity		\$127,445								\$127,445		\$127,445
11190 Unit Months Available	3780	5532		356	5660					15328		15328
11210 Number of Unit Months Leased	3024	4907		356	4180					12467		12467
11270 Excess Cash												
11610 Land Purchases									\$0	\$0		\$0
11620 Building Purchases									\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases									\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases									\$31,091	\$31,091		\$31,091
11650 Leasehold Improvements Purchases									\$0	\$0		\$0
11660 Infrastructure Purchases									\$0	\$0		\$0
13510 CFFP Debt Service Payments									\$0	\$0		\$0
13901 Replacement Housing Factor Funds									\$0	\$0		\$0