

**REGIONAL HOUSING AUTHORITY,
CALIFORNIA**

**FINANCIAL STATEMENTS
TOGETHER WITH
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
MARCH 31, 2020**

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REGIONAL HOUSING AUTHORITY
Annual Financial Report
For the Year Ended March 31, 2020

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For the Year Ended March 31, 2020

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INTRODUCTORY SECTION

- **List of Officials**

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REGIONAL HOUSING AUTHORITY
List of Officials
For the Year Ended March 31, 2020

Board of Commissioners

| | | |
|-------------------------------|-----------------------|----------------|
| Kent Boes, Chairperson | County of Colusa | September 2020 |
| John Louden, Vice-Chairperson | County of Colusa | September 2023 |
| Jeremy Chapdelaine | City of Live Oak | March 2021 |
| Brian Foss | County of Nevada | June 2023 |
| Bob Woten | City of Live Oak | November 2022 |
| Ron Sullenger | County of Sutter | January 2023 |
| Rick Millhollin | County of Sutter | April 2023 |
| David Waite | City of Yuba City | December 2022 |
| Suzanne Gallaty | Tenant Representative | December 2021 |
| Doug Lofton | County of Yuba | August 2023 |
| Toni Benson | City of Colusa | August 2020 |
| Manny Cardoza | City of Yuba City | December 2022 |
| Dan Miller | County of Nevada | June 2023 |
| Randy Fletcher | County of Yuba | August 2020 |

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FINANCIAL SECTION

- **Independent Auditor's Report**
- **Management's Discussion and Analysis**
- **Basic Financial Statements**
- **Required Supplementary Information**
- **Supplementary Information**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of Regional Housing Authority, Yuba City, California (Authority), as of and for the year ended March 31, 2020, 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 opinions 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 opinions.

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority as of March 31, 2020, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As more fully described in Note 12B to the financial statements, subsequent to March 31, 2020 citizens and the economies of the United States and other countries have been significantly impacted by the coronavirus (COVID-19) pandemic. While it is premature to accurately predict how the coronavirus will ultimately affect the Authority's operations because the diseases severity and duration are uncertain, we expect the 2020 financial results too will be significantly impacted and the implications beyond 2020, while unclear, could also be adversely impacted. Our opinion is not modified with respect to this matter and no pandemic implications are accounted for in these financial statements.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Authority Pension Plan information and Authority OPEB Plan information, as listed in the table of contents 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.

Report on Comparative Information

We have previously audited the Authority's March 31, 2019 financial statements and our report, dated July 16, 2019, expressed an unmodified opinion on the financial statements of the proprietary fund. In our opinion, the comparative information presented herein as of and for the year ended March 31, 2019, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The introductory section and combining schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

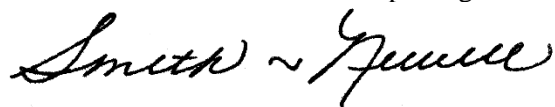
To the Board of Commissioners
Regional Housing Authority
Yuba City, California

The combining schedules are the responsibility of management and were derived from and relate 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 combining schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 27, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's 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.



Smith & Newell CPAs
Yuba City, California
July 27, 2020

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**Management's Discussion and Analysis
(Unaudited)**

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Regional Housing Authority (Housing Authority) we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended March 31, 2020. We encourage readers to consider the information presented here in conjunction with additional information in our financial statements.

FINANCIAL HIGHLIGHTS

Entity-Wide:

- The Housing Authority's total net position was \$31,358,544 as of March 31, 2020, all of which was enterprise activities.
- Authority revenues include operating revenues of \$16,277,995, and non-operating revenues of \$7,884,690 for a total of \$24,162,685.
- Authority expenses include operating expenses of \$18,882,104 and non-operating expenses of \$433,539 for a total of \$19,315,643.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements, commonly referred to as the Housing Authority's Basic Financial Statements. Management's Discussion and Analysis introduces these statements. Fund Financial Statements provide detailed information about the individual functions of Housing Authority programs, telling how services were financed in the short-term as well as what remains for future spending.

Fund Financial Statements

The Fund Financial Statements provide detailed information about the Housing Authority as a whole. Management establishes funds to help control and manage money for particular purposes. Funds are organized into proprietary and fiduciary fund types.

- **Proprietary Funds** - when the Housing Authority charges customers for services it provides, whether outside customers or to other units of the Housing Authority, these services are generally reported in proprietary funds. The Housing Authority uses enterprise funds to account for all of its operations.
- **Fiduciary Funds** - the Housing Authority is the trustee, or fiduciary, for certain funds held on behalf of external parties. The Housing Authority's fiduciary activities are reported in separate Statement of Fiduciary Net Position. These activities are excluded from the Housing Authority's other financial statements because the resources of the funds are not available to support the Housing Authority's own programs. The Housing Authority is responsible for ensuring that the assets reported in these funds are used for the intended purposes.

NOTES TO BASIC FINANCIAL STATEMENTS

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report presents the following required supplementary information: Authority Pension Plan - Schedule of Proportionate Share of the Net Pension Liability, Authority Pension Plan - Schedule of Contributions, Notes to Authority Pension Plan, Authority OPEB Plan – Schedule of Changes in the Net OPEB Liability and Related Ratios, Authority OPEB Plan – Schedule of Contributions and Notes to Authority OPEB Plan.

FINANCIAL ANALYSIS OF THE FUND STATEMENTS

Analysis of Statement of Net Position

| | Proprietary Fund Type | | Total | |
|----------------------------------|-----------------------|---------------|---------------|----------|
| | 2020 | 2019 | Dollar Change | % Change |
| Assets: | | | | |
| Current and other assets | \$ 12,432,227 | \$ 8,823,404 | \$ 3,608,823 | 40.90% |
| Capital assets | 37,182,132 | 38,163,973 | (981,841) | -2.57% |
| Total Assets | 49,614,359 | 46,987,377 | 2,626,982 | 5.59% |
| Deferred Outflows of Resources | 624,778 | 581,108 | 43,670 | 7.51% |
| Liabilities: | | | | |
| Current and other liabilities | 1,157,320 | 2,759,646 | (1,602,326) | -58.06% |
| Noncurrent liabilities | 17,417,516 | 18,106,514 | (688,998) | -3.81% |
| Total Liabilities | 18,574,836 | 20,866,160 | (2,291,324) | -10.98% |
| Deferred Inflows of Resources | 305,757 | 190,823 | 114,934 | 60.23% |
| Net Position: | | | | |
| Net investment in capital assets | 23,986,191 | 23,820,850 | 165,341 | 0.69% |
| Restricted | 4,240,300 | 4,754,897 | (514,597) | -10.82% |
| Unrestricted | 3,132,053 | (2,064,245) | 5,196,298 | -251.73% |
| Total Net Position | \$ 31,358,544 | \$ 26,511,502 | \$ 4,847,042 | 18.28% |

Net position represents the difference between the Housing Authority's resources and its obligations. At March 31, 2020, the largest portion of the Housing Authority's total net position, 76 percent, reflects the investment in capital assets, less related debt outstanding used to acquire the capital assets. These capital assets are used by the Housing Authority to provide services to the citizens. These assets are not available for future spending. Additional capital asset information can be found in the Capital Asset and Debt Administration section of this MD&A. The unrestricted balance of net position may be used at the Housing Authority's discretion.

Analysis of Statement of Activities

| | Proprietary Fund Type | | Total | |
|--|-----------------------|----------------------|---------------------|---------------|
| | 2020 | 2019 | Dollar Change | % Change |
| Revenues: | | | | |
| Operating Revenues | \$ 16,277,995 | \$ 15,298,578 | \$ 979,417 | 6.40% |
| Operating Expenses | 18,882,104 | 18,496,725 | 385,379 | 2.08% |
| Operating Income (Loss) | (2,604,109) | (3,198,147) | 594,038 | -18.57% |
| Non-Operating Revenues (Expenses) | 7,451,151 | 8,753,155 | (1,302,004) | -14.87% |
| Change in Net Position | 4,847,042 | 5,555,008 | (707,966) | -12.74% |
| Net Position - Beginning | 26,511,502 | 21,590,885 | 4,920,617 | 22.79% |
| Cumulative effect of a change in accounting principle | - | (634,391) | 634,391 | 100.00% |
| Net Position - Beginning, Restated | 26,511,502 | 20,956,494 | 5,555,008 | 26.51% |
| Total Net Position | <u>\$ 31,358,544</u> | <u>\$ 26,511,502</u> | <u>\$ 4,847,042</u> | <u>18.28%</u> |

Revenue

The Housing Authority's total revenue from enterprise funds was \$24.2 million for the fiscal year ended March 31, 2020. Charges for services provided 64 percent of the total revenue received during the 2019/20 fiscal year; and intergovernmental revenues provided 29 percent of total revenues received during the fiscal year.

Expenses

Expenses of the Housing Authority for the year totaled \$19.3 million.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Housing Authority's investment in capital assets for its business-type activities as of March 31, 2020, was \$37,182,132 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, and equipment. Net additions to capital assets were \$253,882 and net additions to accumulated depreciation were (\$1,235,723). Therefore, the Housing Authority's net investment in capital assets decreased \$981,841 from March 31, 2019.

Long-Term Debt

At the end of the current fiscal year, the Housing Authority had total long-term obligations outstanding of \$13,477,434, a decrease of \$1,172,679 from March 31, 2019.

The following table shows the composition of the Housing Authority’s total outstanding debt for proprietary funds.

**Regional Housing Authority
Long-Term Debt**

| | Business-Type Activities | |
|----------------------|--------------------------|---------------|
| | 2020 | 2019 |
| Compensated Absences | \$ 281,493 | \$ 306,990 |
| Revenue Bonds | 545,299 | 569,601 |
| Loans Payable | 10,848,601 | 11,964,147 |
| Capital Lease | 1,802,041 | 1,809,375 |
| Total Long-Term Debt | \$ 13,477,434 | \$ 14,650,113 |

ECONOMIC FACTORS

HUD, Rural Development and State and local governments continue to fund most of the Housing Authority’s operations. Changes in the federal budget, proration, and sequestrations result in diminished funding for housing capital improvements and tenant assistance. Increases in public funding are not expected to keep up with inflationary factors and increasing capital needs.

On a positive note, the Authority’s unrestricted Business Activities revenues continue to grow and are expected to be a larger share of operations in future years. Combined with successive years of diligent cost control, the Authority has increased its cash reserves across programs, paid down additional principle on debt, and initiated an aggressive pension liability payback plan.

At the time of writing, the Covid-19 pandemic has caused serious interruptions to federal, state, and local operations. It is difficult to assess its full impact on the Housing Authority over the next year, but this far increased federal funding and regulatory waivers have offset the negative effects on the Authority’s fiscal operations.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority’s finances for all those with an interest in the Housing Authority’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, at the Regional Housing Authority, 1455 Butte House Rd., Yuba City, CA 95993.

Basic Financial Statements

- **Fund Financial Statements**

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REGIONAL HOUSING AUTHORITY
Statement of Net Position
Business-Type Activities - Enterprise Fund
March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|---------------------------------------|-------------------|-------------------|
| ASSETS | | |
| Current Assets: | | |
| Cash and investments | \$ 4,022,326 | \$ 3,458,146 |
| Receivables: | | |
| Tenants, net | 123,116 | 83,008 |
| Operating reimbursement | 556,923 | 389,295 |
| Other | 13,461 | 44,822 |
| Interest | 191,458 | 146,398 |
| Prepaid cost | 133,434 | - |
| Due from other funds | - | 904,367 |
| Loans receivable | 5,145,673 | 1,594,143 |
| Investment in partnership | 325,535 | 325,549 |
| | 10,511,926 | 6,945,728 |
| Noncurrent Assets: | | |
| Restricted cash and investments | 1,920,301 | 1,877,676 |
| Nondepreciable assets | 3,823,918 | 11,006,769 |
| Depreciable assets, net | 33,358,214 | 27,157,204 |
| | 39,102,433 | 40,041,649 |
| | 49,614,359 | 46,987,377 |
| DEFERRED OUTFLOWS OF RESOURCES | | |
| Deferred pension adjustments | 500,754 | 573,083 |
| Deferred OPEB adjustments | 124,024 | 8,025 |
| | 624,778 | 581,108 |

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

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Net Position
Business-Type Activities - Enterprise Fund
March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|--|----------------------|----------------------|
| LIABILITIES | | |
| Current Liabilities: | | |
| Accounts payable | 549,942 | 807,482 |
| Accrued interest | 141,597 | 132,000 |
| Prepaid tenant rent | 30,407 | 17,726 |
| Accrued salaries and benefits | 75,202 | 56,276 |
| Security deposits payable | 133,487 | 141,870 |
| Escrow deposits payable | 216,437 | 202,987 |
| Retention payable | 10,248 | 57,718 |
| Due to external parties | - | 439,220 |
| Due to other funds | - | 904,367 |
| Compensated absences payable | 151,685 | 142,958 |
| Bonds payable | 26,270 | 24,303 |
| Loans payable | 300,711 | 362,610 |
| Capital lease payable | 102,999 | 94,350 |
| | 1,738,985 | 3,383,867 |
| Total Current Liabilities | | |
| Noncurrent Liabilities: | | |
| Interest payable | 45,294 | 40,104 |
| Compensated absences - net of current portion | 129,808 | 164,032 |
| Bonds payable - net of current portion | 519,029 | 545,298 |
| Loans payable - net of current portion | 10,547,890 | 11,601,537 |
| Capital lease payable - net of current portion | 1,699,042 | 1,715,025 |
| Net pension liability | 2,262,231 | 2,032,920 |
| Net OPEB liability | 1,632,557 | 1,383,377 |
| | 16,835,851 | 17,482,293 |
| Total Noncurrent Liabilities | | |
| Total Liabilities | 18,574,836 | 20,866,160 |
| DEFERRED INFLOWS OF RESOURCES | | |
| Deferred pension adjustments | 171,823 | 55,442 |
| Deferred OPEB adjustments | 133,934 | 135,381 |
| | 305,757 | 190,823 |
| Total Deferred Inflows of Resources | | |
| NET POSITION | | |
| Net investment in capital assets | 23,986,191 | 23,820,850 |
| Restricted | 4,240,300 | 4,754,897 |
| Unrestricted | 3,132,053 | (2,064,245) |
| | \$ 31,358,544 | \$ 26,511,502 |
| Total Net Position | | |

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

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|---|----------------------|----------------------|
| OPERATING REVENUES | | |
| Dwelling rents | \$ 3,499,581 | \$ 2,861,752 |
| Housing assistance payments revenue and fees | 11,577,097 | 11,522,055 |
| Other tenant revenue | 322,264 | 269,378 |
| Other revenue | 879,053 | 645,393 |
| | 16,277,995 | 15,298,578 |
| OPERATING EXPENSES | | |
| Administrative | 3,133,540 | 2,910,660 |
| Tenant services | 256,354 | 223,186 |
| Utilities | 913,993 | 903,478 |
| Maintenance | 1,706,687 | 2,062,881 |
| Insurance premiums | 161,445 | 117,714 |
| Other general expenses | 1,160,758 | 1,003,364 |
| Housing assistance payments | 9,994,523 | 9,888,189 |
| Depreciation | 1,554,804 | 1,387,253 |
| | 18,882,104 | 18,496,725 |
| Operating Income (Loss) | (2,604,109) | (3,198,147) |
| NON-OPERATING REVENUES (EXPENSES) | | |
| Intergovernmental revenue | 7,036,461 | 9,165,672 |
| Partnership revenue (expense) | (14) | (69,199) |
| Gain (loss) on disposal of capital assets | 794,921 | 96,672 |
| Interest income | 53,308 | 56,235 |
| Interest expense | (433,525) | (496,225) |
| | 7,451,151 | 8,753,155 |
| Change in Net Position | 4,847,042 | 5,555,008 |
| Total Net Position - Beginning | 26,511,502 | 21,590,885 |
| Cumulative effect of a change in accounting principle | - | (634,391) |
| Total Net Position - Beginning, Restated | 26,511,502 | 20,956,494 |
| Total Net Position - Ending | \$ 31,358,544 | \$ 26,511,502 |

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

REGIONAL HOUSING AUTHORITY
Statement of Cash Flows
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|---|---------------------|---------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Receipts from customers | \$ 4,613,117 | \$ 3,904,551 |
| Housing assistance payments on behalf of tenants | 11,505,008 | 11,522,366 |
| Payments to suppliers | (14,096,074) | (14,837,581) |
| Payments to employees | (3,079,438) | (2,084,461) |
| | (1,057,387) | (1,495,125) |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | |
| Intergovernmental revenues received | 7,036,461 | 7,295,173 |
| Loans made | (3,150,440) | - |
| Interfund loans received | - | 1,343,587 |
| Interfund loans made | - | (904,367) |
| Interfund loans repaid | (984,829) | (932,036) |
| Interfund loan repayments received | 545,609 | 916,536 |
| | 3,446,801 | 7,718,893 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | |
| Acquisition of capital assets | (2,653,157) | (6,726,997) |
| Disposal of capital assets | 2,428,221 | 510,586 |
| Proceeds of debt | 1,186,834 | - |
| Principal paid on debt | (2,334,016) | (1,279,427) |
| Interest paid on debt | (418,738) | (482,677) |
| | (1,790,856) | (7,978,515) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest income | 8,247 | 6,546 |
| | 8,247 | 6,546 |
| Net Cash Provided (Used) by Investing Activities | | |
| | 8,247 | 6,546 |
| Net Increase (Decrease) in Cash and Cash Equivalents | 606,805 | (1,748,201) |
| Balances - Beginning | 5,335,822 | 7,084,023 |
| Balances - Ending | \$ 5,942,627 | \$ 5,335,822 |

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

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Cash Flows
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|--|-----------------------|-----------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | |
| Operating income (loss) | \$ (2,604,109) | \$ (3,198,147) |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | |
| Depreciation | 1,554,804 | 1,387,253 |
| Decrease (increase) in: | | |
| Accounts receivable - tenants, net | (40,108) | (29,991) |
| Accounts receivable - operating reimbursement | (167,628) | 128,940 |
| Accounts receivable - other | 31,361 | 18,944 |
| Prepaid cost | (133,434) | - |
| Pension adjustments - deferred outflows of resources | 72,329 | 213,284 |
| OPEB adjustments - deferred outflows of resources | (115,999) | (8,025) |
| Increase (decrease) in: | | |
| Accounts payable | (259,206) | (116,461) |
| Prepaid tenant rent | 11,438 | (15,860) |
| Accrued salaries and benefits | 20,169 | 16,745 |
| Security deposits payable | (8,383) | 5,903 |
| Escrow deposits payable | 13,450 | 20,403 |
| Retention payable | - | - |
| Unearned revenue | - | - |
| Compensated absences payable | (25,497) | 41,528 |
| Net pension liability | 229,311 | (90,174) |
| Net OPEB liability | 249,181 | (14,527) |
| Pension adjustments - deferred inflows of resources | 116,381 | 9,679 |
| OPEB adjustments - deferred inflows of resources | (1,447) | 135,381 |
| Net Cash Provided (Used) by Operating Activities | \$ (1,057,387) | \$ (1,495,125) |
| NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES | | |
| Inception of capital lease | \$ 91,834 | \$ - |

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

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Fiduciary Net Position
Fiduciary Fund Type - Agency Fund
March 31, 2020
(With comparative totals for 2019)

| | 2020 | 2019 |
|-------------------------------------|-------------------|-------------------|
| ASSETS | | |
| Current Assets: | | |
| Cash and investments | \$ 296,146 | \$ - |
| Receivables: | | |
| Tenants, net | 85 | 2,198 |
| Prepaid cost | 63 | - |
| Due from Regional Housing Authority | - | 439,220 |
| Total Current Assets | 296,294 | 441,418 |
| Noncurrent Assets: | | |
| Restricted cash and investments | 5,275 | 6,300 |
| Total Noncurrent Assets | 5,275 | 6,300 |
| Total Assets | \$ 301,569 | \$ 447,718 |
| LIABILITIES | | |
| Accounts payable | 11,919 | 2,815 |
| Prepaid tenant rent | 57 | 172 |
| Security deposits payable | 5,275 | 6,300 |
| Agency obligations | 284,318 | 438,431 |
| Total Liabilities | \$ 301,569 | \$ 447,718 |

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

Basic Financial Statements

- **Notes to Basic Financial Statements**

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REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Consolidated Area Housing Authority of Sutter County was established in April 1946, by a resolution of the Sutter County Board of Supervisors and reorganized as the Consolidated Area Housing Authority of Sutter County, California in February 1994, by agreement between the City of Live Oak, the City of Yuba City and the County of Sutter. In April 2011, the Consolidated Area Housing Authority of Sutter County combined with the Nevada County Housing Authority and was reorganized as the Regional Housing Authority of Sutter and Nevada Counties (the Authority). In April 2017, the name was changed to Regional Housing Authority to more adequately represent the areas served. The Authority is governed by a 15-member Board of Commissioners. The Board of Commissioners is made up of 2 members appointed by the Sutter County Board of Supervisors, 2 members appointed by the City of Yuba City, 2 members appointed by the City of Live Oak, 2 members appointed by the Nevada County Board of Supervisors, 2 members appointed by the County of Yuba, 2 members appointed by the County of Colusa, and 2 members appointed by the City of Colusa, although the City of Colusa opts to only appoint 1 member at this time. The remaining member is a resident of affordable housing selected by the members of the Authority's Board of Commissioners and approved by Sutter County, City of Live Oak, City of Yuba City, County of Nevada, County of Yuba, County of Colusa, and City of Colusa. Commissioners are appointed for 4-year terms. At March 31, 2020, the Board of Commissioners had 14 members due to one vacant position for the City of Colusa.

Generally accepted accounting principles require government financial statements to include the primary government and its component units. Component units of a governmental entity are legally separate entities for which the primary government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the combined financial statements to be misleading. The primary government is considered to be financially accountable if it appoints a majority of an organization's governing body and is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the primary government.

Reporting for component units on the Authority's financial statements can be blended or discretely presented. Blended component units are, although legally separate entities, in substance part of the Authority's operations and, therefore, data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, would be reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government.

For financial reporting purposes, the Authority's basic financial statements include all financial activities that are controlled by or are dependent upon actions taken by the Board of Commissioners. The financial statements of the individual component units may be obtained by writing to the Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.

Blended Component Units

The blended component units of the Authority are as follows:

Building Better Partnerships, Inc.
Healthy Housing, LLC
Grass Valley Terrace-BBP, LLC

Lone Oak I-BBP, LLC
Devonshire-BBP, LLC

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Discretely Presented Component Units

There are no component units of the Authority which meet the criteria for discrete presentation.

Joint Agencies

The California Affordable Housing Agency began operations on March 1, 2001, and has continued without interruption since that time. The Agency is composed of member housing agencies. All member agencies are on the Board of Directors who select an Executive Committee of five members. The operations are managed and expenses are approved by the Executive Director of the Agency. Complete audited financial statements can be obtained by contacting the Agency at 806 West 19th St, Merced, CA 95340. The Authority is not financially accountable for this organization and therefore it is not a component unit under Statement Nos. 14, 39 and 61 of the Governmental Accounting Standards Boards.

B. Basis of Presentation

Government-Wide Financial Statements

The statement of net position and statement of activities display information on all of the nonfiduciary activities of the Authority and its blended component units. These statements include the financial activities of the overall government, except fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. Interfund services provided and used are not eliminated in the process of consolidation. These statements present the business-type activities of the Authority, which are financed in whole or in part by fees charged to external parties. The Authority's activities are all classified as business-type.

The statement of activities presents a comparison between direct expenses and program revenues for each different identifiable activity of the Authority's business-type activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Certain indirect costs, which cannot be identified and broken down, are included in the program expense reported for individual functions and activities. Program revenues include 1) charges paid by the recipients of goods and services offered by the program, 2) operating grants and contributions, and 3) capital grants and contributions. Revenues that are not classified as program revenues are presented instead as general revenues.

Fund Financial Statements

The fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Funds are organized into the proprietary and fiduciary fund types. The Authority maintains the following fund type:

- Enterprise fund - The Authority's operations are accounted for in a single enterprise fund. The enterprise fund accounts for operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred, and net income is necessary for management accountability.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Fund Financial Statements (Continued)

The Authority reports the following additional fund type:

- Agency fund – The Agency fund accounts for assets held by the Authority as an agent for other governments or other funds. The Authority administers the Home 2 Families program for the City of Yuba City and accounts for this activity in an agency fund.

C. Basis of Accounting and Measurement Focus

The proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange include revenues from grants, entitlements, and donations. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of enterprise funds are charges to customers for sales and services and assistance payments and fees from the Housing Choice Voucher program. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Fiduciary funds include agency funds. Agency funds are reported using the accrual basis of accounting to recognize receivables and payables.

D. Cash and Cash Equivalents

For purposes of the accompanying Statement of Cash Flows, the Authority considers all highly liquid investments with an original maturity of three months or less and amounts held in the Authority's investment pool, to be cash and cash equivalents.

E. Investments

Investment transactions are recorded on the trade date. The fair value of investments is determined annually. Investments in nonparticipating interest-earning investment contracts are reported at cost; short term investments are reported at amortized cost, investments in the State of California Local Agency Investment Fund (LAIF), an external pool, are reported at amortized cost which approximates fair value, and the fair value of all other investments is obtained by using quotations obtained from independent published sources or by the safekeeping institution. The fair value represents the amount the Authority could reasonably expect to receive for an investment in a current sale between a willing buyer and seller.

Investment income is determined on an amortized cost basis.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Restricted Cash and Investments

At March 31, 2020 restricted assets in the proprietary and fiduciary funds represent cash and investments held for the USDA Rural Development Supervised account of \$1,546,362, FSS Escrow accounts of \$216,302, maintenance reserve of \$26,000 and tenant security deposits of \$136,912.

At March 31, 2019 the Authority reflects restricted cash and investments held for the Rural Development supervised account of \$1,535,578, FSS Escrow accounts of \$202,986 and tenant security deposits of \$145,412.

G. Receivables

The Authority only accrues those revenues it deems collectible, except for Housing Choice Voucher fraud recovery receivables, which are included in Receivables-tenant, net. The Authority has established an allowance for doubtful accounts in the amount of \$50,656 and \$22,142 at March 31, 2020 and 2019, respectively, which represents 100 percent of the fraud recovery receivable. The Authority expects to collect all other receivables within one year.

H. Other Assets

Inventory

Inventory items are recorded as an expense at the time individual items are purchased rather than when consumed. Records are not maintained of inventory and supplies on hand, although these amounts are not considered material.

I. Loans Receivable

The Authority entered into an acquisition and capital funds loan agreement with Live Oak Pacific Associates in the amount of \$1,160,143. The agreement was entered into on November 10, 2015 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2020 and 2019 was \$1,160,143 with accrued interest of \$146,306 and \$116,013, respectively.

The Authority entered into an acquisition and capital funds loan agreement with Williams Senior Associates in the amount of \$434,000. The agreement was entered into on November 18, 2016 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2020 and 2019 was \$434,000 with accrued interest of \$43,400 and \$30,380, respectively.

The Authority entered into an acquisition and capital funds loan agreement with Yuba City PSH Pacific Associates in the amount of \$4,712,821. The agreement was entered into on March 30, 2020 and accrued interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2020 was \$2,068,440 with accrued interest of \$170.

The Authority entered into a capital funds loan agreement with Penn Valley Pacific Associates in the amount of \$1,082,000. The agreement was entered into on March 1, 2020 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2020 was \$1,082,000 with accrued interest of \$1,156.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Loans Receivable (Continued)

As of March 31, 2020, criteria for repayment for the above loans has not been met.

The Authority sold the Devonshire Apartments to Colusa Devonshire, LP on March 17, 2020 and issued a loan receivable in the amount of \$401,090.

J. Capital Assets

Capital assets, which include property, plant and equipment are defined by the Authority as an asset with a cost greater than \$5,000 and an estimated useful life of more than two years. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is unavailable. Contributed capital assets are recorded at their acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is not included as part of the capitalized value.

Capital assets used in operations are depreciated or amortized using the straight-line method over the assets' estimated useful lives. The range of estimated useful lives by type of asset is as follows:

| <u>Depreciable Asset</u> | <u>Estimated Lives</u> |
|----------------------------|------------------------|
| Buildings and improvements | 10 to 30 years |
| Equipment | 2 to 10 years |

Maintenance and repairs are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of capital assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

K. Unearned Revenue

Under the accrual basis of accounting, revenue may be recognized only when it is earned. When assets are recognized in connection with a transaction before the earnings process is complete, those assets are offset by a corresponding liability for unearned revenue.

L. Compensated Absences

It is the Authority's policy to permit employees to accumulate a limited amount of earned but unused vacation leave which vests with the employee and will be paid upon separation from Authority service. The liability for these compensated absences is recorded as long-term debt in the financial statements. The current portion of this debt is estimated based on historical trends. In the financial statements, the proprietary funds report the liability as it is incurred. The Authority includes its share of social security and medicare taxes payable on behalf of the employees in the accrual of compensated absences.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Pension

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's California Public Employees' Retirement system (CalPERS) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

| | |
|--------------------|-------------------------------|
| Valuation Date | June 30, 2018 |
| Measurement Date | June 30, 2019 |
| Measurement Period | July 1, 2018 to June 30, 2019 |

N. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Authority's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

| | |
|--------------------|---------------------------------|
| Valuation Date | February 28, 2018 |
| Measurement Date | March 31, 2019 |
| Measurement Period | April 1, 2018 to March 31, 2019 |

O. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The Authority has two items that qualify for reporting in this category. These items relate to the outflows from changes in the net pension liability and the net OPEB liability and are reportable in the Statement of Net Position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has two items that qualify for reporting in this category. These items relate to the inflows from changes in the net pension liability and the net OPEB liability and are reportable in the Statement of Net Position.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Grant Revenues

Grant revenues are recognized when specified related expenses have been incurred. In other grant programs, monies are virtually unrestricted as to purpose of expenses and are only revocable for failure to comply with prescribed compliance requirements. These revenues are recognized at the time of receipt, or earlier if susceptible to accrual criteria is met. Cash received prior to incurrence of the related expense is recorded as unearned revenue.

Q. Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

R. Implementation of Governmental Accounting Standards Board (GASB) Statements

The following Governmental Accounting Standards Board (GASB) Statements have been implemented, if applicable.

Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance. This Statement extends the effective dates of certain accounting and financial reporting provisions in the Statements and Implementation Guides that were first effective for reporting periods beginning after June 15, 2018. The requirements of this Statement apply to the financial statements of all state and local governments. The GASB Statements effected by this statement include Statement No. 84 - Fiduciary Activities, Statement No. 87 – Leases, Statement No. 89 - Accounting for Interest Cost Incurred before the End of a Construction Period, Statement No. 90 - Majority Equity Interests, Statement No. 91 – Conduit Debt Obligations, Statement No. 92 – Omnibus 2020, and Statement No. 93 – Replacement of Interbank Offered Rates.

S. Future Accounting Pronouncements

The following GASB Statements will be implemented in future financial statements:

| | |
|--|--|
| Statement No. 84 “Fiduciary Activities” | The requirements of this statement are effective for periods beginning after December 15, 2019. (FY 20/21) |
| Statement No. 87 “Leases” | The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22) |
| Statement No. 89 “Accounting for Interest Cost Incurred Before the End of a Construction Period” | The requirements of this statement are effective for periods beginning after December 15, 2020. (FY 21/22) |
| Statement No. 90 “Majority Equity Interests” | The requirements of this statement are effective for periods beginning after December 15, 2019. (FY 20/21) |
| Statement No. 91 “Conduit Debt Obligations” | The requirements of this statement are effective for periods beginning after December 15, 2021. (FY 22/23) |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Future Accounting Pronouncements (Continued)

| | |
|--|--|
| Statement No. 92 “Omnibus 2020” | The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22) |
| Statement No. 93 “Replacement of Interbank Offered Rates” | The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22) |
| Statement No. 94 “Public-Private and Public-Public Partnerships and Availability Payment Arrangements” | The requirements of this statement are effective for periods beginning after June 15, 2022. (FY 22/23) |
| Statement No. 96 “Subscription-Based Information Technology Arrangements” | The requirements of this statement are effective for periods beginning after June 15, 2022. (FY 22/23) |

NOTE 2: CASH AND INVESTMENTS

A. Financial Statement Presentation

As of March 31, 2020 and 2019, the Authority’s cash and investments consisted of the following:

| | <u>2020</u> | <u>2019</u> |
|-------------------------------------|---------------------|---------------------|
| Cash: | | |
| Imprest cash | \$ 604 | \$ 804 |
| Deposits (less outstanding checks) | <u>6,242,635</u> | <u>5,340,528</u> |
| Total Cash | <u>6,243,239</u> | <u>5,341,332</u> |
| Investments: | | |
| Local Agency Investment Fund (LAIF) | <u>809</u> | <u>790</u> |
| Total Investments | <u>809</u> | <u>790</u> |
| Total Cash and Investments | <u>\$ 6,244,048</u> | <u>\$ 5,342,122</u> |

B. Cash

At March 31, 2020, the carrying amount of the Authority’s cash deposits (including amounts in checking accounts and money market accounts) was \$6,242,635 and the bank balance was \$6,271,338. The difference between the bank balance and the carrying amount represents outstanding warrants and deposits in transit. In addition, the Authority had cash on hand of \$604.

At March 31, 2019, the carrying amount of the Authority’s cash deposits (including amounts in checking accounts and money market accounts) was \$5,340,528 and the bank balance was \$5,410,604. The difference between the bank balance and the carrying amount represents outstanding warrants and deposits in transit. In addition, the Authority had cash on hand of \$804.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

B. Cash (Continued)

Custodial Credit Risk for Deposits - Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. The Authority complies with the requirements of the California Government Code. Under this code, deposits of more than \$250,000 must be collateralized at 105 percent to 150 percent of the value of the deposit to guarantee the safety of the public funds. The first \$250,000 of the Authority's deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits of more than the \$250,000 insured amount are collateralized. The Authority's investment policy does not further limit its deposits.

C. Investments

The Authority's investment policy provides the basis for the management of a prudent, conservative investment program. Funds are invested to provide the maximum security of principal with secondary emphasis on achieving the highest return, while meeting daily cash flow needs. All investments are made in accordance with the Government Code and, in general, the investment policy is more restrictive than state law.

Under the provisions of the Authority's investment policy the Authority may invest or deposit in the following:

- U.S. Treasury Obligations
- U.S. Agency Securities
- Securities of Government-Sponsored Agencies
- Demand and Savings Deposits
- Money Market Deposit Accounts
- Negotiable Certificates of Deposit
- Local Agency Bonds
- Time Certificates of Deposit
- County Pooled Investment Funds
- Local Agency Investment Fund Joint Powers Authority Pools (Other Investment Pools)

The investment policy specifically allows investment in LAIF and any other investment allowed by the California Government Code with prior Board of Commissioners approval.

Fair Value of Investments - The Authority measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs

The Authority's position in external investment pools is in itself regarded as a type of investment and looking through to the underlying investments of the pool is not appropriate. Therefore, the Authority's investment in external investment pools is not recognized in the three-tiered fair value hierarchy described above.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

At March 31, 2020, the Authority had the following recurring fair value measurements:

| <u>Investment Type</u> | <u>Fair Value</u> | <u>Fair Value Measurements Using</u> | | |
|--|-------------------|--------------------------------------|----------------|----------------|
| | | <u>Level 1</u> | <u>Level 2</u> | <u>Level 3</u> |
| Investments by Fair Value Level | | | | |
| None | \$ - | \$ - | \$ - | \$ - |
| Total Investments Measured at Fair Value | - | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Investments in External Investment Pools | | | | |
| LAIF | <u>809</u> | | | |
| Total Investments | <u>\$ 809</u> | | | |

At March 31, 2019, the Authority had the following recurring fair value measurements:

| <u>Investment Type</u> | <u>Fair Value</u> | <u>Fair Value Measurements Using</u> | | |
|--|-------------------|--------------------------------------|----------------|----------------|
| | | <u>Level 1</u> | <u>Level 2</u> | <u>Level 3</u> |
| Investments by Fair Value Level | | | | |
| None | \$ - | \$ - | \$ - | \$ - |
| Total Investments Measured at Fair Value | - | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Investments in External Investment Pools | | | | |
| LAIF | <u>790</u> | | | |
| Total Investments | <u>\$ 790</u> | | | |

Interest Rate Risk - Interest rate risk is the risk of loss due to the fair value of an investment falling due to interest rates rising. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. To limit exposure to fair value losses from increases in interest rates, the Authority's investment policy limits investment maturities to a term appropriate to the need for funds so as to permit the Authority to meet all projected obligations.

As of March 31, 2020, the Authority had the following investments:

| <u>Investment Type</u> | <u>Interest Rates</u> | <u>Maturities</u> | | <u>Fair Value</u> | <u>Weighted Average Maturity (Years)</u> |
|------------------------|-----------------------|-------------------|------------------|-------------------|--|
| | | <u>0-1 year</u> | <u>1-5 years</u> | | |
| LAIF | Variable | \$ 809 | \$ - | \$ 809 | - |
| Total Investments | | <u>\$ 809</u> | <u>\$ -</u> | <u>\$ 809</u> | <u>-</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

As of March 31, 2019, the Authority had the following investments:

| <u>Investment Type</u> | <u>Interest Rates</u> | <u>Maturities</u> | | <u>Fair Value</u> | <u>Weighted Average Maturity (Years)</u> |
|------------------------|-----------------------|-------------------|------------------|-------------------|--|
| | | <u>0-1 year</u> | <u>1-5 years</u> | | |
| LAIF | Variable | \$ 790 | \$ - | \$ 790 | - |
| Total Investments | | <u>\$ 790</u> | <u>\$ -</u> | <u>\$ 790</u> | <u>-</u> |

Credit Risk - Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's investment policy sets specific parameters by type of investment to be met at the time of purchase. Presented below is the minimum rating required by (where applicable) the California Government Code, and the actual rating as of March 31, 2020 and 2019 for each investment type.

| <u>Investment Type</u> | <u>Minimum Legal Rating</u> | <u>Standard & Poor's Rating</u> | <u>Moody's Rating</u> | <u>% of Portfolio</u> | |
|------------------------|-----------------------------|-------------------------------------|-----------------------|-----------------------|----------------|
| | | | | <u>2020</u> | <u>2019</u> |
| LAIF | N/A | Unrated | Unrated | <u>100.00%</u> | <u>100.00%</u> |
| Total | | | | <u>100.00%</u> | <u>100.00%</u> |

Custodial Credit Risk - Custodial credit risk for investments is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. Custodial credit risk does not apply to a local government's indirect investments in securities through the use of mutual funds or government investment pools.

Concentration of Credit Risk - Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer of securities. When investments are concentrated in one issuer, this concentration presents a heightened risk of potential loss. State law and the investment policy of the Authority contain limitations on the amount that can be invested in any one issuer. All investments of the Authority are in the Local Agency Investment Fund which contains a diversification of investments. The Authority's investment policy does not further limit the exposure to concentration of credit risk.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

D. Investment in External Investment Pool

The Authority maintains an investment in the State of California Local Agency Investment Fund (LAIF), managed by the State Treasurer. This fund is not registered with the Securities and Exchange Commission as an investment company, but is required to invest according to California State Code. The Local Investment Advisory Board (Board) has oversight responsibility for LAIF. The Board consists of five members as designated by State statute. At March 31, 2020 and 2019, the Authority's investment in LAIF valued at amortized cost was \$809 and \$790 respectively and is the same as the value of the pool shares. There are no restrictions on withdrawal of funds. The total amount invested by all public agencies in LAIF on March 31, 2020 was \$98.3 billion. Of that amount, 96.58 percent is invested in non-derivative financial products and 3.42 percent in structured notes and asset-backed securities. The total amount invested by all public agencies in LAIF on March 31, 2020 was \$86.9 billion. Of that amount, 97.66 percent is invested in non-derivative financial products and 2.34 percent in structured notes and asset-backed securities.

NOTE 3: INVESTMENT IN PARTNERSHIPS

The Housing Authority is a Limited Partner in Maple Park I, L.P. and Maple Park Phase 2, L.P. The Authority's Partnership Percentage is 0.001 percent and 0.001 percent respectively. Building Better Partnerships, Inc. is a General Partner in Maple Park Phase 2, L.P., and its Partnership Percentage is 0.003 percent. At March 31, 2020 and 2019, the Authority's investment in the partnerships was \$325,549 and \$394,748 respectively.

NOTE 4: CAPITAL ASSETS

Capital assets activity for the year ended March 31, 2020, was as follows:

| | <u>Balance</u> <u>April 1, 2019</u> | <u>Additions</u> | <u>Retirements</u> | <u>Adjustments/ Transfers</u> | <u>Balance</u> <u>Mar 31, 2020</u> |
|---|--|---------------------|-----------------------|-----------------------------------|---------------------------------------|
| Capital Assets, Not Being Depreciated: | | | | | |
| Land | \$ 4,053,354 | \$ - | (\$ 253,385) | \$ - | \$ 3,799,969 |
| Construction in progress | <u>6,953,415</u> | <u>23,947</u> | <u>-</u> | <u>(6,953,413)</u> | <u>23,949</u> |
| Total Capital Assets, Not Being Depreciated | <u>11,006,769</u> | <u>23,947</u> | <u>(253,385)</u> | <u>(6,953,413)</u> | <u>3,823,918</u> |
| Capital Assets, Being Depreciated: | | | | | |
| Buildings and improvements | 48,370,766 | 2,475,583 | (2,100,086) | 6,953,413 | 55,699,676 |
| Equipment | <u>1,577,844</u> | <u>107,823</u> | <u>-</u> | <u>-</u> | <u>1,685,667</u> |
| Total Capital Assets, Being Depreciated | <u>49,948,610</u> | <u>2,583,406</u> | <u>(2,100,086)</u> | <u>6,953,413</u> | <u>57,385,343</u> |
| Less Accumulated Depreciation For: | | | | | |
| Buildings and improvements | (21,727,944) | (1,489,958) | 319,081 | - | (22,898,821) |
| Equipment | <u>(1,063,462)</u> | <u>(64,846)</u> | <u>-</u> | <u>-</u> | <u>(1,128,308)</u> |
| Total Accumulated Depreciation | <u>(22,791,406)</u> | <u>(1,554,804)</u> | <u>319,081</u> | <u>-</u> | <u>(24,027,129)</u> |
| Total Capital Assets, Being Depreciated, Net | <u>27,157,204</u> | <u>1,028,602</u> | <u>(1,781,005)</u> | <u>6,953,413</u> | <u>33,358,214</u> |
| Capital Assets, Net | <u>\$ 38,163,973</u> | <u>\$ 1,052,549</u> | <u>(\$ 2,034,390)</u> | <u>\$ -</u> | <u>\$ 37,182,132</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 4: CAPITAL ASSETS (CONTINUED)

Capital assets activity for the year ended March 31, 2019, was as follows:

| | <u>Balance</u> <u>April 1, 2018</u> | <u>Additions</u> | <u>Retirements/ Adjustments</u> | <u>Balance</u> <u>Mar 31, 2019</u> |
|--|--|---------------------|-------------------------------------|---------------------------------------|
| Capital Assets, Not Being Depreciated: | | | | |
| Land | \$ 4,168,658 | \$ - | (\$ 115,304) | \$ 4,053,354 |
| Construction in progress | <u>3,876,857</u> | <u>3,977,783</u> | <u>(901,225)</u> | <u>6,953,415</u> |
| Total Capital Assets, Not Being Depreciated | <u>8,045,515</u> | <u>3,977,783</u> | <u>(1,016,529)</u> | <u>11,006,769</u> |
| Capital Assets, Being Depreciated: | | | | |
| Buildings and improvements | 45,486,409 | 3,237,682 | (353,325) | 48,370,766 |
| Equipment | <u>1,589,031</u> | <u>17,500</u> | <u>(28,687)</u> | <u>1,577,844</u> |
| Total Capital Assets, Being Depreciated | <u>47,075,440</u> | <u>3,255,182</u> | <u>(382,012)</u> | <u>49,948,610</u> |
| Less Accumulated Depreciation For: | | | | |
| Buildings and improvements | (20,480,034) | (1,302,633) | 54,723 | (21,727,944) |
| Equipment | <u>(1,007,529)</u> | <u>(84,620)</u> | <u>28,687</u> | <u>(1,063,462)</u> |
| Total Accumulated Depreciation | <u>(21,487,563)</u> | <u>(1,387,253)</u> | <u>83,410</u> | <u>(22,791,406)</u> |
| Total Capital Assets, Being Depreciated, Net | <u>25,587,877</u> | <u>1,867,929</u> | <u>(298,602)</u> | <u>27,157,204</u> |
| Capital Assets, Net | <u>\$ 33,633,392</u> | <u>\$ 5,845,712</u> | <u>(\$ 1,315,131)</u> | <u>\$ 38,163,973</u> |

Depreciation

Depreciation expense was charged to business-type programs as follows:

| | <u>2020</u> | <u>2019</u> |
|------------------------------|---------------------|---------------------|
| Public Housing | \$ 210,328 | \$ 155,589 |
| USDA | 749,727 | 733,962 |
| Business Activities | 478,585 | 303,254 |
| Housing Choice Vouchers | 3,872 | 3,872 |
| State/Local | 100,999 | 103,256 |
| Other Federal | - | 76,027 |
| Building Better Partnerships | <u>11,293</u> | <u>11,293</u> |
| Total Depreciation Expense | <u>\$ 1,554,804</u> | <u>\$ 1,387,253</u> |

NOTE 5: LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for the year ended March 31, 2020:

| <u>Type of Indebtedness</u> | <u>Balance</u> <u>April 1, 2019</u> | <u>Additions/ Adjustments</u> | <u>Retirements/ Adjustments</u> | <u>Balance</u> <u>Mar 31, 2020</u> | <u>Due Within</u> <u>One Year</u> |
|-----------------------------|--|-----------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Compensated Absences | \$ 306,990 | \$ 167,463 | (\$ 192,960) | \$ 281,493 | \$ 151,685 |
| Revenue Bonds | 569,601 | - | (24,302) | 545,299 | 26,270 |
| Loans Payable | 11,964,147 | 1,095,000 | (2,210,546) | 10,848,601 | 300,711 |
| Capital Leases | <u>1,809,375</u> | <u>91,834</u> | <u>(99,168)</u> | <u>1,802,041</u> | <u>102,999</u> |
| Total Long-Term Liabilities | <u>\$ 14,650,113</u> | <u>\$ 1,354,297</u> | <u>(\$ 2,526,976)</u> | <u>\$ 13,477,434</u> | <u>\$ 581,665</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of changes in long-term liabilities for the year ended March 31, 2019:

| <u>Type of Indebtedness</u> | <u>Balance April 1, 2018</u> | <u>Additions/ Adjustments</u> | <u>Retirements/ Adjustments</u> | <u>Balance Mar 31, 2019</u> | <u>Due Within One Year</u> |
|-----------------------------|----------------------------------|-----------------------------------|-------------------------------------|---------------------------------|--------------------------------|
| Compensated Absences | \$ 265,462 | \$ 184,711 | (\$ 143,183) | \$ 306,990 | \$ 142,958 |
| Revenue Bonds | 592,689 | - | (23,088) | 569,601 | 24,303 |
| Loans Payable | 12,803,654 | - | (839,507) | 11,964,147 | 362,610 |
| Capital Leases | <u>2,226,207</u> | <u>-</u> | <u>(416,832)</u> | <u>1,809,375</u> | <u>94,350</u> |
| Total Long-Term Liabilities | <u>\$ 15,888,012</u> | <u>\$ 184,711</u> | <u>(\$ 1,422,610)</u> | <u>\$ 14,650,113</u> | <u>\$ 624,221</u> |

Individual issues of debt payable outstanding at March 31, 2020 and 2019, are as follows:

Revenue Bonds Payable:

Butte View Estate Bonds, issued in the amount of \$810,000 and payable in monthly payments of \$4,418 including interest at 5.14 percent and maturity of November 1, 2034. These bonds were used to finance the acquisition of the Butte View Estates apartment complex. The bonds are secured by the Butte View Estates apartment complex. Interest expense was \$28,710 and \$29,925 for 2020 and 2019, respectively.

| | <u>2020</u> | <u>2019</u> |
|-----------------------------|----------------|----------------|
| | \$ 545,299 | \$ 569,601 |
| Total Revenue Bonds Payable | <u>545,299</u> | <u>569,601</u> |

Loans Payable:

Rural Development Agency Loan, issued in the amount of \$290,000 and payable in monthly payments of \$863 including interest of 1 percent and maturity of October 1, 2026. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$1,852 and \$1,899 for 2020 and 2019, respectively.

| | |
|--------|--------|
| 91,378 | 99,048 |
|--------|--------|

Rural Development Agency Loan, issued in the amount of \$22,670 and payable in monthly payments of \$68 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$226 and \$112 for 2020 and 2019, respectively.

| | |
|-------|-------|
| 9,255 | 9,908 |
|-------|-------|

Rural Development Agency Loan, issued in the amount of \$7,466 and payable in monthly payments of \$22 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$55 and \$56 for 2020 and 2019, respectively.

| | |
|-------|-------|
| 3,048 | 3,282 |
|-------|-------|

Rural Development Agency Loan, issued in the amount of \$47,378 and payable in monthly payments of \$141 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$349 and \$357 for 2020 and 2019, respectively.

| | |
|--------|--------|
| 19,342 | 20,830 |
|--------|--------|

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

| Loans Payable: (Continued) | 2020 | 2019 |
|--|-----------|-----------|
| Rural Development Agency Loan, issued in the amount of \$2,902 and payable in monthly payments of \$9 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$21 and \$22 for 2020 and 2019, respectively. | 1,185 | 1,276 |
| Rural Development Agency Loan, issued in the amount of \$4,875 and payable in monthly payments of \$15 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$36 and \$37 for 2020 and 2019, respectively. | 1,990 | 2,143 |
| Rural Development Agency Loan, issued in the amount of \$1,412,827 and payable in monthly payments of \$4,206 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$10,407 and \$10,664 for 2020 and 2019, respectively. | 576,849 | 621,242 |
| Rural Development Agency Loan, issued in the amount of \$139,644 and payable in monthly payments of \$416 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$1,028 and \$1,054 for 2020 and 2019, respectively. | 57,011 | 61,398 |
| Rural Development Agency Loan, issued in the amount of \$1,365,908 and payable in monthly installments of \$4,584 including interest of 1 percent and maturity on August 1, 2040. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$5,404 and \$4,935 for 2020 and 2019, respectively. | 985,872 | 1,031,020 |
| Rural Development Agency Loan, issued in the amount of \$3,000,000 and payable in monthly installments of \$9,168 including interest of 1 percent and maturity on August 1, 2042. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$21,676 and \$22,442 for 2020 and 2019, respectively. | 2,171,689 | 2,259,931 |
| Rural Development Agency Loan, issued in the amount of \$127,817 and payable in monthly installments of \$391 including interest of 1 percent and maturity on February 1, 2043. This loan was used to finance rural development activities of the Richland Housing apartment complex. The loan is secured by the Richland Housing apartment complex. Interest expense was \$1,292 and \$1,283 for 2020 and 2019, respectively. | 91,290 | 95,062 |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

| Loans Payable: (Continued) | 2020 | 2019 |
|--|---------|---------|
| Rural Development Agency Loan, issued in the amount of \$311,896. Payments are deferred until maturity on December 1, 2043. This loan was used to finance the acquisition of the Centennial Arms apartment complex. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$0 for 2020 and 2019. | 311,896 | 311,896 |
| Rural Development Agency Loan, issued in the amount of \$634,023 and payable in monthly installments of \$1,346 including interest of 1.89 percent and maturity on December 1, 2043. This loan was used to finance the rehabilitation of the Centennial Arms apartment complex. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$10,541 and \$10,898 for 2020 and 2019, respectively. | 593,647 | 599,254 |
| Rural Development Agency Loan, issued in the amount of \$549,801 and payable in monthly installments of \$1,165 including interest of 1 percent and maturity of November 1, 2043. This loan was used to finance the acquisition of the Butte View Estates apartment complex. The loan is secured by the Butte View Estates apartment complex. Interest expense was \$10,000 and \$10,241 for 2020 and 2019, respectively. | 508,744 | 512,728 |
| Umpqua Bank Loan, issued in the amount of \$576,000 and payable in monthly installments of \$3,392 including interest at 5.750 percent and maturity on February 15, 2040. The loan was used to finance the acquisition of the Centennial Arms apartment complex. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$28,957 and \$29,015 for 2020 and 2019, respectively. | 487,170 | 498,860 |
| Tri Counties Bank Loan, issued in the amount of \$940,000 and payable in monthly installments of \$5,997 including interest of 5.75 percent and maturity on January 25, 2036. This loan was used to finance the acquisition of 1455 Butte House Road. The loan is secured by 1455 Butte House Road and the Percy Avenue apartments. Interest expense was \$45,666 and \$46,829 for 2020 and 2019, respectively. | 753,893 | 780,200 |
| Umpqua Bank loan, issued in the amount of \$1,215,000 and payable in monthly interest only installments of 5.29 percent at the outstanding balance and maturity on October 21, 2019. The loan was used to finance the acquisition of properties related to the Trio program. The loan was secured by properties acquired with loan proceeds. Interest expense was \$699 and \$23,385 for 2020 and 2019, respectively. | - | 190,878 |
| City of Yuba City loan, issued in the amount of \$825,000. Interest is to accrue at the rate of 1 percent per annum. Payments are deferred unless there are sufficient residual receipts. The loan was used to finance the acquisition and rehabilitation of the Kingwood Commons complex. The loan is secured by the Kingwood Commons apartment complex. Interest expense was \$8,250 for 2020 and 2019. Accrued interest payable was \$140,250 and \$132,000 at March 31, 2020 and 2019, respectively. | 825,000 | 825,000 |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

| | 2020 | 2019 |
|---|---------------|---------------|
| Loans Payable: (Continued) | | |
| River Valley Bank loan, issued in the amount of \$2,487,500 and payable in monthly installments of \$13,470 including interest of 5.00 percent and maturity of December 20, 2024. This loan was used to refinance the acquisition of the Kingwood Commons apartment complex. The loan is secured by the Kingwood Commons apartment complex. Interest expense was \$125,568 and \$127,452 for 2020 and 2019, respectively. | 2,283,875 | 2,328,198 |
| River Valley Bank loan, issued in the amount of \$1,135,000 and payable in monthly installments of \$6,148 including interest of 4.40 percent to 4.44 percent and a maturity of March 15, 2027. This loan was used to refinance the acquisition of the Devonshire Apartments. The loan was secured by Devonshire apartments. Interest expense was \$48,291 and \$49,073 for 2020 and 2019, respectively. | - | 1,086,519 |
| City of Colusa Loan, issued in the amount of \$647,045 with an interest rate of 0 percent and maturity on June 15, 2071. The loan will be forgiven at a rate of 1/55 per full year of continued eligible use until a zero balance is achieved at the end of the 55-year loan term. The loan was secured by Devonshire apartments. This loan was used for Devonshire leasehold improvements. Interest expense was \$0 for 2020 and 2019. | - | 615,474 |
| County of Nevada Loan, issued in the amount of \$898,000. Interest is to accrue at a rate of 3 percent per annum. Payments are to be made annually on the outstanding principal and accrued interest equal to 90 percent of residual receipts of the Lone Oak Senior apartment project. This loan was used to finance the development and construction of the Lone Oak Senior Apartment complex. The loan is secured by the Lone Oak Senior Apartment complex. Interest expense was \$0 for 2020. | 898,000 | - |
| River Valley Bank loan, issued in the amount of \$197,000 and payable in monthly installments of \$1,172 including interest of 5.10 percent and maturity of April 24, 2024. The loan is secured by residential real estate. The loan was used to refinance residential real estate. Interest expense was \$7,969 for 2020. | 177,467 | - |
| Total Loans Payable | 10,848,601 | 11,964,147 |
| Total Long-Term Liabilities | \$ 11,393,900 | \$ 12,533,748 |

Following is a schedule of debt payment requirements to maturity for long-term debt, excluding the City of Yuba City loan in the amount of \$825,000, the County of Nevada loan of \$898,000, and the Rural Development Agency loan in the amount of \$311,896, which have no established repayment schedules, compensated absences that have indefinite maturities, and capital leases which are reported in Note 8.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

| Year Ended March 31 | Revenue Bonds | | |
|------------------------|-------------------|-------------------|-------------------|
| | Principal | Interest | Total |
| 2021 | \$ 26,270 | \$ 26,744 | \$ 53,014 |
| 2022 | 26,929 | 26,085 | 53,014 |
| 2023 | 28,346 | 24,668 | 53,014 |
| 2024 | 29,838 | 23,176 | 53,014 |
| 2025 | 31,408 | 21,606 | 53,014 |
| 2026-2030 | 183,646 | 81,423 | 265,069 |
| 2031-2035 | <u>218,862</u> | <u>28,538</u> | <u>247,400</u> |
| Total | <u>\$ 545,299</u> | <u>\$ 232,240</u> | <u>\$ 777,539</u> |

| Year Ended June 30 | Loans Payable | | |
|-----------------------|---------------------|---------------------|----------------------|
| | Principal | Interest | Total |
| 2021 | \$ 300,711 | \$ 256,384 | \$ 557,095 |
| 2022 | 308,580 | 248,515 | 557,095 |
| 2023 | 316,269 | 240,826 | 557,095 |
| 2024 | 323,897 | 233,198 | 557,095 |
| 2025 | 2,503,244 | 192,049 | 2,695,293 |
| 2026-2030 | 1,419,343 | 479,676 | 1,899,019 |
| 2031-2035 | 1,369,249 | 318,558 | 1,687,807 |
| 2036-2040 | 1,116,996 | 161,907 | 1,278,903 |
| 2041-2045 | 292,630 | 94,926 | 387,556 |
| 2046-2050 | 64,296 | 86,364 | 150,660 |
| 2051-2055 | 71,118 | 79,542 | 150,660 |
| 2056-2060 | 78,668 | 71,992 | 150,660 |
| 2061-2065 | 87,028 | 63,632 | 150,660 |
| 2066-2070 | 96,282 | 54,378 | 150,660 |
| 2071-2075 | 106,530 | 44,130 | 150,660 |
| 2076-2080 | 117,877 | 32,783 | 150,660 |
| 2081-2085 | 94,144 | 20,935 | 115,079 |
| 2086-2090 | 56,160 | 12,830 | 68,990 |
| 2091-2095 | 62,847 | 5,525 | 68,372 |
| 2096-2099 | <u>27,836</u> | <u>162</u> | <u>27,998</u> |
| Total | <u>\$ 8,813,705</u> | <u>\$ 2,698,312</u> | <u>\$ 11,512,017</u> |

NOTE 6: LEASES

Operation Leases

Rental expenses incurred under operating leases are not considered material.

Capital Leases

The Authority has entered into certain capital lease agreements under which the related buildings and improvements and equipment will become the property of the Authority when all terms of the lease agreements are met.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 6: LEASES (CONTINUED)

Capital Leases (Continued)

| | Stated Interest Rate | Present Value of Remaining Payments at March 31 | |
|------------------|-------------------------|--|---------------------|
| | | <u>2020</u> | <u>2019</u> |
| Proprietary fund | 1.27-3.09% | \$ <u>1,802,041</u> | \$ <u>1,809,375</u> |
| Total | | \$ <u>1,802,041</u> | \$ <u>1,809,375</u> |

The book value of the buildings and improvements and equipment under capital lease are as follows:

| | <u>Proprietary Fund</u> | |
|--------------------------------|-------------------------|---------------------|
| | <u>2020</u> | <u>2019</u> |
| Buildings and improvements | \$ 2,119,544 | \$ 2,119,544 |
| Equipment | 237,102 | 145,268 |
| Less: accumulated depreciation | (<u>194,399</u>) | (<u>50,536</u>) |
| Net Value | <u>\$ 2,162,247</u> | <u>\$ 2,214,276</u> |

As of March 31, 2020, capital lease annual amortization is as follows:

| <u>Year Ended</u> <u>March 31</u> | <u>Proprietary</u> <u>Fund</u> |
|--------------------------------------|-----------------------------------|
| 2021 | \$ 182,999 |
| 2022 | 182,964 |
| 2023 | 169,261 |
| 2024 | 156,256 |
| 2025 | 143,026 |
| 2026-2030 | 709,110 |
| 2031-2035 | <u>721,195</u> |
| Total Requirements | 2,264,811 |
| Less interest | (<u>462,770</u>) |
| Present Value of Remaining Payments | <u>\$ 1,802,041</u> |

NOTE 7: NET POSITION

The proprietary fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- **Net investment in capital assets** - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- **Restricted net position** - consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- **Unrestricted net position** - all other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 7: NET POSITION (CONTINUED)

Net Position Flow Assumption

When a government funds outlays for a particular purpose from both restricted and unrestricted resources, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted net position are available, it is considered that restricted resources are used first, followed by the unrestricted resources.

NOTE 8: PENSION PLAN

A. General Information about the Pension Plan

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Authority's Employee Pension Plan, a cost-sharing multiple employer defined benefit pension plan administered by the California Public Employee's Retirement System (CalPERS). Benefit provisions under the Plan are established by State statute and Authority resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Effective January 1, 2013, the Authority added a retirement tier for new employees as required under the Public Employee Pension Reform Act (PEPRA). New employees hired on or after January 1, 2013 will be subject to new, lower pension formulas, caps on pensionable income levels and new definitions of pensionable income. In addition, new employees will be required to contribute half of the total normal cost of the pension benefit unless impaired by an existing Memorandum of Understanding. The cumulative effect of these PEPRA changes will ultimately reduce the Authority's retirement costs.

Summary of Rate of Tiers and Eligible Participants

| | |
|--------------------------|---|
| Open for New Enrollment | |
| Miscellaneous PEPRA | Miscellaneous members hired on or after January 1, 2013 |
| Closed to New Enrollment | |
| Miscellaneous | Miscellaneous members hired before January 1, 2013 |

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 (age 52 for Miscellaneous Plan members if membership date is on or after January 1, 2013) with statutorily reduced benefits. Retirement benefits are paid monthly for life. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for the plan are applied as specified by the Public Employees' Retirement Law.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

A. General Information about the Pension Plan (Continued)

Benefits Provided (Continued)

Each Rate Tier's specific provisions and benefits in effect at March 31, 2020 and 2019, are summarized as follows:

| | <u>Benefit Formula</u> | <u>Retirement Age</u> | <u>Monthly Benefits as a % of Eligible Compensation</u> |
|-----------------------------|----------------------------|---------------------------|---|
| Miscellaneous | 2.0% @ 55 | 50-55 | 1.426% to 2.418% |
| Miscellaneous – Second Tier | 2.0% @ 60 | 50-60 | 1.092% to 2.418% |
| Miscellaneous PEPRA | 2.0% @ 62 | 52-62 | 1.000% to 2.500% |

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for all Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Authority is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

| | <u>Employer Contribution Rates</u> | <u>Employee Contribution Rates</u> | <u>Employer Paid Member Contribution Rates</u> |
|-----------------------------|--|--|--|
| Miscellaneous | 10.221% | 7.000% | 0.000% |
| Miscellaneous - Second Tier | 8.081% | 7.000% | 0.000% |
| Miscellaneous PEPRA | 6.985% | 6.750% | 0.000% |

For the year ended March 31, 2020 and 2019, the contributions recognized as part of pension expense for the Plan were as follows:

| | <u>Contributions-Employer</u> | <u>Contributions-Employee (Paid by Employer)</u> |
|------|-------------------------------|--|
| 2020 | \$ 126,779 | \$ - |
| 2019 | 175,370 | - |

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension

The Authority's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2019, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2018 rolled forward to June 30, 2019 using standard update procedures. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension (Continued)

The Authority's proportionate share of the net pension liability for the Plan as of June 30, 2018 and 2019 (measurement dates) was as follows:

| | <u>Proportion June 30, 2018</u> | <u>Proportion June 30, 2019</u> | <u>Change- Increase (Decrease)</u> |
|---------------|-------------------------------------|-------------------------------------|--|
| Miscellaneous | .02110% | .02208% | .00098% |

As of March 31, 2020 and 2019, the Authority reported net pension liabilities for its proportionate share of the net pension liability of the Plan as follows:

| | <u>Proportionate Share of Net Pension Liability</u> |
|------|---|
| 2020 | \$ 2,262,231 |
| 2019 | 2,032,920 |

For the year ended March 31, 2020, the Authority recognized pension expense of \$422,593. At March 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|---|---|--|
| Pension contributions subsequent to the measurement date | \$ 126,779 | \$ - |
| Changes of assumptions | 107,874 | (38,240) |
| Differences between expected and actual experience | 157,121 | (12,174) |
| Differences between projected and actual earnings on pension plan investments | - | (39,551) |
| Difference between Authority contributions and proportionate share of contributions | - | (71,985) |
| Adjustment due to differences in proportions | <u>108,980</u> | <u>(9,873)</u> |
| Total | <u>\$ 500,754</u> | <u>(\$ 171,823)</u> |

\$126,779 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

| <u>Year Ended March 31</u> | |
|--------------------------------|-------------------|
| 2021 | \$ 192,296 |
| 2022 | (23,969) |
| 2023 | 25,833 |
| 2024 | 7,992 |
| Thereafter | <u>-</u> |
| Total | <u>\$ 202,152</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension (Continued)

For the year ended March 31, 2019, the Authority recognized pension expense of \$429,511. At March 31, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|---|---|--|
| Pension contributions subsequent to the measurement date | \$ 242,688 | \$ - |
| Changes of assumptions | 179,364 | - |
| Differences between expected and actual experience | 57,752 | - |
| Differences between projected and actual earnings on pension plan investments | 10,303 | - |
| Difference between Authority contributions and proportionate share of contributions | - | (55,442) |
| Adjustment due to differences in proportions | <u>87,976</u> | <u>-</u> |
| Total | <u>\$ 573,083</u> | <u>(\$ 55,442)</u> |

\$242,688 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

| <u>Year Ended March 31</u> | |
|--------------------------------|-------------------|
| 2020 | \$ 235,045 |
| 2021 | 135,510 |
| 2022 | (76,857) |
| 2023 | (18,745) |
| Thereafter | <u>-</u> |
| Total | <u>\$ 274,953</u> |

Actuarial Assumptions

The total pension liabilities in the June 30, 2019 (the measurement date) actuarial valuations were determined using the following actuarial assumptions:

| | |
|----------------------------------|---|
| Valuation Date | June 30, 2018 |
| Measurement Date | June 30, 2019 |
| Actuarial Cost Method | Entry-Age Normal |
| Actuarial Assumptions: | |
| Discount Rate | 7.15% |
| Inflation | 2.50% |
| Salary Increase | Varies by entry-age and service |
| Investment Rate of Return | 7.15% net of pension plan investment and administrative expenses; includes inflation |
| Mortality Rate Table | Derived using CalPERS' membership data for all funds |
| Post-Retirement Benefit Increase | The lesser of contract COLA or 2.50% until Purchasing Power Protection Allowance floor on power applies, 2.50% thereafter |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension (Continued)

Actuarial Assumptions (Continued)

The total pension liabilities in the June 30, 2018 (the measurement date) actuarial valuations were determined using the following actuarial assumptions:

| | |
|----------------------------------|---|
| Valuation Date | June 30, 2017 |
| Measurement Date | June 30, 2018 |
| Actuarial Cost Method | Entry-Age Normal |
| Actuarial Assumptions: | |
| Discount Rate | 7.15% |
| Inflation | 2.50 |
| Salary Increase | Varies by entry-age and service |
| Mortality Rate Table | Derived using CalPERS membership data for all funds |
| Post-Retirement Benefit Increase | Contract COLA up to 2.00% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter |

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and post-retirement mortality rates include 15 years of projected mortality improvement using percent of scale MP 2016 published by the Society of Actuaries. For more details on this table, please refer to the December 2017 Experience Study report that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 7.15 percent and reflects the long-term expected rate of return for the Plan net of investment expenses and without reduction for administrative expenses. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15 percent discount rate is appropriate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15 percent is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report called "GASB Crossover Test Report" that can be obtained at the CalPERS website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension (Continued)

Discount Rate (Continued)

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class for June 30, 2019. The rate of return was calculated using the capital market assumptions applied to determine the discount rate. These rates of return are net of administrative expenses.

| <u>Asset Class</u> | <u>Assumed Asset Allocation</u> | <u>Real Return Years 1 – 10(a)</u> | <u>Real Return Years 11+(b)</u> |
|--------------------|---|--|-------------------------------------|
| Global Equity | 50.00% | 4.80% | 5.98% |
| Fixed Income | 28.00% | 1.00% | 2.62% |
| Inflation Assets | 0.00% | 0.77% | 1.81% |
| Private Equity | 8.00% | 6.30% | 7.23% |
| Real Assets | 13.00% | 3.75% | 4.93% |
| Liquidity | <u>1.00%</u> | 0.00% | -0.92% |
| Total | <u>100.00%</u> | | |

- (a) An expected inflation of 2.00% used for this period
(b) An expected inflation of 2.92% used for this period

The table below reflects the long-term expected real rate of return by asset class for June 30, 2018. The rate of return was calculated using the capital market assumptions applied to determine the discount rate. These rates of return are net of administrative expenses.

| <u>Asset Class</u> | <u>Assumed Asset Allocation</u> | <u>Real Return Years 1 – 10(a)</u> | <u>Real Return Years 11+(b)</u> |
|--------------------|---|--|-------------------------------------|
| Global Equity | 50.00% | 4.80% | 5.98% |
| Fixed Income | 28.00% | 1.00% | 2.62% |
| Inflation Assets | 0.00% | 0.77% | 1.81% |
| Private Equity | 8.00% | 6.30% | 7.23% |
| Real Assets | 13.00% | 3.75% | 4.93% |
| Liquidity | <u>1.00%</u> | 0.00% | -0.92% |
| Total | <u>100.00%</u> | | |

- (a) An expected inflation of 2.00% used for this period
(b) An expected inflation of 2.92% used for this period

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 8: PENSION PLAN (CONTINUED)

B. Pension Liability, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pension (Continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability as of the measurement date, calculated using the discount rate for the Plan, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

| | 1% Decrease <u>6.15%</u> | Discount Rate <u>7.15%</u> | 1% Increase <u>8.15%</u> |
|------|-----------------------------|-------------------------------|-----------------------------|
| 2020 | \$ 3,602,559 | \$ 2,262,231 | \$ 1,155,885 |
| 2019 | 3,296,463 | 2,032,920 | 989,887 |

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. General Information about the OPEB Plan

Plan Description

Eligibility and Contribution Requirements

The Authority participates in the CalPERS 2% @55 Public Agency Miscellaneous Employees pension plan for all its regular employees hired before April 1, 2011 and retirement to be calculated based on highest 12 months.

The Authority participates in the CalPERS 2% @60 Public Agency Miscellaneous Employees pension plan for all its regular employees hired after April 1, 2011 but before January 1, 2013 and retirement to be calculated based on highest 36 months.

The Authority participates in the CalPERS 2% @62 Public Agency Miscellaneous Employees pension plan for all its regular employees hired after January 1, 2013 and retirement to be calculated based on highest 36 months.

Employees are eligible for post-retirement medical benefits upon reaching age 50 with a minimum of 5 years of service.

The Authority contributes the minimum amount provided under Government Code Section 22825 of the Public Employees Medical and Hospital Care Act. Retirees must contribute any premium amounts in excess of the Authority's contribution. They may enroll in any CalPERS plan, and their benefits continue through the lifetime of the retiree and surviving spouse.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

A. General Information about the OPEB Plan (Continued)

Plan Description (Continued)

| | | | | |
|------------------------|----------------------|-----------|--------------|---------------|
| Pre-Medicare Premiums | CalPERS 2019 | EE | EE+SP | EE+Fam |
| | Blue Shield Access + | \$970.90 | \$1,941.80 | \$2,524.34 |
| | Kaiser | \$768.25 | \$1,536.80 | \$1,997.45 |
| | PERS Choice | \$866.27 | \$1,732.54 | \$2,252.30 |
| | PERS Select | \$543.19 | \$1,086.38 | \$1,412.29 |
| Post-Medicare Premiums | CalPERS 2019 | EE | EE+SP | EE+Fam |
| | Kaiser | \$323.74 | \$647.48 | \$971.22 |
| | PERS Choice | \$360.41 | \$720.82 | \$1,081.23 |
| | PERS Select | \$360.41 | \$720.82 | \$1,081.23 |
| PEMCHA Minimum | | | 2019 | \$136.00 |

Plan Provision Changes

There have been no plan amendments since the last measurement date.

Employees Covered By Benefit Terms

At March 31, 2020, the following employees were covered by the benefit terms:

| | |
|-----------------------------------|-----------|
| Retired members and beneficiaries | 7 |
| Active employees | <u>34</u> |
| | <u>41</u> |

B. Net OPEB Liability

As of March 31, 2020, the Authority's net OPEB liability of \$1,632,557, was measured as of March 31, 2019, and was determined by the actuarial valuation as of March 31, 2019.

Actuarial Assumptions and Other Inputs

The net OPEB liability in the March 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

| | |
|-----------------------------|--|
| Valuation Date | March 31, 2019 |
| Funding Method | Entry-Age Normal |
| Asset Valuation Method | Market value of assets |
| Discount Rates | 3.89% as of March 31, 2018; 3.79% as of March 31, 2019 |
| Participants Valued | Only current active employees and retired participants and covered dependents are valued. No future entrants are considered in this valuation. |
| Salary Increase | 3.25% per year |
| Inflation | 2.26% annual inflation |
| Healthcare cost trend rates | 7.15% for 2020, decreasing 0.25% per year to an ultimate rate of 5.0% for 2029 and later years |
| Mortality rates | The mortality rates are those used in the 2017 CalPERS Study |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

C. Changes in the Net OPEB Liability

The table below shows the changes in the total OPEB liability, the Plan Fiduciary Net Position (i.e. Fair value of the Plan assets), and the net OPEB liability during the measurement period ending on March 31, 2019 for the Authority's proportionate share.

| | Increases (Decreases) | | |
|---|-----------------------------|------------------------------------|-------------------------------|
| | Total OPEB Liability (a) | Plan Fiduciary Net Position (b) | Net OPEB Liability/(a)-(b) |
| Measurement as of March 31, 2018 | \$ 1,383,377 | \$ - | \$ 1,383,377 |
| Changes for the year: | | | |
| Service cost | 85,992 | - | 85,992 |
| Interest cost | 57,003 | - | 57,003 |
| Difference between expected and actual experience (| 10,043) | - | (10,043) |
| Change of assumptions | 124,253 | - | 124,253 |
| Contribution - employer | - | 8,025 | (8,025) |
| Benefit payments | (8,025) | (8,025) | - |
| Net Changes | 249,180 | - | 249,180 |
| Measurement as of March 31, 2019 | \$ 1,632,557 | \$ - | \$ 1,632,557 |

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the Authority, as well as what the Authority's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

| | 1% Decrease (2.79%) | Discount Rate (3.89%) | 1% Increase (4.89%) |
|--------------------|------------------------|--------------------------|------------------------|
| Net OPEB liability | \$ 1,989,710 | \$ 1,632,537 | \$ 1,356,624 |

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Trend Rates

The following presents the net OPEB liability of the Authority, as well as what the Authority's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

| | Current Trend -1% | Current Trend | Current Trend +1% |
|--------------------|----------------------|---------------|----------------------|
| Net OPEB Liability | \$ 1,306,317 | \$ 1,632,557 | \$ 2,076,198 |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

D. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended March 31, 2020, the Authority recognized OPEB expense of \$140,492. At March 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|-----------------------------------|----------------------------------|
| OPEB Contributions subsequent to the measurement date | \$ 8,757 | \$ - |
| Changes of assumptions | 115,267 | (113,925) |
| Difference between expected and actual experience | - | (20,009) |
| Total | \$ 124,024 | (\$ 133,934) |

\$8,757 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of net OPEB liability in the year ended March 31, 2021. Other amounts reported deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year Ended June 30 | Recognized Net Deferred Outflows (Inflows) of Resources |
|-----------------------|--|
| 2021 | (\$ 2,503) |
| 2022 | (2,503) |
| 2023 | (2,503) |
| 2024 | (2,503) |
| 2025 | (2,503) |
| Thereafter | (6,152) |
| Total | (\$ 18,667) |

NOTE 10: 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 joined together with other housing authorities to participate in the Housing Authority Risk Retention Pool (HARRP). This joint venture is a public entity risk pool which serves as a common risk management and insurance program for property and liability coverage for 83 housing authority members. The Authority has also joined together with other housing authorities to participate in the California Housing Worker's Compensation Authority (CHWCA). This joint venture is a public entity risk pool which serves as a common risk management and insurance program for workers' compensation coverage for 29 housing authority members.

The Authority pays an annual premium to both of these joint ventures for its insurance coverage. The agreements with the joint ventures provide that they will be self-sustaining through member premiums and will reinsure through commercial companies for excess coverage.

There was no claims liability to be reported based on the requirements of Government Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably determined.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS

Condensed financial information for the blended component units at March 31, 2020 is as follows:

Condensed Statement of Net Position

| | <u>Healthy Housing, LLC</u> | <u>Building Better Partnerships (Heather Glenn)</u> |
|---------------------------------------|---------------------------------|---|
| Assets | | |
| Current assets | \$ 100 | \$ 45,756 |
| Capital assets | <u>-</u> | <u>305,947</u> |
| Total Assets | <u>100</u> | <u>351,703</u> |
| Deferred Outflows of Resources | | |
| Deferred pension adjustments | - | 2,234 |
| Deferred OPEB adjustments | <u>-</u> | <u>553</u> |
| Total Deferred Outflows of Resources | <u>-</u> | <u>2,787</u> |
| Liabilities | | |
| Current liabilities | - | 5,432 |
| Noncurrent liabilities | <u>-</u> | <u>18,029</u> |
| Total Liabilities | <u>-</u> | <u>23,461</u> |
| Deferred Inflows of Resources | | |
| Deferred pension adjustments | - | 767 |
| Deferred OPEB adjustments | <u>-</u> | <u>598</u> |
| Total Deferred Inflows of Resources | <u>-</u> | <u>1,365</u> |
| Net Position | | |
| Net investment in capital assets | - | 305,947 |
| Unrestricted | <u>-</u> | <u>23,717</u> |
| Total Net Position | <u>\$ 100</u> | <u>\$ 329,664</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

**NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed Statement of Revenues, Expenses and Changes in Net Position

| | Healthy Housing, LLC | Building Better Partnerships (Heather Glenn) |
|---|-------------------------|--|
| Operating Revenues | | |
| Dwelling rents | \$ - | \$ 40,670 |
| Other tenant revenue | - | 1,014 |
| Other revenue | <u>-</u> | <u>1,064</u> |
| Total Operating Revenues | <u>-</u> | <u>42,748</u> |
| Operating Expenses | | |
| Other operating | - | 40,423 |
| Depreciation | <u>-</u> | <u>11,293</u> |
| Total Operating Expenses | <u>-</u> | <u>51,716</u> |
| Operating Income (Loss) | <u>-</u> | <u>(8,968)</u> |
| Non-Operating Revenues (Expenses) | | |
| Intergovernment revenue | - | 11,174 |
| Partnership revenue (expense) | <u>-</u> | <u>(7)</u> |
| Total Non-Operating Revenue (Expenses) | <u>-</u> | <u>11,167</u> |
| Income (Loss) Before Transfers | <u>-</u> | <u>2,199</u> |
| Transfers | <u>-</u> | <u>(307)</u> |
| Change in Net Position | - | 1,892 |
| Total Net Position – Beginning, Restated | <u>100</u> | <u>327,672</u> |
| Total Net Position- Ending | <u>\$ 100</u> | <u>\$ 329,664</u> |

Condensed Statement of Cash Flows

| | | |
|---|---------------|------------------|
| Net Cash Provided (Used) by Operating Activities | \$ - | (\$ 12,474) |
| Net Cash Provided (Used) by Noncapital Financing Activities | <u>100</u> | <u>39,609</u> |
| Total Increase (Decrease) in Cash and Cash Equivalents | 100 | 27,135 |
| Balances – Beginning of the Year | <u>-</u> | <u>2,500</u> |
| Balances – End of the Year | <u>\$ 100</u> | <u>\$ 29,635</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

**NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed financial information for the blended component units at March 31, 2019 is as follows:

Condensed Statement of Net Position

| | <u>Healthy Housing, LLC</u> | <u>Building Better Partnerships (Heather Glenn)</u> |
|---------------------------------------|---------------------------------|---|
| Assets | | |
| Current assets | \$ 100 | \$ 33,187 |
| Capital assets | <u>-</u> | <u>317,240</u> |
| Total Assets | <u>100</u> | <u>350,427</u> |
| Deferred Outflows of Resources | | |
| Deferred pension adjustments | - | 3,324 |
| Deferred OPEB adjustments | <u>-</u> | <u>47</u> |
| Total Deferred Outflows of Resources | <u>-</u> | <u>3,371</u> |
| Liabilities | | |
| Current liabilities | - | 4,147 |
| Noncurrent liabilities | <u>-</u> | <u>20,872</u> |
| Total Liabilities | <u>-</u> | <u>25,019</u> |
| Deferred Inflows of Resources | | |
| Deferred pension adjustments | - | 322 |
| Deferred OPEB adjustments | <u>-</u> | <u>785</u> |
| Total Deferred Inflows of Resources | <u>-</u> | <u>1,107</u> |
| Net Position | | |
| Net investment in capital assets | - | 317,240 |
| Unrestricted | <u>100</u> | <u>10,432</u> |
| Total Net Position | <u>\$ 100</u> | <u>\$ 327,672</u> |

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

**NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed Statement of Revenues, Expenses and Changes in Net Position

| | Healthy Housing, LLC | Building Better Partnerships (Heather Glenn) |
|---|-------------------------|--|
| Operating Revenues | | |
| Dwelling rents | \$ - | \$ 40,010 |
| Other tenant revenue | <u>-</u> | <u>413</u> |
| Total Operating Revenues | <u>-</u> | <u>40,423</u> |
| Operating Expenses | | |
| Other operating | 20 | 46,452 |
| Depreciation | <u>-</u> | <u>11,293</u> |
| Total Operating Expenses | <u>20</u> | <u>57,745</u> |
| Operating Income (Loss) | (20) | (17,322) |
| Non-Operating Revenues (Expenses) | | |
| Intergovernment revenue | - | 15,482 |
| Partnership revenue (expense) | - | (327) |
| Interest income | <u>-</u> | <u>1</u> |
| Total Non-Operating Revenue (Expenses) | <u>-</u> | <u>15,156</u> |
| Income (Loss) Before Transfers | (20) | (2,166) |
| Transfers | <u>4,064</u> | <u>13,610</u> |
| Change in Net Position | 4,044 | 11,444 |
| Total Net Position – Beginning, Restated | (3,944) | 316,228 |
| Total Net Position- Ending | <u>\$ 100</u> | <u>\$ 327,672</u> |

Condensed Statement of Cash Flows

| | | |
|---|-------------|-----------------|
| Net Cash Provided (Used) by Operating Activities | (\$ 20) | (\$ 3,217) |
| Net Cash Provided (Used) by Noncapital Financing Activities | 3,964 | 350 |
| Net Cash Provided (Used) by Investing Activities | <u>-</u> | <u>1</u> |
| Total Increase (Decrease) in Cash and Cash Equivalents | 3,944 | (2,866) |
| Balances – Beginning of the Year | (3,944) | <u>5,366</u> |
| Balances – End of the Year | <u>\$ -</u> | <u>\$ 2,500</u> |

NOTE 12: OTHER INFORMATION

A. Contingent Liabilities

The Authority has signed agreements to construct various capital improvements subsequent to March 31, 2020 and 2019. The balance owed on the commitments at March 31, 2020 and 2019, was approximately \$0 and \$1,210,927, respectively.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2020

NOTE 12: OTHER INFORMATION (CONTINUED)

A. Contingent Liabilities (Continued)

The Housing Authority has received funds from various federal, state and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority does not expect such disallowed amount, if any, to materially affect the financial statements.

B. Subsequent Events

In December 2019, a novel strain of coronavirus has spread around the world resulting in business and social disruption. The coronavirus was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020. The operations and business results of the Authority could potentially be adversely affected by this global pandemic. The extent to which the coronavirus may impact business activity or investment results will depend on future developments, which are highly uncertain and cannot be predicted, including new information which may emerge concerning the severity of the coronavirus and the actions required to contain the coronavirus. The Authority has not included any contingencies in the financial statements specific to this issue.

Management has evaluated events subsequent to March 31, 2020 through July 27, 2020, the date on which the financial statements were available for issuance. Management has determined no subsequent events requiring disclosure have occurred.

**Required Supplementary Information
(Unaudited)**

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REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Schedule of Proportionate Share of the Net Pension Liability
For the Year Ended March 31, 2020
Last 10 Years*

| Measurement Date | 2014/2015 | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 |
|---|------------------|------------------|------------------|------------------|------------------|
| Miscellaneous Plan | | | | | |
| Proportion of the net pension liability | 0.02076% | 0.02130% | 0.02140% | 0.02110% | 0.02208% |
| Proportionate share of the net pension liability | \$ 1,424,797 | \$ 1,842,723 | \$ 2,123,094 | \$ 2,032,920 | \$ 2,262,231 |
| Covered payroll | 1,640,583 | 2,073,870 | 1,702,102 | 1,836,905 | 1,606,517 |
| Proportionate share of the net pension liability as a percentage of covered payroll | 86.85% | 88.85% | 124.73% | 110.67% | 140.82% |
| Plan fiduciary net position as a percentage of the total pension liability | 81.54% | 77.57% | 76.70% | 78.24% | 77.30% |

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2016, therefore only five years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Schedule of Contributions
For the Years Ended March 31, 2020
Last 10 Years*

| Fiscal Year | <u>2015/2016</u> | <u>2016/2017</u> | <u>2017/2018</u> | <u>2018/2019</u> | <u>2019/2020</u> |
|--|------------------|------------------|------------------|------------------|------------------|
| Miscellaneous Plan | | | | | |
| Contractually required contribution (actuarially determined) | \$ 313,684 | \$ 267,571 | \$ 175,370 | \$ 278,365 | \$ 268,083 |
| Contributions in relation to the actuarially determined contributions | <u>(313,684)</u> | <u>(267,571)</u> | <u>(175,370)</u> | <u>(229,403)</u> | <u>(268,083)</u> |
| Contribution deficiency (excess) | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 48,962</u> | <u>\$ -</u> |
| Covered payroll | \$ 2,073,870 | \$ 1,702,102 | \$ 1,836,905 | \$ 1,606,517 | \$ 1,582,806 |
| Contributions as a percentage of covered payroll | 15.13% | 15.72% | 9.55% | 17.33% | 16.94% |

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2016, therefore only five years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Notes to Authority Pension Plan
For the Year Ended March 31, 2020

NOTE 1: SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Change of assumptions: In 2018, 2019 and 2020, there were no changes. In 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense).

NOTE 2: SCHEDULE OF CONTRIBUTIONS

Methods and assumptions used to determine the contribution rates for the Miscellaneous Plan were as follows:

| | |
|----------------------------|--|
| Valuation Date | June 30, 2017 |
| Actuarial cost method | Entry Age Normal |
| Amortization method/period | For details, see June 30, 2018 Funding Valuation Report |
| Asset valuation method | Market Value |
| Inflation | 2.50% |
| Salary increases | Varies depending on age, service, and type of employment |
| Investment rate of return | 7.15%, net of pension plan investment and administrative expense, including inflation |
| Retirement age | The probabilities of retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011. |

| | |
|----------------------------|--|
| Valuation Date | June 30, 2016 |
| Actuarial cost method | Entry Age Normal |
| Amortization method/period | For details, see June 30, 2016 Funding Valuation Report |
| Asset valuation method | Market Value |
| Inflation | 2.50% |
| Salary increases | Varies depending on age, service, and type of employment |
| Investment rate of return | 7.00%, net of pension plan investment and administrative expense, including inflation |
| Retirement age | The probabilities of retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011. |

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Schedule of Changes in the Net OPEB Liability and Related Ratios
For the Year Ended March 31, 2020
Last 10 Years*

| | <u>2018/2019</u> | <u>2019/2020</u> |
|---|---------------------|---------------------|
| Total OPEB Liability | | |
| Service cost | \$ 82,572 | \$ 85,992 |
| Interest | 52,296 | 57,003 |
| Differences between expected and actual experience | - | (10,043) |
| Changes of assumptions | (19,825) | 124,253 |
| Benefit payments | <u>(7,755)</u> | <u>(8,025)</u> |
| Net Change in Total OPEB Liability | 107,288 | 249,180 |
| Total OPEB Liability - Beginning | <u>1,276,089</u> | <u>1,383,377</u> |
| Total OPEB Liability - Ending (a) | <u>\$ 1,383,377</u> | <u>\$ 1,632,557</u> |
| Plan Fiduciary Net Position | | |
| Contributions - employer | \$ 7,755 | \$ 8,025 |
| Benefit payments | <u>(7,755)</u> | <u>(8,025)</u> |
| Net Change in Plan Fiduciary Net Position | - | - |
| Total Plan Fiduciary Net Position - Beginning | <u>-</u> | <u>-</u> |
| Total Plan Fiduciary Net Position - Ending (b) | <u>-</u> | <u>-</u> |
| Net OPEB Liability - Ending (a) - (b) | <u>\$ 1,383,377</u> | <u>\$ 1,632,557</u> |
| Plan fiduciary net position as a percentage of the total OPEB liability | 0.00% | 0.00% |
| Covered employee payroll | \$ 2,132,431 | \$ 1,954,667 |
| Net OPEB liability as a percentage of covered employee payroll | 64.87% | 83.52% |

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2019, therefore only two years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Schedule of Contributions
For the Year Ended March 31, 2020
Last 10 Years*

| | 2018/2019 | 2019/2020 |
|--|------------------|------------------|
| Actuarially determined contributions | \$ 7,755 | \$ 8,025 |
| Contributions in relation to the actuarially determined contribution | (7,755) | (8,025) |
| Contribution deficiency (excess) | \$ - | \$ - |
| Covered employee payroll | \$ 2,132,431 | \$ 1,954,667 |
| Contributions as a percentage of covered employee payroll | 0.36% | 0.41% |

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2019, therefore only two years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Notes to Authority OPEB Plan
For the Year Ended March 31, 2020

NOTE 1: SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS

Changes of Assumptions

The Discount Rate changed from 3.89 percent as of March 31, 2018 to 3.79 percent as of March 31, 2019.

NOTE 2: SCHEDULE OF CONTRIBUTIONS

The actuarially determined contribution (ADC) developed for the Authority's fiscal year ending March 31, 2020 was determined and presented in the February 28, 2018 Actuarial Valuation report.

Methods and Assumptions Used to Determine Contributions:

| | |
|-----------------------------|--|
| Actuarial cost method | Entry Age Normal Cost |
| Amortization method | Straight-Line |
| Amortization period | 5 years |
| Asset valuation method | Market Value of assets |
| Inflation | 2.26% per year |
| Healthcare cost trend rates | 7.15% initial, then 0.25% decrease per year to 5.0% in 2029 and later years. |
| Salary increases | 3.25% per year |
| Discount rate | 3.79% |
| Long term return on assets | 3.79% |
| Retirement age | Age 50 |
| Mortality | CalPERS 2014 study |

The actuarially determined contribution (ADC) developed for the Authority's fiscal year ending March 31, 2019 was determined and presented in the February 28, 2017 Actuarial Valuation report.

Methods and Assumptions Used to Determine Contributions:

| | |
|-----------------------------|---|
| Actuarial cost method | Entry Age Normal Cost |
| Amortization method | Straight-Line |
| Amortization period | 5 years |
| Asset valuation method | Market Value of assets |
| Inflation | 2.26% per year |
| Healthcare cost trend rates | 8.0% initial, then 0.25% decrease per year to 5.0% in 2030 and later years. |
| Salary increases | 3.25% per year |
| Discount rate | 3.89% |
| Long term return on assets | 3.89% |
| Retirement age | Age 50 |
| Mortality | CalPERS 2014 study |

Supplementary Information

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Combining Schedules – Enterprise Fund

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2020
(With comparative totals for 2019)

| | Public Housing | USDA | Business Activities |
|---|---------------------------|-------------------|--------------------------------|
| ASSETS | | | |
| Current Assets: | | | |
| Cash and investments | \$ 588,249 | \$ 1,150,999 | \$ 1,007,257 |
| Receivables: | | | |
| Tenants, net | 47,321 | 41,877 | 16,542 |
| Operating reimbursement | - | - | 259,294 |
| Other | - | - | - |
| Interest | 1 | - | 191,457 |
| Prepaid cost | 29,578 | 46,448 | 23,740 |
| Due from other funds | - | - | - |
| Loans receivable | - | - | 5,145,673 |
| Investment in partnership | - | - | 325,884 |
| Total Current Assets | 665,149 | 1,239,324 | 6,969,847 |
| Noncurrent Assets: | | | |
| Restricted cash and investments | 50,595 | 1,587,940 | 53,370 |
| Nondepreciable assets | 340,873 | 315,981 | 2,348,865 |
| Depreciable assets, net | 3,713,227 | 21,174,458 | 5,961,545 |
| Total Noncurrent Assets | 4,104,695 | 23,078,379 | 8,363,780 |
| Total Assets | 4,769,844 | 24,317,703 | 15,333,627 |
| DEFERRED OUTFLOWS OF RESOURCES | | | |
| Deferred pension adjustments | 91,524 | 148,607 | 110,942 |
| Deferred OPEB adjustments | 22,668 | 36,806 | 27,297 |
| Total Deferred Outflows of Resources | 114,192 | 185,413 | 138,239 |

| Housing Choice Vouchers | State/ Local | Building Better Partnerships | Totals | |
|-------------------------------|------------------|------------------------------------|-------------------|-------------------|
| | | | 2020 | 2019 |
| \$ 947,778 | \$ 300,558 | \$ 27,485 | \$ 4,022,326 | \$ 3,458,146 |
| (955) | 15,571 | 2,760 | 123,116 | 83,008 |
| 114,624 | 183,005 | - | 556,923 | 389,295 |
| - | - | 13,461 | 13,461 | 44,822 |
| - | - | - | 191,458 | 146,398 |
| 14,596 | 18,923 | 149 | 133,434 | - |
| - | - | - | - | 904,367 |
| - | - | - | 5,145,673 | 1,594,143 |
| - | - | (349) | 325,535 | 325,549 |
| <u>1,076,043</u> | <u>518,057</u> | <u>43,506</u> | <u>10,511,926</u> | <u>6,945,728</u> |
| 214,142 | 12,004 | 2,250 | 1,920,301 | 1,877,676 |
| - | 771,999 | 46,200 | 3,823,918 | 11,006,769 |
| <u>25,385</u> | <u>2,223,852</u> | <u>259,747</u> | <u>33,358,214</u> | <u>27,157,204</u> |
| <u>239,527</u> | <u>3,007,855</u> | <u>308,197</u> | <u>39,102,433</u> | <u>40,041,649</u> |
| <u>1,315,570</u> | <u>3,525,912</u> | <u>351,703</u> | <u>49,614,359</u> | <u>46,987,377</u> |
| 104,833 | 42,614 | 2,234 | 500,754 | 573,083 |
| <u>25,965</u> | <u>10,735</u> | <u>553</u> | <u>124,024</u> | <u>8,025</u> |
| <u>130,798</u> | <u>53,349</u> | <u>2,787</u> | <u>624,778</u> | <u>581,108</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2020
(With comparative totals for 2019)

| | Public Housing | USDA | Business Activities |
|--|---------------------------|----------------------|--------------------------------|
| LIABILITIES | | | |
| Current Liabilities: | | | |
| Accounts payable | \$ 207,361 | \$ 106,200 | \$ 68,025 |
| Accrued interest | - | - | 141,597 |
| Prepaid tenant rent | 3,749 | 10,893 | 7,716 |
| Accrued salaries and benefits | 22,156 | 17,064 | 12,540 |
| Security deposits payable | 48,435 | 41,578 | 29,220 |
| Escrow deposits payable | 2,160 | - | - |
| Retention payable | - | 3,405 | - |
| Due to external parties | - | - | - |
| Due to other funds | - | - | - |
| Compensated absences payable | 35,663 | 40,259 | 28,591 |
| Bonds payable | - | 26,270 | - |
| Loans payable | - | 219,572 | 81,139 |
| Capital lease payable | - | - | 102,999 |
| Total Current Liabilities | 319,524 | 465,241 | 471,827 |
| Noncurrent Liabilities: | | | |
| Interest payable | - | 45,294 | - |
| Compensated absences - net of current portion | 35,333 | 27,415 | 24,177 |
| Bonds payable - net of current portion | - | 519,029 | - |
| Loans payable - net of current portion | - | 5,690,795 | 4,857,095 |
| Capital lease payable - net of current portion | - | - | 1,699,042 |
| Net pension liability | 413,474 | 671,352 | 501,197 |
| Net OPEB liability | 298,386 | 484,487 | 359,315 |
| Total Noncurrent Liabilities | 747,193 | 7,438,372 | 7,440,826 |
| Total Liabilities | 1,066,717 | 7,903,613 | 7,912,653 |
| DEFERRED INFLOWS OF RESOURCES | | | |
| Deferred pension adjustments | 31,405 | 50,991 | 38,067 |
| Deferred OPEB adjustments | 24,479 | 39,747 | 29,478 |
| Total Deferred Inflows of Resources | 55,884 | 90,738 | 67,545 |
| NET POSITION | | | |
| Net investment in capital assets | 4,054,100 | 15,034,773 | 1,570,135 |
| Restricted | 846,418 | 2,683,660 | - |
| Unrestricted | (1,139,083) | (1,209,668) | 5,921,533 |
| Total Net Position | \$ 3,761,435 | \$ 16,508,765 | \$ 7,491,668 |

| Housing Choice Vouchers | State/ Local | Building Better Partnerships | Totals | |
|-------------------------------|---------------------|------------------------------------|----------------------|----------------------|
| | | | 2020 | 2019 |
| \$ 10,178 | \$ 157,319 | \$ 859 | \$ 549,942 | \$ 807,482 |
| - | - | - | 141,597 | 132,000 |
| 5,680 | 1,244 | 1,125 | 30,407 | 17,726 |
| 16,523 | 6,352 | 567 | 75,202 | 56,276 |
| - | 12,004 | 2,250 | 133,487 | 141,870 |
| 214,277 | - | - | 216,437 | 202,987 |
| - | 6,843 | - | 10,248 | 57,718 |
| - | - | - | - | 439,220 |
| - | - | - | - | 904,367 |
| 35,983 | 10,558 | 631 | 151,685 | 142,958 |
| - | - | - | 26,270 | 24,303 |
| - | - | - | 300,711 | 362,610 |
| - | - | - | 102,999 | 94,350 |
| <u>282,641</u> | <u>194,320</u> | <u>5,432</u> | <u>1,738,985</u> | <u>3,383,867</u> |
| - | - | - | 45,294 | 40,104 |
| 31,212 | 11,019 | 652 | 129,808 | 164,032 |
| - | - | - | 519,029 | 545,298 |
| - | - | - | 10,547,890 | 11,601,537 |
| - | - | - | 1,699,042 | 1,715,025 |
| 473,598 | 192,517 | 10,093 | 2,262,231 | 2,032,920 |
| 341,776 | 141,309 | 7,284 | 1,632,557 | 1,383,377 |
| <u>846,586</u> | <u>344,845</u> | <u>18,029</u> | <u>16,835,851</u> | <u>17,482,293</u> |
| <u>1,129,227</u> | <u>539,165</u> | <u>23,461</u> | <u>18,574,836</u> | <u>20,866,160</u> |
| 35,971 | 14,622 | 767 | 171,823 | 55,442 |
| 28,039 | 11,593 | 598 | 133,934 | 135,381 |
| <u>64,010</u> | <u>26,215</u> | <u>1,365</u> | <u>305,757</u> | <u>190,823</u> |
| 25,385 | 2,995,851 | 305,947 | 23,986,191 | 23,820,850 |
| 227,746 | 482,476 | - | 4,240,300 | 4,754,897 |
| - | (464,446) | 23,717 | 3,132,053 | (2,064,245) |
| <u>\$ 253,131</u> | <u>\$ 3,013,881</u> | <u>\$ 329,664</u> | <u>\$ 31,358,544</u> | <u>\$ 26,511,502</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Revenues, Expenses and Changes in Net Position
Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Public Housing | USDA | Business Activities |
|---|---------------------------|----------------------|--------------------------------|
| OPERATING REVENUES | | | |
| Dwelling rents | \$ 806,008 | \$ 1,294,400 | \$ 1,106,221 |
| Housing assistance payments revenue and fees | - | - | - |
| Other tenant revenue | 42,464 | 45,132 | 196,778 |
| Other revenue | 167 | 2,660 | 839,734 |
| Total Operating Revenues | 848,639 | 1,342,192 | 2,142,733 |
| OPERATING EXPENSES | | | |
| Administrative | 520,145 | 930,839 | 662,678 |
| Tenant services | 26,828 | 49,230 | 51,037 |
| Utilities | 238,095 | 340,317 | 171,860 |
| Maintenance | 532,744 | 610,380 | 309,319 |
| Insurance premiums | 33,819 | 54,629 | 40,432 |
| Other general expenses | 92,460 | 40,196 | 91,983 |
| Housing assistance payments | - | - | - |
| Depreciation | 210,328 | 749,727 | 478,585 |
| Total Operating Expenses | 1,654,419 | 2,775,318 | 1,805,894 |
| Operating Income (Loss) | (805,780) | (1,433,126) | 336,839 |
| NON-OPERATING REVENUES (EXPENSES) | | | |
| Intergovernmental revenue | 1,030,987 | 1,650,223 | 3,453,767 |
| Partnership revenue (expense) | - | - | (7) |
| Gain (loss) on disposal of capital assets | - | - | 874,992 |
| Interest income | 812 | 2,258 | 48,849 |
| Interest expense | - | (129,196) | (304,329) |
| Total Non-Operating Revenue (Expenses) | 1,031,799 | 1,523,285 | 4,073,272 |
| Income (Loss) Before Transfers | 226,019 | 90,159 | 4,410,111 |
| Transfers | (16,097) | (28,773) | 60,413 |
| Change in Net Position | 209,922 | 61,386 | 4,470,524 |
| Total Net Position - Beginning | 3,551,513 | 16,447,379 | 3,021,144 |
| Cumulative effect of a change in accounting principle | - | - | - |
| Total Net Position - Beginning, Restated | 3,551,513 | 16,447,379 | 3,021,144 |
| Total Net Position - Ending | \$ 3,761,435 | \$ 16,508,765 | \$ 7,491,668 |

| Housing Choice Vouchers | State/ Local | Building Better Partnerships | Totals | |
|-------------------------------|---------------------|------------------------------------|----------------------|----------------------|
| | | | 2020 | 2019 |
| \$ - | \$ 252,282 | \$ 40,670 | \$ 3,499,581 | \$ 2,861,752 |
| 11,577,097 | - | - | 11,577,097 | 11,522,055 |
| 17,909 | 18,967 | 1,014 | 322,264 | 269,378 |
| 35,375 | 53 | 1,064 | 879,053 | 645,393 |
| <u>11,630,381</u> | <u>271,302</u> | <u>42,748</u> | <u>16,277,995</u> | <u>15,298,578</u> |
| 877,947 | 132,021 | 9,910 | 3,133,540 | 2,910,660 |
| 129,259 | - | - | 256,354 | 223,186 |
| 2,600 | 143,884 | 17,237 | 913,993 | 903,478 |
| 25,895 | 217,199 | 11,150 | 1,706,687 | 2,062,881 |
| 12,359 | 18,989 | 1,217 | 161,445 | 117,714 |
| 266,836 | 668,374 | 909 | 1,160,758 | 1,003,364 |
| 9,994,523 | - | - | 9,994,523 | 9,888,189 |
| 3,872 | 100,999 | 11,293 | 1,554,804 | 1,387,253 |
| <u>11,313,291</u> | <u>1,281,466</u> | <u>51,716</u> | <u>18,882,104</u> | <u>18,496,725</u> |
| <u>317,090</u> | <u>(1,010,164)</u> | <u>(8,968)</u> | <u>(2,604,109)</u> | <u>(3,198,147)</u> |
| - | 890,310 | 11,174 | 7,036,461 | 9,165,672 |
| - | - | (7) | (14) | (69,199) |
| - | (80,071) | - | 794,921 | 96,672 |
| 589 | 800 | - | 53,308 | 56,235 |
| - | - | - | (433,525) | (496,225) |
| <u>589</u> | <u>811,039</u> | <u>11,167</u> | <u>7,451,151</u> | <u>8,753,155</u> |
| 317,679 | (199,125) | 2,199 | 4,847,042 | 5,555,008 |
| (13,923) | (1,313) | (307) | - | - |
| <u>303,756</u> | <u>(200,438)</u> | <u>1,892</u> | <u>4,847,042</u> | <u>5,555,008</u> |
| (50,625) | 3,214,319 | 327,772 | 26,511,502 | 21,590,885 |
| - | - | - | - | (634,391) |
| <u>(50,625)</u> | <u>3,214,319</u> | <u>327,772</u> | <u>26,511,502</u> | <u>20,956,494</u> |
| <u>\$ 253,131</u> | <u>\$ 3,013,881</u> | <u>\$ 329,664</u> | <u>\$ 31,358,544</u> | <u>\$ 26,511,502</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Public Housing | USDA | Business Activities |
|---|---------------------------|---------------------|--------------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| Receipts from customers | \$ 821,018 | \$ 1,340,622 | \$ 2,033,283 |
| Housing assistance payments on behalf of tenants | - | - | - |
| Payments to suppliers | (888,172) | (1,048,589) | (574,818) |
| Payments to employees | (537,633) | (852,258) | (631,414) |
| Net Cash Provided (Used) by Operating Activities | (604,787) | (560,225) | 827,051 |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | |
| Intergovernmental revenues received | 1,030,987 | 1,650,223 | 3,453,767 |
| Transfers from other funds | - | - | 69,269 |
| Transfers to other funds | (16,097) | (28,773) | (8,856) |
| Loans made | - | - | (3,150,440) |
| Interfund loans received | - | - | - |
| Interfund loans made | - | - | - |
| Interfund loans repaid | - | - | (968,476) |
| Interfund loan repayments received | - | 63,500 | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | 1,014,890 | 1,684,950 | (604,736) |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | |
| Acquisition of capital assets | (689,263) | (1,497,435) | (430,078) |
| Disposal of capital assets | - | - | 2,428,221 |
| Proceeds of debt | - | - | 1,186,834 |
| Principal paid on debt | - | (241,814) | (2,092,202) |
| Interest paid on debt | - | (124,006) | (294,732) |
| Net Cash Provided (Used) by Capital and Related Financing Activities | (689,263) | (1,863,255) | 798,043 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| Interest income | 811 | 2,258 | 3,790 |
| Net Cash Provided (Used) by Investing Activities | 811 | 2,258 | 3,790 |
| Net Increase (Decrease) in Cash and Cash Equivalents | (278,349) | (736,272) | 1,024,148 |
| Balances - Beginning | 917,193 | 3,475,211 | 36,479 |
| Balances - Ending | \$ 638,844 | \$ 2,738,939 | \$ 1,060,627 |

| Housing Choice Vouchers | State/ Local | Building Better Partnerships | Totals | |
|-------------------------------|-------------------|------------------------------------|---------------------|---------------------|
| | | | 2020 | 2019 |
| \$ 75,841 | \$ 312,678 | \$ 29,675 | \$ 4,613,117 | \$ 3,904,551 |
| 11,505,008 | - | - | 11,505,008 | 11,522,366 |
| (10,540,619) | (1,030,690) | (13,186) | (14,096,074) | (14,837,581) |
| (757,452) | (271,718) | (28,963) | (3,079,438) | (2,084,461) |
| 282,778 | (989,730) | (12,474) | (1,057,387) | (1,495,125) |
| - | 890,310 | 11,174 | 7,036,461 | 7,295,173 |
| - | - | - | 69,269 | 130,135 |
| (13,923) | (1,313) | (307) | (69,269) | (130,135) |
| - | - | - | (3,150,440) | - |
| - | - | - | - | 1,343,587 |
| - | - | - | - | (904,367) |
| - | (16,353) | - | (984,829) | (932,036) |
| - | 453,267 | 28,842 | 545,609 | 916,536 |
| (13,923) | 1,325,911 | 39,709 | 3,446,801 | 7,718,893 |
| - | (36,381) | - | (2,653,157) | (6,726,997) |
| - | - | - | 2,428,221 | 510,586 |
| - | - | - | 1,186,834 | - |
| - | - | - | (2,334,016) | (1,279,427) |
| - | - | - | (418,738) | (482,677) |
| - | (36,381) | - | (1,790,856) | (7,978,515) |
| 589 | 799 | - | 8,247 | 6,546 |
| 589 | 799 | - | 8,247 | 6,546 |
| 269,444 | 300,599 | 27,235 | 606,805 | (1,748,201) |
| 892,476 | 11,963 | 2,500 | 5,335,822 | 7,084,023 |
| <u>\$ 1,161,920</u> | <u>\$ 312,562</u> | <u>\$ 29,735</u> | <u>\$ 5,942,627</u> | <u>\$ 5,335,822</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Public Housing | USDA | Business Activities |
|--|---------------------------|---------------------|--------------------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | |
| Operating income (loss) | \$ (805,780) | \$ (1,433,126) | \$ 336,839 |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | |
| Depreciation | 210,328 | 749,727 | 478,585 |
| Decrease (increase) in: | | | |
| Accounts receivable - tenants, net | (23,274) | (6,239) | 4,322 |
| Accounts receivable - operating reimbursement | - | - | (107,990) |
| Accounts receivable - other | - | - | - |
| Prepaid cost | (29,578) | (46,448) | (23,740) |
| Pension adjustments - deferred outflows of resources | 2,697 | (10,173) | 16,609 |
| OPEB adjustments - deferred outflows of resources | (21,349) | (34,868) | (25,511) |
| Increase (decrease) in: | | | |
| Accounts payable | (124,336) | (141,273) | 47,640 |
| Prepaid tenant rent | 404 | 4,838 | 3,775 |
| Accrued salaries and benefits | 11,653 | 2,029 | 369 |
| Security deposits payable | 1,418 | (169) | (9,557) |
| Escrow deposits payable | (6,169) | - | - |
| Compensated absences payable | 4,530 | (19,867) | (19,587) |
| Net pension liability | 79,225 | 180,338 | 48,773 |
| Net OPEB liability | 70,935 | 150,358 | 51,446 |
| Pension adjustments - deferred inflows of resources | 22,289 | 37,600 | 25,729 |
| OPEB adjustments - deferred inflows of resources | 2,220 | 7,048 | (651) |
| Net Cash Provided (Used) by Operating Activities | \$ (604,787) | \$ (560,225) | \$ 827,051 |
| NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES | | | |
| Inception of capital lease | \$ - | \$ - | \$ 91,834 |

| Housing Choice Vouchers | State/ Local | Building Better Partnerships | Totals | |
|-------------------------------|---------------------|------------------------------------|-----------------------|-----------------------|
| | | | 2020 | 2019 |
| \$ 317,090 | \$ (1,010,164) | \$ (8,968) | \$ (2,604,109) | \$ (3,198,147) |
| 3,872 | 100,999 | 11,293 | 1,554,804 | 1,387,253 |
| 2,622 | (14,779) | (2,760) | (40,108) | (29,991) |
| (114,624) | 54,986 | - | (167,628) | 128,940 |
| 42,535 | - | (11,174) | 31,361 | 18,944 |
| (14,596) | (18,923) | (149) | (133,434) | - |
| 37,072 | 25,034 | 1,090 | 72,329 | 213,284 |
| (23,978) | (9,787) | (506) | (115,999) | (8,025) |
| 223 | (41,855) | 395 | (259,206) | (116,461) |
| 316 | 994 | 1,111 | 11,438 | (15,860) |
| 6,208 | (324) | 234 | 20,169 | 16,745 |
| - | 175 | (250) | (8,383) | 5,903 |
| 19,619 | - | - | 13,450 | 20,403 |
| 20,264 | (10,225) | (612) | (25,497) | 41,528 |
| (29,813) | (47,515) | (1,697) | 229,311 | (90,174) |
| (789) | (22,030) | (739) | 249,181 | (14,527) |
| 22,242 | 8,076 | 445 | 116,381 | 9,679 |
| (5,485) | (4,392) | (187) | (1,447) | 135,381 |
| <u>\$ 282,778</u> | <u>\$ (989,730)</u> | <u>\$ (12,474)</u> | <u>\$ (1,057,387)</u> | <u>\$ (1,495,125)</u> |
| \$ - | \$ - | \$ - | \$ 91,834 | \$ - |

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Combining Schedules – Public Housing

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Public Housing
March 31, 2020
(With comparative totals for 2019)

| | Richland Housing | River City Manor | Senior Village |
|---|-----------------------------|-----------------------------|---------------------------|
| ASSETS | | | |
| Current Assets: | | | |
| Cash and investments | \$ 974,173 | \$ (216,088) | \$ (169,836) |
| Receivables: | | | |
| Tenants, net | 39,691 | 75 | 7,555 |
| Interest | 1 | - | - |
| Prepaid cost | 19,929 | 2,909 | 6,740 |
| Total Current Assets | 1,033,794 | (213,104) | (155,541) |
| Noncurrent Assets: | | | |
| Restricted cash and investments | 33,324 | 5,166 | 12,105 |
| Nondepreciable assets | 115,017 | 137,570 | 88,286 |
| Depreciable assets, net | 3,061,525 | 435,809 | 215,893 |
| Total Noncurrent Assets | 3,209,866 | 578,545 | 316,284 |
| Total Assets | 4,243,660 | 365,441 | 160,743 |
| DEFERRED OUTFLOWS OF RESOURCES | | | |
| Deferred pension adjustments | - | - | - |
| Deferred OPEB adjustments | - | - | - |
| Total Deferred Outflows of Resources | - | - | - |
| LIABILITIES | | | |
| Current Liabilities: | | | |
| Accounts payable | 175,048 | 8,700 | 23,613 |
| Prepaid tenant rent | 3,374 | 91 | 284 |
| Accrued salaries and benefits | 8,954 | 8,405 | 4,797 |
| Security deposits payable | 31,164 | 5,166 | 12,105 |
| Escrow deposits payable | 2,160 | - | - |
| Retention payable | - | - | - |
| Compensated absences payable | - | - | - |
| Total Current Liabilities | 220,700 | 22,362 | 40,799 |
| Noncurrent Liabilities: | | | |
| Compensated absences - net of current portion | - | - | - |
| Net pension liability | - | - | - |
| Net OPEB liability | - | - | - |
| Total Noncurrent Liabilities | - | - | - |
| Total Liabilities | 220,700 | 22,362 | 40,799 |

| Program Benefits | Totals | |
|------------------|------------|------------|
| | 2020 | 2019 |
| \$ - | \$ 588,249 | \$ 862,481 |
| - | 47,321 | 24,047 |
| - | 1 | 2 |
| - | 29,578 | - |
| - | 665,149 | 886,530 |
| - | 50,595 | 54,712 |
| - | 340,873 | 340,873 |
| - | 3,713,227 | 3,250,077 |
| - | 4,104,695 | 3,645,662 |
| - | 4,769,844 | 4,532,192 |
| 91,524 | 91,524 | 94,221 |
| 22,668 | 22,668 | 1,319 |
| 114,192 | 114,192 | 95,540 |
| - | 207,361 | 331,697 |
| - | 3,749 | 3,345 |
| - | 22,156 | 10,503 |
| - | 48,435 | 47,017 |
| - | 2,160 | 8,329 |
| - | - | 15,786 |
| 35,663 | 35,663 | 29,244 |
| 35,663 | 319,524 | 445,921 |
| 35,333 | 35,333 | 37,222 |
| 413,474 | 413,474 | 334,249 |
| 298,386 | 298,386 | 227,452 |
| 747,193 | 747,193 | 598,923 |
| 782,856 | 1,066,717 | 1,044,844 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Public Housing
March 31, 2020
(With comparative totals for 2019)

| | Richland Housing | River City Manor | Senior Village |
|--|-----------------------------|-----------------------------|---------------------------|
| DEFERRED INFLOWS OF RESOURCES | | | |
| Deferred pension adjustments | - | - | - |
| Deferred OPEB adjustments | - | - | - |
| Total Deferred Inflows of Resources | - | - | - |
| NET POSITION | | | |
| Net investment in capital assets | 3,176,542 | 573,379 | 304,179 |
| Restricted | 846,418 | - | - |
| Unrestricted | - | (230,300) | (184,235) |
| Total Net Position | \$ 4,022,960 | \$ 343,079 | \$ 119,944 |

| Program Benefits | Totals | |
|-----------------------------|---------------------|---------------------|
| | 2020 | 2019 |
| 31,405 | 31,405 | 9,116 |
| 24,479 | 24,479 | 22,259 |
| <u>55,884</u> | <u>55,884</u> | <u>31,375</u> |
| - | 4,054,100 | 3,590,950 |
| - | 846,418 | 1,048,744 |
| <u>(724,548)</u> | <u>(1,139,083)</u> | <u>(1,088,181)</u> |
| <u>\$ (724,548)</u> | <u>\$ 3,761,435</u> | <u>\$ 3,551,513</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Public Housing
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | <u>Richland Housing</u> | <u>River City Manor</u> | <u>Senior Village</u> |
|---|-----------------------------|-----------------------------|---------------------------|
| OPERATING REVENUES | | | |
| Dwelling rents | \$ 554,783 | \$ 76,363 | \$ 174,862 |
| Other tenant revenue | 26,845 | 1,839 | 13,780 |
| Other revenue | 139 | - | 28 |
| Total Operating Revenues | <u>581,767</u> | <u>78,202</u> | <u>188,670</u> |
| OPERATING EXPENSES | | | |
| Administrative | 219,860 | 60,257 | 79,481 |
| Tenant services | 2,959 | 12,278 | 11,591 |
| Utilities | 135,888 | 27,644 | 74,563 |
| Maintenance | 360,093 | 45,691 | 126,960 |
| Insurance premiums | 21,095 | 3,976 | 8,748 |
| Other general expenses | 63,008 | 11,120 | 18,332 |
| Depreciation | 160,428 | 28,423 | 21,477 |
| Total Operating Expenses | <u>963,331</u> | <u>189,389</u> | <u>341,152</u> |
| Operating Income (Loss) | <u>(381,564)</u> | <u>(111,187)</u> | <u>(152,482)</u> |
| NON-OPERATING REVENUES (EXPENSES) | | | |
| Intergovernmental revenue | 674,334 | 150,661 | 205,992 |
| Interest income | 584 | 49 | 179 |
| Total Non-Operating Revenue (Expenses) | <u>674,918</u> | <u>150,710</u> | <u>206,171</u> |
| Income (Loss) Before Transfers | 293,354 | 39,523 | 53,689 |
| Transfers | (12,718) | (1,053) | (2,326) |
| Change in Net Position | <u>280,636</u> | <u>38,470</u> | <u>51,363</u> |
| Total Net Position - Beginning | 3,742,324 | 304,609 | 68,581 |
| Cumulative effect of a change in accounting principle | - | - | - |
| Total Net Position - Beginning, Restated | <u>3,742,324</u> | <u>304,609</u> | <u>68,581</u> |
| Total Net Position - Ending | <u>\$ 4,022,960</u> | <u>\$ 343,079</u> | <u>\$ 119,944</u> |

| Program Benefits | Totals | |
|------------------|--------------|--------------|
| | 2020 | 2019 |
| \$ - | \$ 806,008 | \$ 752,444 |
| - | 42,464 | 27,703 |
| - | 167 | 895 |
| - | 848,639 | 781,042 |
| 160,547 | 520,145 | 411,011 |
| - | 26,828 | 33,488 |
| - | 238,095 | 230,873 |
| - | 532,744 | 490,092 |
| - | 33,819 | 27,391 |
| - | 92,460 | 95,724 |
| - | 210,328 | 155,589 |
| 160,547 | 1,654,419 | 1,444,168 |
| (160,547) | (805,780) | (663,126) |
| - | 1,030,987 | 1,050,086 |
| - | 812 | 609 |
| - | 1,031,799 | 1,050,695 |
| (160,547) | 226,019 | 387,569 |
| - | (16,097) | - |
| (160,547) | 209,922 | 387,569 |
| (564,001) | 3,551,513 | 3,241,050 |
| - | - | (77,106) |
| (564,001) | 3,551,513 | 3,163,944 |
| \$ (724,548) | \$ 3,761,435 | \$ 3,551,513 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Public Housing
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Richland Housing | River City Manor | Senior Village |
|--|-----------------------------|-----------------------------|---------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| Receipts from customers | \$ 560,179 | \$ 78,783 | \$ 182,056 |
| Payments to suppliers | (513,338) | (178,135) | (196,699) |
| Payments to employees | (329,918) | (79,271) | (128,444) |
| Net Cash Provided (Used) by Operating Activities | <u>(283,077)</u> | <u>(178,623)</u> | <u>(143,087)</u> |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | |
| Intergovernmental revenues received | 674,334 | 150,661 | 205,992 |
| Transfers to other funds | (12,718) | (1,053) | (2,326) |
| Net Cash Provided (Used) by Noncapital Financing Activities | <u>661,616</u> | <u>149,608</u> | <u>203,666</u> |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | |
| Acquisition of capital assets | (644,891) | (28,797) | (15,575) |
| Net Cash Provided (Used) by Capital and Related Financing Activities | <u>(644,891)</u> | <u>(28,797)</u> | <u>(15,575)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| Interest income | 585 | 49 | 177 |
| Net Cash Provided (Used) by Investing Activities | <u>585</u> | <u>49</u> | <u>177</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | (265,767) | (57,763) | 45,181 |
| Balances - Beginning | <u>1,273,264</u> | <u>(153,159)</u> | <u>(202,912)</u> |
| Balances - Ending | <u>\$ 1,007,497</u> | <u>\$ (210,922)</u> | <u>\$ (157,731)</u> |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | |
| Operating income (loss) | \$ (381,564) | \$ (111,187) | \$ (152,482) |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | |
| Depreciation | 160,428 | 28,423 | 21,477 |
| Decrease (increase) in: | | | |
| Accounts receivable - tenants, net | (18,333) | 1,071 | (6,012) |
| Prepaid cost | (19,929) | (2,909) | (6,740) |
| Pension adjustments - deferred outflows of resources | - | - | - |
| OPEB adjustments - deferred outflows of resources | - | - | - |
| Increase (decrease) in: | | | |
| Accounts payable | (22,519) | (100,607) | (1,210) |
| Prepaid tenant rent | 1,455 | (490) | (561) |
| Accrued salaries and benefits | 2,095 | 7,076 | 2,482 |
| Security deposits payable | 1,459 | - | (41) |
| Escrow deposits payable | (6,169) | - | - |
| Compensated absences payable | - | - | - |
| Net pension liability | - | - | - |
| Net OPEB liability | - | - | - |
| Pension adjustments - deferred inflows of resources | - | - | - |
| OPEB adjustments - deferred inflows of resources | - | - | - |
| Net Cash Provided (Used) by Operating Activities | <u>\$ (283,077)</u> | <u>\$ (178,623)</u> | <u>\$ (143,087)</u> |

| Program Benefits | Totals | |
|------------------|--------------|--------------|
| | 2020 | 2019 |
| \$ - | \$ 821,018 | \$ 773,427 |
| - | (888,172) | (595,666) |
| - | (537,633) | (421,118) |
| - | (604,787) | (243,357) |
| - | 1,030,987 | 1,050,086 |
| - | (16,097) | - |
| - | 1,014,890 | 1,050,086 |
| - | (689,263) | (690,545) |
| - | (689,263) | (690,545) |
| - | 811 | 608 |
| - | 811 | 608 |
| - | (278,349) | 116,792 |
| - | 917,193 | 800,401 |
| \$ - | \$ 638,844 | \$ 917,193 |
| - | - | - |
| \$ (160,547) | \$ (805,780) | \$ (663,126) |
| - | 210,328 | 155,589 |
| - | (23,274) | (11,687) |
| - | (29,578) | - |
| 2,697 | 2,697 | 61,270 |
| (21,349) | (21,349) | (1,319) |
| - | (124,336) | 266,078 |
| - | 404 | (1,585) |
| - | 11,653 | 2,618 |
| - | 1,418 | 892 |
| - | (6,169) | 4,765 |
| 4,530 | 4,530 | 11,622 |
| 79,225 | 79,225 | (88,900) |
| 70,935 | 70,935 | (1,828) |
| 22,289 | 22,289 | (5) |
| 2,220 | 2,220 | 22,259 |
| \$ - | \$ (604,787) | \$ (243,357) |

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Combining Schedules – USDA

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
USDA
March 31, 2020
(With comparative totals for 2019)

| | <u>Rural Development</u> | <u>Joe Serna Grant #2</u> | <u>Centennial Arms</u> | <u>Butte View Estates</u> |
|---|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| ASSETS | | | | |
| Current Assets: | | | | |
| Cash and investments | \$ 1,396,448 | \$ 7,090 | \$ (135,345) | \$ 36,799 |
| Receivables: | | | | |
| Tenants, net | 39,302 | - | 2,057 | 518 |
| Prepaid cost | 39,302 | - | 2,891 | 4,255 |
| Due from other funds | - | - | - | - |
| Total Current Assets | <u>1,475,052</u> | <u>7,090</u> | <u>(130,397)</u> | <u>41,572</u> |
| Noncurrent Assets: | | | | |
| Restricted cash and investments | 1,443,738 | - | 113,990 | 30,212 |
| Nondepreciable assets | 56,856 | - | 37,245 | 221,880 |
| Depreciable assets, net | 19,437,498 | - | 1,107,118 | 629,842 |
| Total Noncurrent Assets | <u>20,938,092</u> | <u>-</u> | <u>1,258,353</u> | <u>881,934</u> |
| Total Assets | <u>22,413,144</u> | <u>7,090</u> | <u>1,127,956</u> | <u>923,506</u> |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Outflows of Resources | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| LIABILITIES | | | | |
| Current Liabilities: | | | | |
| Accounts payable | 87,809 | - | 6,272 | 12,119 |
| Prepaid tenant rent | 10,277 | - | 382 | 234 |
| Accrued salaries and benefits | 13,892 | - | 1,484 | 1,688 |
| Security deposits payable | 21,425 | - | 10,991 | 9,162 |
| Retention payable | - | - | - | 3,405 |
| Compensated absences payable | - | - | - | - |
| Bonds payable | - | - | - | 26,270 |
| Loans payable | 199,403 | - | 17,616 | 2,553 |
| Total Current Liabilities | <u>332,806</u> | <u>-</u> | <u>36,745</u> | <u>55,431</u> |
| Noncurrent Liabilities: | | | | |
| Interest payable | - | - | 45,294 | - |
| Compensated absences - net of current portion | - | - | - | - |
| Bonds payable - net of current portion | - | - | - | 519,029 |
| Loans payable - net of current portion | 3,809,506 | - | 1,375,098 | 506,191 |
| Net pension liability | - | - | - | - |
| Net OPEB liability | - | - | - | - |
| Total Noncurrent Liabilities | <u>3,809,506</u> | <u>-</u> | <u>1,420,392</u> | <u>1,025,220</u> |
| Total Liabilities | <u>4,142,312</u> | <u>-</u> | <u>1,457,137</u> | <u>1,080,651</u> |

| Rural Development Loan 5 | Program Benefits | Totals | |
|---|-----------------------------|---------------|--------------|
| | | 2020 | 2019 |
| \$ (153,993) | \$ - | \$ 1,150,999 | \$ 1,897,829 |
| - | - | 41,877 | 35,638 |
| - | - | 46,448 | - |
| - | - | - | 63,500 |
| (153,993) | - | 1,239,324 | 1,996,967 |
| - | - | 1,587,940 | 1,577,382 |
| - | - | 315,981 | 7,269,395 |
| - | - | 21,174,458 | 13,503,354 |
| - | - | 23,078,379 | 22,350,131 |
| (153,993) | - | 24,317,703 | 24,347,098 |
| - | 148,607 | 148,607 | 138,434 |
| - | 36,806 | 36,806 | 1,938 |
| - | 185,413 | 185,413 | 140,372 |
| - | - | 106,200 | 247,473 |
| - | - | 10,893 | 6,055 |
| - | - | 17,064 | 15,035 |
| - | - | 41,578 | 41,747 |
| - | - | 3,405 | 33,423 |
| - | 40,259 | 40,259 | 44,357 |
| - | - | 26,270 | 24,303 |
| - | - | 219,572 | 217,131 |
| - | 40,259 | 465,241 | 629,524 |
| - | - | 45,294 | 40,104 |
| - | 27,415 | 27,415 | 43,184 |
| - | - | 519,029 | 545,298 |
| - | - | 5,690,795 | 5,910,748 |
| - | 671,352 | 671,352 | 491,014 |
| - | 484,487 | 484,487 | 334,129 |
| - | 1,183,254 | 7,438,372 | 7,364,477 |
| - | 1,223,513 | 7,903,613 | 7,994,001 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
USDA
March 31, 2020
(With comparative totals for 2019)

| | Rural Development | Joe Serna Grant #2 | Centennial Arms | Butte View Estates |
|--|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Inflows of Resources | - | - | - | - |
| NET POSITION | | | | |
| Net investment in capital assets | 15,485,445 | - | (248,351) | (202,321) |
| Restricted | 2,785,387 | 7,090 | - | 45,176 |
| Unrestricted | - | - | (80,830) | - |
| Total Net Position | \$ 18,270,832 | \$ 7,090 | \$ (329,181) | \$ (157,145) |

| Rural Development Loan 5 | Program Benefits | Totals | |
|---|-----------------------------|----------------------|----------------------|
| | | 2020 | 2019 |
| - | 50,991 | 50,991 | 13,391 |
| - | 39,747 | 39,747 | 32,699 |
| - | 90,738 | 90,738 | 46,090 |
| - | - | 15,034,773 | 14,075,269 |
| (153,993) | - | 2,683,660 | 3,293,881 |
| - | (1,128,838) | (1,209,668) | (921,771) |
| <u>\$ (153,993)</u> | <u>\$ (1,128,838)</u> | <u>\$ 16,508,765</u> | <u>\$ 16,447,379</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
USDA
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Rural Development | Joe Serna Grant #2 | Centennial Arms | Butte View Estates |
|---|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| OPERATING REVENUES | | | | |
| Dwelling rents | \$ 1,137,134 | \$ - | \$ 65,720 | \$ 91,546 |
| Other tenant revenue | 36,213 | - | 4,758 | 4,161 |
| Other revenue | 2,660 | - | - | - |
| Total Operating Revenues | <u>1,176,007</u> | <u>-</u> | <u>70,478</u> | <u>95,707</u> |
| OPERATING EXPENSES | | | | |
| Administrative | 486,165 | - | 71,242 | 62,996 |
| Tenant services | 30,773 | - | 6,821 | 11,636 |
| Utilities | 274,334 | - | 25,529 | 40,454 |
| Maintenance | 510,244 | - | 33,038 | 67,098 |
| Insurance premiums | 45,494 | - | 3,744 | 5,391 |
| Other general expenses | 33,159 | - | 1,909 | 5,128 |
| Depreciation | 645,952 | - | 61,069 | 42,706 |
| Total Operating Expenses | <u>2,026,121</u> | <u>-</u> | <u>203,352</u> | <u>235,409</u> |
| Operating Income (Loss) | <u>(850,114)</u> | <u>-</u> | <u>(132,874)</u> | <u>(139,702)</u> |
| NON-OPERATING REVENUES (EXPENSES) | | | | |
| Intergovernmental revenue | 1,277,899 | - | 160,749 | 211,575 |
| Interest income | 1,467 | - | 83 | 342 |
| Interest expense | (42,347) | - | (48,139) | (38,710) |
| Total Non-Operating Revenue (Expenses) | <u>1,237,019</u> | <u>-</u> | <u>112,693</u> | <u>173,207</u> |
| Income (Loss) Before Transfers | <u>386,905</u> | <u>-</u> | <u>(20,181)</u> | <u>33,505</u> |
| Transfers | 7,838,068 | - | (1,053) | (1,404) |
| Change in Net Position | <u>8,224,973</u> | <u>-</u> | <u>(21,234)</u> | <u>32,101</u> |
| Total Net Position - Beginning | <u>10,045,859</u> | <u>7,090</u> | <u>(307,947)</u> | <u>(189,246)</u> |
| Cumulative effect of a change in accounting principle | - | - | - | - |
| Total Net Position - Beginning, Restated | <u>10,045,859</u> | <u>7,090</u> | <u>(307,947)</u> | <u>(189,246)</u> |
| Total Net Position - Ending | <u>\$ 18,270,832</u> | <u>\$ 7,090</u> | <u>\$ (329,181)</u> | <u>\$ (157,145)</u> |

| Rural Development Loan 5 | Program Benefits | Totals | |
|---|-----------------------------|----------------------|----------------------|
| | | 2020 | 2019 |
| \$ - | \$ - | \$ 1,294,400 | \$ 1,089,771 |
| - | - | 45,132 | 28,594 |
| - | - | 2,660 | 2,031 |
| - | - | <u>1,342,192</u> | <u>1,120,396</u> |
| - | 310,436 | 930,839 | 618,998 |
| - | - | 49,230 | 35,828 |
| - | - | 340,317 | 346,083 |
| - | - | 610,380 | 684,030 |
| - | - | 54,629 | 41,554 |
| - | - | 40,196 | 87,996 |
| - | - | <u>749,727</u> | <u>733,962</u> |
| - | 310,436 | <u>2,775,318</u> | <u>2,548,451</u> |
| - | (310,436) | <u>(1,433,126)</u> | <u>(1,428,055)</u> |
| - | - | 1,650,223 | 6,456,568 |
| 366 | - | 2,258 | 3,097 |
| - | - | <u>(129,196)</u> | <u>(128,710)</u> |
| 366 | - | <u>1,523,285</u> | <u>6,330,955</u> |
| 366 | (310,436) | 90,159 | 4,902,900 |
| <u>(7,864,384)</u> | - | <u>(28,773)</u> | - |
| <u>(7,864,018)</u> | <u>(310,436)</u> | <u>61,386</u> | <u>4,902,900</u> |
| 7,710,025 | (818,402) | 16,447,379 | 11,691,067 |
| - | - | - | <u>(146,588)</u> |
| <u>7,710,025</u> | <u>(818,402)</u> | <u>16,447,379</u> | <u>11,544,479</u> |
| <u>\$ (153,993)</u> | <u>\$ (1,128,838)</u> | <u>\$ 16,508,765</u> | <u>\$ 16,447,379</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Rural Development | Joe Serna Grant #2 | Centennial Arms | Butte View Estates |
|---|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | \$ 1,173,493 | \$ - | \$ 67,644 | \$ 99,485 |
| Payments to suppliers | (699,064) | - | (79,598) | (100,174) |
| Payments to employees | (688,200) | - | (61,362) | (102,696) |
| Net Cash Provided (Used) by Operating Activities | <u>(213,771)</u> | <u>-</u> | <u>(73,316)</u> | <u>(103,385)</u> |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | |
| Intergovernmental revenues received | 1,277,899 | - | 160,749 | 211,575 |
| Transfers to other funds | (26,316) | - | (1,053) | (1,404) |
| Interfund loans made | - | - | - | - |
| Interfund loans repayments received | 63,500 | - | - | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | <u>1,315,083</u> | <u>-</u> | <u>159,696</u> | <u>210,171</u> |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | |
| Acquisition of capital assets | (475,050) | - | - | (77,992) |
| Principal paid on debt | (196,231) | - | (17,297) | (28,286) |
| Interest paid on debt | (42,347) | - | (42,949) | (38,710) |
| Net Cash Provided (Used) by Capital and Related Financing Activities | <u>(713,628)</u> | <u>-</u> | <u>(60,246)</u> | <u>(144,988)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Interest income | 1,466 | - | 84 | 342 |
| Net Cash Provided (Used) by Investing Activities | <u>1,466</u> | <u>-</u> | <u>84</u> | <u>342</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | 389,150 | - | 26,218 | (37,860) |
| Balances - Beginning | <u>2,451,036</u> | <u>7,090</u> | <u>(47,573)</u> | <u>104,871</u> |
| Balances - Ending | <u><u>\$ 2,840,186</u></u> | <u><u>\$ 7,090</u></u> | <u><u>\$ (21,355)</u></u> | <u><u>\$ 67,011</u></u> |

| Rural Development Loan 5 | Program Benefits | Totals | |
|--------------------------------|---------------------|--------------|--------------|
| | | 2020 | 2019 |
| \$ - | \$ - | \$ 1,340,622 | \$ 1,101,037 |
| (169,753) | - | (1,048,589) | (1,195,670) |
| - | - | (852,258) | (525,824) |
| (169,753) | - | (560,225) | (620,457) |
| - | - | 1,650,223 | 4,577,560 |
| - | - | (28,773) | - |
| - | - | - | (63,500) |
| - | - | 63,500 | - |
| - | - | 1,684,950 | 4,514,060 |
| (944,393) | - | (1,497,435) | (4,568,257) |
| - | - | (241,814) | (239,019) |
| - | - | (124,006) | (123,412) |
| (944,393) | - | (1,863,255) | (4,930,688) |
| 366 | - | 2,258 | 3,097 |
| 366 | - | 2,258 | 3,097 |
| (1,113,780) | - | (736,272) | (1,033,988) |
| 959,787 | - | 3,475,211 | 4,509,199 |
| \$ (153,993) | \$ - | \$ 2,738,939 | \$ 3,475,211 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | <u>Rural Development</u> | <u>Joe Serna Grant #2</u> | <u>Centennial Arms</u> | <u>Butte View Estates</u> |
|--|------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | | |
| Operating income (loss) | \$ (850,114) | \$ - | \$ (132,874) | \$ (139,702) |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | | |
| Depreciation | 645,952 | - | 61,069 | 42,706 |
| Decrease (increase) in: | | | | |
| Accounts receivable - tenants, net | (8,816) | - | (942) | 3,519 |
| Prepaid cost | (39,302) | - | (2,891) | (4,255) |
| Pension adjustments - deferred outflows of resources | - | - | - | - |
| OPEB adjustments - deferred outflows of resources | - | - | - | - |
| Increase (decrease) in: | | | | |
| Accounts payable | 29,366 | - | 4,228 | (5,114) |
| Prepaid tenant rent | 5,152 | - | (144) | (170) |
| Accrued salaries and benefits | 2,841 | - | (14) | (798) |
| Security deposits payable | 1,150 | - | (1,748) | 429 |
| Compensated absences payable | - | - | - | - |
| Net pension liability | - | - | - | - |
| Net OPEB liability | - | - | - | - |
| Pension adjustments - deferred inflows of resources | - | - | - | - |
| OPEB adjustments - deferred inflows of resources | - | - | - | - |
| Net Cash Provided (Used) by Operating Activities | <u>\$ (213,771)</u> | <u>\$ -</u> | <u>\$ (73,316)</u> | <u>\$ (103,385)</u> |

| Rural Development Loan 5 | Program Benefits | Totals | |
|---|-----------------------------|---------------------|---------------------|
| | | 2020 | 2019 |
| \$ - | \$ (310,436) | \$ (1,433,126) | \$ (1,428,055) |
| - | - | 749,727 | 733,962 |
| - | - | (6,239) | (14,380) |
| - | - | (46,448) | - |
| - | (10,173) | (10,173) | 56,771 |
| - | (34,868) | (34,868) | (1,938) |
| (169,753) | - | (141,273) | 18,381 |
| - | - | 4,838 | (8,928) |
| - | - | 2,029 | 4,713 |
| - | - | (169) | 3,949 |
| - | (19,867) | (19,867) | 15,714 |
| - | 180,338 | 180,338 | (32,630) |
| - | 150,358 | 150,358 | (2,819) |
| - | 37,600 | 37,600 | 2,104 |
| - | 7,048 | 7,048 | 32,699 |
| <u>\$ (169,753)</u> | <u>\$ -</u> | <u>\$ (560,225)</u> | <u>\$ (620,457)</u> |

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Combining Schedules – Business Activities

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Business Activities
March 31, 2020
(With comparative totals for 2019)

| | Admin Cost Centers | Development Projects | Devonshire | Kingwood Commons |
|--|--------------------------|-------------------------|----------------|---------------------|
| ASSETS | | | | |
| Current Assets: | | | | |
| Cash and investments | \$ 153,225 | \$ 1,778,419 | \$ (291,786) | \$ (732,811) |
| Receivables: | | | | |
| Tenants, net | - | - | 10,120 | 5,336 |
| Operating reimbursements | 49,364 | 71,513 | 498 | - |
| Interest | - | 191,026 | 429 | - |
| Prepaid cost | 10,806 | - | 227 | 10,080 |
| Loans receivable | - | 4,744,583 | 401,090 | - |
| Investment in partnership | - | 6,035 | - | - |
| Total Current Assets | 213,395 | 6,791,576 | 120,578 | (717,395) |
| Noncurrent Assets: | | | | |
| Restricted cash and investments | - | 26,000 | - | 24,195 |
| Nondepreciable assets | - | - | - | 320,000 |
| Depreciable assets, net | 157,512 | 47,336 | - | 2,396,434 |
| Total Noncurrent Assets | 157,512 | 73,336 | - | 2,740,629 |
| Total Assets | 370,907 | 6,864,912 | 120,578 | 2,023,234 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Outflows of Resources | - | - | - | - |
| LIABILITIES | | | | |
| Current Liabilities: | | | | |
| Accounts payable | 3,859 | 7,634 | 14,522 | 36,876 |
| Accrued interest | - | 1,347 | - | 140,250 |
| Prepaid tenant rent | - | - | 1,243 | 3,800 |
| Accrued salaries and benefits | 4,563 | - | - | 4,419 |
| Security deposits payable | - | - | - | 24,195 |
| Due to other funds | - | - | - | - |
| Compensated absences payable | - | - | - | - |
| Loans payable | - | - | - | 47,331 |
| Capital lease payable | 31,427 | - | - | - |
| Total Current Liabilities | 39,849 | 8,981 | 15,765 | 256,871 |
| Noncurrent Liabilities: | | | | |
| Compensated absences - net of current portion | - | - | - | - |
| Loans payable - net of current portion | - | 898,000 | - | 3,061,544 |
| Capital lease payable - net of current portion | 115,736 | - | - | - |
| Net pension liability | - | - | - | - |
| Net OPEB liability | - | - | - | - |
| Total Noncurrent Liabilities | 115,736 | 898,000 | - | 3,061,544 |
| Total Liabilities | 155,585 | 906,981 | 15,765 | 3,318,415 |

| Percy Avenue | Other Business Activities | Trailer Units | PCD | Trio | Program Benefits | Totals | |
|--------------|---------------------------|---------------|-----------|-------------|------------------|--------------|------------|
| | | | | | | 2020 | 2019 |
| \$ (7,755) | \$ 69,231 | \$ 14,442 | \$ 74,238 | \$ (49,946) | \$ - | \$ 1,007,257 | \$ 17 |
| 25 | 200 | 837 | - | 24 | - | 16,542 | 14,116 |
| - | 64,455 | - | 72,999 | 465 | - | 259,294 | 151,304 |
| - | 2 | - | - | - | - | 191,457 | 146,396 |
| 910 | 671 | 449 | 279 | 318 | - | 23,740 | - |
| - | - | - | - | - | - | 5,145,673 | 1,594,143 |
| - | 319,849 | - | - | - | - | 325,884 | 325,891 |
| (6,820) | 454,408 | 15,728 | 147,516 | (49,139) | - | 6,969,847 | 2,231,867 |
| 2,475 | 700 | - | - | - | - | 53,370 | 25,164 |
| 60,080 | 1,847,875 | - | - | 120,910 | - | 2,348,865 | 2,358,904 |
| 82,172 | 2,882,155 | 15,276 | 822 | 379,838 | - | 5,961,545 | 6,207,088 |
| 144,727 | 4,730,730 | 15,276 | 822 | 500,748 | - | 8,363,780 | 8,591,156 |
| 137,907 | 5,185,138 | 31,004 | 148,338 | 451,609 | - | 15,333,627 | 10,823,023 |
| - | - | - | - | - | 110,942 | 110,942 | 121,592 |
| - | - | - | - | - | 27,297 | 27,297 | 1,703 |
| - | - | - | - | - | 138,239 | 138,239 | 123,295 |
| 812 | - | 3,994 | 284 | 44 | - | 68,025 | 15,376 |
| - | - | - | - | - | - | 141,597 | 132,000 |
| 296 | 1,114 | 1,263 | - | - | - | 7,716 | 2,211 |
| 358 | 11 | 540 | 2,628 | 21 | - | 12,540 | 12,132 |
| 2,475 | 700 | 1,300 | - | 550 | - | 29,220 | 26,920 |
| - | - | - | - | - | - | - | 455,760 |
| - | - | - | - | - | 28,591 | 28,591 | 32,665 |
| - | 28,767 | - | - | 5,041 | - | 81,139 | 108,038 |
| - | 71,572 | - | - | - | - | 102,999 | 94,350 |
| 3,941 | 102,164 | 7,097 | 2,912 | 5,656 | 28,591 | 471,827 | 879,452 |
| - | - | - | - | - | 24,177 | 24,177 | 36,069 |
| - | 725,126 | - | - | 172,425 | - | 4,857,095 | 4,016,237 |
| - | 1,583,306 | - | - | - | - | 1,699,042 | 1,715,025 |
| - | - | - | - | - | 501,197 | 501,197 | 431,288 |
| - | - | - | - | - | 359,315 | 359,315 | 293,486 |
| - | 2,308,432 | - | - | 172,425 | 884,689 | 7,440,826 | 6,492,105 |
| 3,941 | 2,410,596 | 7,097 | 2,912 | 178,081 | 913,280 | 7,912,653 | 7,371,557 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Business Activities
March 31, 2020
(With comparative totals for 2019)

| | <u>Admin Cost Centers</u> | <u>Development Projects</u> | <u>Devonshire</u> | <u>Kingwood Commons</u> |
|--|-----------------------------------|---------------------------------|-------------------|-----------------------------|
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Inflows of Resources | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| NET POSITION | | | | |
| Net investment in capital assets | 10,349 | (850,664) | - | (392,441) |
| Unrestricted | <u>204,973</u> | <u>6,808,595</u> | <u>104,813</u> | <u>(902,740)</u> |
| Total Net Position | <u>\$ 215,322</u> | <u>\$ 5,957,931</u> | <u>\$ 104,813</u> | <u>\$ (1,295,181)</u> |

| Percy Avenue | Other Business Activities | Trailer Units | PCD | Trio | Program Benefits | Totals | |
|-------------------|---------------------------|------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| | | | | | | 2020 | 2019 |
| - | - | - | - | - | 38,067 | 38,067 | 11,762 |
| - | - | - | - | - | 29,478 | 29,478 | 28,721 |
| - | - | - | - | - | 67,545 | 67,545 | 40,483 |
| 142,252 | 2,321,259 | 15,276 | 822 | 323,282 | - | 1,570,135 | 2,632,342 |
| (8,286) | 453,283 | 8,631 | 144,604 | (49,754) | (842,586) | 5,921,533 | 901,936 |
| <u>\$ 133,966</u> | <u>\$ 2,774,542</u> | <u>\$ 23,907</u> | <u>\$ 145,426</u> | <u>\$ 273,528</u> | <u>\$ (842,586)</u> | <u>\$ 7,491,668</u> | <u>\$ 3,534,278</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Business Activities
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Admin Cost Centers | Development Projects | Devonshire | Kingwood Commons |
|---|--------------------------|-------------------------|-------------------|-----------------------|
| OPERATING REVENUES | | | | |
| Dwelling rents | \$ - | \$ - | \$ 283,575 | \$ 592,151 |
| Other tenant revenue | - | - | 4,773 | 29,166 |
| Other revenue | 291,125 | 434,570 | 23,400 | 165 |
| Total Operating Revenues | <u>291,125</u> | <u>434,570</u> | <u>311,748</u> | <u>621,482</u> |
| OPERATING EXPENSES | | | | |
| Administrative | 86,892 | 29,915 | 18,874 | 94,740 |
| Tenant services | 6,440 | - | 21,096 | 13,195 |
| Utilities | 970 | - | 65,171 | 81,285 |
| Maintenance | 90,652 | - | 38,085 | 144,705 |
| Insurance premiums | 17,590 | 66 | 5,476 | 12,014 |
| Other general expenses | 22,774 | 6,122 | 17,246 | 20,051 |
| Depreciation | 29,054 | 10,409 | 74,310 | 159,205 |
| Total Operating Expenses | <u>254,372</u> | <u>46,512</u> | <u>240,258</u> | <u>525,195</u> |
| Operating Income (Loss) | <u>36,753</u> | <u>388,058</u> | <u>71,490</u> | <u>96,287</u> |
| NON-OPERATING REVENUES (EXPENSES) | | | | |
| Intergovernmental revenue | - | 3,088,117 | - | 77,907 |
| Partnership revenue (expense) | - | (2) | - | - |
| Gain (loss) on disposal of capital assets | - | 560,000 | 596,377 | - |
| Interest income | (2) | 47,825 | 6 | 15 |
| Interest expense | (13,205) | (1,347) | (48,291) | (125,568) |
| Total Non-Operating Revenue (Expenses) | <u>(13,207)</u> | <u>3,694,593</u> | <u>548,092</u> | <u>(47,646)</u> |
| Income (Loss) Before Transfers | <u>23,546</u> | <u>4,082,651</u> | <u>619,582</u> | <u>48,641</u> |
| Transfers | (2,159) | - | (1,635) | (4,259) |
| Change in Net Position | <u>21,387</u> | <u>4,082,651</u> | <u>617,947</u> | <u>44,382</u> |
| Total Net Position - Beginning | <u>193,935</u> | <u>1,875,280</u> | <u>(513,134)</u> | <u>(1,339,563)</u> |
| Cumulative effect of a change in accounting principle | - | - | - | - |
| Total Net Position - Beginning, Restated | <u>193,935</u> | <u>1,875,280</u> | <u>(513,134)</u> | <u>(1,339,563)</u> |
| Total Net Position - Ending | <u>\$ 215,322</u> | <u>\$ 5,957,931</u> | <u>\$ 104,813</u> | <u>\$ (1,295,181)</u> |

| Percy Avenue | Other Business Activities | Trailer Units | PCD | Trio | Program Benefits | Totals | |
|-------------------|---------------------------|------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| | | | | | | 2020 | 2019 |
| \$ 70,586 | \$ 138,112 | \$ 15,750 | \$ - | \$ 6,047 | \$ - | \$ 1,106,221 | \$ 626,436 |
| 3,405 | 95,841 | 52,315 | - | 11,278 | - | 196,778 | 185,607 |
| - | 75,820 | - | 10,008 | 4,646 | - | 839,734 | 597,780 |
| <u>73,991</u> | <u>309,773</u> | <u>68,065</u> | <u>10,008</u> | <u>21,971</u> | <u>-</u> | <u>2,142,733</u> | <u>1,409,823</u> |
| 7,136 | 67,787 | 10,335 | 213,715 | 1,394 | 131,890 | 662,678 | 601,642 |
| 10,306 | - | - | - | - | - | 51,037 | 19,009 |
| 9,285 | 1,300 | 13,836 | 13 | - | - | 171,860 | 103,443 |
| 10,690 | 2,440 | 15,749 | 3,943 | 3,055 | - | 309,319 | 365,020 |
| 1,254 | 2,368 | 681 | 652 | 331 | - | 40,432 | 21,430 |
| 879 | 20,670 | 488 | 4 | 3,749 | - | 91,983 | 54,495 |
| 22,160 | 156,969 | 2,182 | 92 | 24,204 | - | 478,585 | 303,254 |
| <u>61,710</u> | <u>251,534</u> | <u>43,271</u> | <u>218,419</u> | <u>32,733</u> | <u>131,890</u> | <u>1,805,894</u> | <u>1,468,293</u> |
| <u>12,281</u> | <u>58,239</u> | <u>24,794</u> | <u>(208,411)</u> | <u>(10,762)</u> | <u>(131,890)</u> | <u>336,839</u> | <u>(58,470)</u> |
| - | 64,146 | - | 223,597 | - | - | 3,453,767 | 786,375 |
| - | (5) | - | - | - | - | (7) | (68,872) |
| - | - | - | - | (281,385) | - | 874,992 | 99,741 |
| 29 | 913 | - | 63 | - | - | 48,849 | 51,757 |
| - | (106,150) | - | - | (9,768) | - | (304,329) | (318,442) |
| <u>29</u> | <u>(41,096)</u> | <u>-</u> | <u>223,660</u> | <u>(291,153)</u> | <u>-</u> | <u>4,073,272</u> | <u>550,559</u> |
| 12,310 | 17,143 | 24,794 | 15,249 | (301,915) | (131,890) | 4,410,111 | 492,089 |
| (351) | 69,269 | (389) | (63) | - | - | 60,413 | (16,690) |
| <u>11,959</u> | <u>86,412</u> | <u>24,405</u> | <u>15,186</u> | <u>(301,915)</u> | <u>(131,890)</u> | <u>4,470,524</u> | <u>475,399</u> |
| 122,007 | 2,688,130 | (498) | 130,240 | 575,443 | (710,696) | 3,021,144 | 3,202,346 |
| - | - | - | - | - | - | - | (143,467) |
| <u>122,007</u> | <u>2,688,130</u> | <u>(498)</u> | <u>130,240</u> | <u>575,443</u> | <u>(710,696)</u> | <u>3,021,144</u> | <u>3,058,879</u> |
| <u>\$ 133,966</u> | <u>\$ 2,774,542</u> | <u>\$ 23,907</u> | <u>\$ 145,426</u> | <u>\$ 273,528</u> | <u>\$ (842,586)</u> | <u>\$ 7,491,668</u> | <u>\$ 3,534,278</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Admin Cost Centers | Development Projects | Devonshire | Kingwood Commons |
|---|-----------------------------------|---------------------------------|---------------------|-----------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | \$ 272,281 | \$ 363,091 | \$ 295,534 | \$ 632,454 |
| Payments to suppliers | (92,604) | (20,919) | (118,070) | (199,596) |
| Payments to employees | (143,079) | (8,042) | (73,713) | (148,530) |
| Net Cash Provided (Used) by Operating Activities | <u>36,598</u> | <u>334,130</u> | <u>103,751</u> | <u>284,328</u> |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | |
| Intergovernmental revenues received | - | 3,088,117 | - | 77,907 |
| Transfers from other funds | - | - | - | - |
| Transfers to other funds | (2,159) | - | (1,635) | (4,259) |
| Loans made | - | (3,150,440) | - | - |
| Interfund loans received | - | - | - | - |
| Interfund loans repaid | - | - | (512,716) | (455,760) |
| Interfund loan repayments received | - | - | - | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | <u>(2,159)</u> | <u>(62,323)</u> | <u>(514,351)</u> | <u>(382,112)</u> |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | |
| Acquisition of capital assets | (91,834) | - | - | (268,975) |
| Disposal of capital assets | - | 560,000 | 1,868,221 | - |
| Lease proceeds | 91,834 | 898,000 | - | - |
| Principal paid on debt | (41,825) | - | (1,711,993) | (44,323) |
| Interest paid on debt | (13,205) | - | (48,291) | (117,318) |
| Net Cash Provided (Used) by Capital and Related Financing Activities | <u>(55,030)</u> | <u>1,458,000</u> | <u>107,937</u> | <u>(430,616)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Interest income | (2) | 3,191 | (421) | 15 |
| Net Cash Provided (Used) by Investing Activities | <u>(2)</u> | <u>3,191</u> | <u>(421)</u> | <u>15</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | (20,593) | 1,732,998 | (303,084) | (528,385) |
| Balances - Beginning | <u>173,818</u> | <u>71,421</u> | <u>11,298</u> | <u>(180,231)</u> |
| Balances - Ending | <u>\$ 153,225</u> | <u>\$ 1,804,419</u> | <u>\$ (291,786)</u> | <u>\$ (708,616)</u> |

| Percy Avenue | Other Business Activities | Trailer Units | PCD | Trio | Program Benefits | Totals | |
|--------------|---------------------------|---------------|-----------|-------------|------------------|--------------|--------------|
| | | | | | | 2020 | 2019 |
| \$ 74,980 | \$ 305,496 | \$ 68,667 | \$ (806) | \$ 21,586 | \$ - | \$ 2,033,283 | \$ 1,374,392 |
| (35,804) | (57,140) | (22,896) | (19,377) | (8,412) | - | (574,818) | (901,103) |
| (4,307) | (34,746) | (14,964) | (202,043) | (1,990) | - | (631,414) | (447,978) |
| 34,869 | 213,610 | 30,807 | (222,226) | 11,184 | - | 827,051 | 25,311 |
| - | 64,146 | - | 223,597 | - | - | 3,453,767 | 786,375 |
| - | 69,269 | - | - | - | - | 69,269 | 1,291 |
| (351) | - | (389) | (63) | - | - | (8,856) | (17,981) |
| - | - | - | - | - | - | (3,150,440) | - |
| - | - | - | - | - | - | - | 455,760 |
| - | - | - | - | - | - | (968,476) | (20,500) |
| - | - | - | - | - | - | - | 446,608 |
| (351) | 133,415 | (389) | 223,534 | - | - | (604,736) | 1,651,553 |
| - | (69,269) | - | - | - | - | (430,078) | (1,453,491) |
| - | - | - | - | - | - | 2,428,221 | 513,655 |
| - | - | - | - | 197,000 | - | 1,186,834 | - |
| - | (83,649) | - | - | (210,412) | - | (2,092,202) | (1,003,884) |
| - | (106,150) | - | - | (9,768) | - | (294,732) | (310,192) |
| - | (259,068) | - | - | (23,180) | - | 798,043 | (2,253,912) |
| 29 | 913 | 1 | 64 | - | - | 3,790 | 2,072 |
| 29 | 913 | 1 | 64 | - | - | 3,790 | 2,072 |
| 34,547 | 88,870 | 30,419 | 1,372 | (11,996) | - | 1,024,148 | (574,976) |
| (39,827) | (18,939) | (15,977) | 72,866 | (37,950) | - | 36,479 | 600,157 |
| \$ (5,280) | \$ 69,931 | \$ 14,442 | \$ 74,238 | \$ (49,946) | \$ - | \$ 1,060,627 | \$ 25,181 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Admin Cost Centers | Development Projects | Devonshire | Kingwood Commons |
|--|--------------------------|-------------------------|-------------------|---------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | | |
| Operating income (loss) | \$ 36,753 | \$ 388,058 | \$ 71,490 | \$ 96,287 |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | | |
| Depreciation | 29,054 | 10,409 | 74,310 | 159,205 |
| Decrease (increase) in: | | | | |
| Accounts receivable - tenants, net | - | - | (3,372) | 6,753 |
| Accounts receivable - operating reimbursement | (18,844) | (71,479) | (498) | - |
| Prepaid cost | (10,806) | - | (227) | (10,080) |
| Pension adjustments - deferred outflows of resources | - | - | 5,959 | - |
| OPEB adjustments - deferred outflows of resources | - | - | 83 | - |
| Increase (decrease) in: | | | | |
| Accounts payable | (206) | 7,576 | 9,513 | 26,627 |
| Prepaid tenant rent | - | - | (487) | 2,694 |
| Accrued salaries and benefits | 647 | (434) | (39) | 1,317 |
| Security deposits payable | - | - | (11,857) | 1,525 |
| Compensated absences payable | - | - | (3,621) | - |
| Net pension liability | - | - | (21,136) | - |
| Net OPEB liability | - | - | (14,383) | - |
| Pension adjustments - deferred inflows of resources | - | - | (576) | - |
| OPEB adjustments - deferred inflows of resources | - | - | (1,408) | - |
| Net Cash Provided (Used) by Operating Activities | \$ 36,598 | \$ 334,130 | \$ 103,751 | \$ 284,328 |
| NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES | | | | |
| Inception of capital lease | \$ 91,834 | \$ - | \$ - | \$ - |

| Percy Avenue | Other Business Activities | Trailer Units | PCD | Trio | Program Benefits | Totals | |
|------------------|---------------------------|------------------|---------------------|------------------|------------------|-------------------|------------------|
| | | | | | | 2020 | 2019 |
| \$ 12,281 | \$ 58,239 | \$ 24,794 | \$ (208,411) | \$ (10,762) | \$ (131,890) | \$ 336,839 | \$ (58,470) |
| 22,160 | 156,969 | 2,182 | 92 | 24,204 | - | 478,585 | 303,254 |
| 1,288 | (200) | (227) | - | 80 | - | 4,322 | (8,907) |
| - | (5,890) | - | (10,814) | (465) | - | (107,990) | (24,695) |
| (910) | (671) | (449) | (279) | (318) | - | (23,740) | - |
| - | - | - | - | - | 10,650 | 16,609 | 36,405 |
| - | - | - | - | - | (25,594) | (25,511) | (1,703) |
| 195 | 3,339 | 3,397 | (1,266) | (1,535) | - | 47,640 | (260,910) |
| (374) | 1,113 | 829 | - | - | - | 3,775 | (2,704) |
| 154 | 11 | 281 | (1,548) | (20) | - | 369 | 3,960 |
| 75 | 700 | - | - | - | - | (9,557) | 875 |
| - | - | - | - | - | (15,966) | (19,587) | 8,046 |
| - | - | - | - | - | 69,909 | 48,773 | 1,604 |
| - | - | - | - | - | 65,829 | 51,446 | (2,665) |
| - | - | - | - | - | 26,305 | 25,729 | 2,500 |
| - | - | - | - | - | 757 | (651) | 28,721 |
| <u>\$ 34,869</u> | <u>\$ 213,610</u> | <u>\$ 30,807</u> | <u>\$ (222,226)</u> | <u>\$ 11,184</u> | <u>\$ -</u> | <u>\$ 827,051</u> | <u>\$ 25,311</u> |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 91,834 | \$ - |

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Combining Schedules – Housing Choice Vouchers

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Housing Choice Vouchers
March 31, 2020
(With comparative totals for 2019)

| | Administrative Fund | FSS Coordinator | Mainstream Voucher Program | Vash |
|---|--------------------------------|----------------------------|---|------------------|
| ASSETS | | | | |
| Current Assets: | | | | |
| Cash and investments | \$ 981,262 | \$ (83,431) | \$ 22,648 | \$ (374,448) |
| Receivables: | | | | |
| Tenants, net | - | - | - | - |
| Operating reimbursement | 75,573 | 32,486 | - | - |
| Other | - | - | - | - |
| Prepaid cost | 14,596 | - | - | - |
| Due from other funds | - | - | - | - |
| Total Current Assets | 1,071,431 | (50,945) | 22,648 | (374,448) |
| Noncurrent Assets: | | | | |
| Restricted cash and investments | - | - | - | - |
| Depreciable assets, net | 25,385 | - | - | - |
| Total Noncurrent Assets | 25,385 | - | - | - |
| Total Assets | 1,096,816 | (50,945) | 22,648 | (374,448) |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Outflows of Resources | - | - | - | - |
| LIABILITIES | | | | |
| Current Liabilities: | | | | |
| Accounts payable | 17,114 | - | - | (4,220) |
| Prepaid tenant rent | - | - | - | - |
| Accrued salaries and benefits | 13,298 | 2,813 | 412 | - |
| Escrow deposits payable | - | - | - | - |
| Due to other funds | (358,758) | - | - | - |
| Compensated absences payable | - | - | - | - |
| Total Current Liabilities | (328,346) | 2,813 | 412 | (4,220) |
| Noncurrent Liabilities: | | | | |
| Compensated absences - net of current portion | - | - | - | - |
| Net pension liability | - | - | - | - |
| Net OPEB liability | - | - | - | - |
| Total Noncurrent Liabilities | - | - | - | - |
| Total Liabilities | (328,346) | 2,813 | 412 | (4,220) |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | - |
| Deferred OPEB adjustments | - | - | - | - |
| Total Deferred Inflows of Resources | - | - | - | - |

| Voucher Fund | Program Benefits | Totals | |
|-----------------|---------------------|------------------|------------------|
| | | 2020 | 2019 |
| \$ 401,747 | \$ - | \$ 947,778 | \$ 697,819 |
| (955) | - | (955) | 1,667 |
| 6,565 | - | 114,624 | - |
| - | - | - | 42,535 |
| - | - | 14,596 | - |
| - | - | - | 358,758 |
| <u>407,357</u> | <u>-</u> | <u>1,076,043</u> | <u>1,100,779</u> |
| 214,142 | - | 214,142 | 194,657 |
| - | - | 25,385 | 29,257 |
| <u>214,142</u> | <u>-</u> | <u>239,527</u> | <u>223,914</u> |
| <u>621,499</u> | <u>-</u> | <u>1,315,570</u> | <u>1,324,693</u> |
| - | 104,833 | 104,833 | 141,905 |
| - | 25,965 | 25,965 | 1,987 |
| <u>-</u> | <u>130,798</u> | <u>130,798</u> | <u>143,892</u> |
| (2,716) | - | 10,178 | 9,955 |
| 5,680 | - | 5,680 | 5,364 |
| - | - | 16,523 | 10,315 |
| 214,277 | - | 214,277 | 194,658 |
| 358,758 | - | - | 358,758 |
| - | 35,983 | 35,983 | 19,779 |
| <u>575,999</u> | <u>35,983</u> | <u>282,641</u> | <u>598,829</u> |
| - | 31,212 | 31,212 | 27,152 |
| - | 473,598 | 473,598 | 503,411 |
| - | 341,776 | 341,776 | 342,565 |
| <u>-</u> | <u>846,586</u> | <u>846,586</u> | <u>873,128</u> |
| <u>575,999</u> | <u>882,569</u> | <u>1,129,227</u> | <u>1,471,957</u> |
| - | 35,971 | 35,971 | 13,729 |
| - | 28,039 | 28,039 | 33,524 |
| <u>-</u> | <u>64,010</u> | <u>64,010</u> | <u>47,253</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Housing Choice Vouchers
March 31, 2020
(With comparative totals for 2019)

| | <u>Administrative Fund</u> | <u>FSS Coordinator</u> | <u>Mainstream Voucher Program</u> | <u>Vash</u> |
|----------------------------------|--------------------------------|----------------------------|---|---------------------|
| NET POSITION | | | | |
| Net investment in capital assets | 25,385 | - | - | - |
| Restricted | <u>1,399,777</u> | <u>(53,758)</u> | <u>22,236</u> | <u>(370,228)</u> |
| Total Net Position | <u>\$ 1,425,162</u> | <u>\$ (53,758)</u> | <u>\$ 22,236</u> | <u>\$ (370,228)</u> |

| Voucher Fund | Program Benefits | Totals | |
|-------------------------|-----------------------------|-------------------|--------------------|
| | | 2020 | 2019 |
| - | - | 25,385 | 29,257 |
| 45,500 | (815,781) | 227,746 | (79,882) |
| <u>\$ 45,500</u> | <u>\$ (815,781)</u> | <u>\$ 253,131</u> | <u>\$ (50,625)</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Housing Choice Vouchers
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Administrative Fund | FSS Coordinator | Mainstream Voucher Program | Vash |
|---|--------------------------------|----------------------------|---|---------------------|
| OPERATING REVENUES | | | | |
| Housing assistance payments revenue and fees | \$ 1,213,074 | \$ 113,156 | \$ 26,553 | \$ - |
| Other tenant revenue | - | - | - | - |
| Other revenue | 15,783 | - | - | - |
| Total Operating Revenues | 1,228,857 | 113,156 | 26,553 | - |
| OPERATING EXPENSES | | | | |
| Administrative | 816,849 | 38,892 | 2,693 | - |
| Tenant services | 455 | 126,974 | - | - |
| Utilities | 2,600 | - | - | - |
| Maintenance | 25,895 | - | - | - |
| Insurance premiums | 12,359 | - | - | - |
| Other general expenses | 775 | - | - | 2,864 |
| Housing assistance payments | - | - | 1,624 | 184,955 |
| Depreciation | 3,872 | - | - | - |
| Total Operating Expenses | 862,805 | 165,866 | 4,317 | 187,819 |
| Operating Income (Loss) | 366,052 | (52,710) | 22,236 | (187,819) |
| NON-OPERATING REVENUES (EXPENSES) | | | | |
| Interest income | 527 | - | - | - |
| Total Non-Operating Revenue (Expenses) | 527 | - | - | - |
| Income (Loss) Before Transfers | 366,579 | (52,710) | 22,236 | (187,819) |
| Transfers | (13,923) | - | - | - |
| Change in Net Position | 352,656 | (52,710) | 22,236 | (187,819) |
| Total Net Position - Beginning | 1,072,506 | (1,048) | - | (182,409) |
| Cumulative effect of a change in accounting principle | - | - | - | - |
| Total Net Position - Beginning, Restated | 1,072,506 | (1,048) | - | (182,409) |
| Total Net Position - Ending | \$ 1,425,162 | \$ (53,758) | \$ 22,236 | \$ (370,228) |

| Voucher Fund | Program Benefits | Totals | |
|-------------------|---------------------|-------------------|--------------------|
| | | 2020 | 2019 |
| \$ 10,224,314 | \$ - | \$ 11,577,097 | \$ 11,522,055 |
| 17,909 | - | 17,909 | - |
| 19,592 | - | 35,375 | 32,778 |
| <u>10,261,815</u> | <u>-</u> | <u>11,630,381</u> | <u>11,554,833</u> |
| - | 19,513 | 877,947 | 899,106 |
| 1,830 | - | 129,259 | 101,641 |
| - | - | 2,600 | 6,896 |
| - | - | 25,895 | 77,211 |
| - | - | 12,359 | 8,222 |
| 263,197 | - | 266,836 | 502,425 |
| 9,807,944 | - | 9,994,523 | 9,888,189 |
| - | - | 3,872 | 3,872 |
| <u>10,072,971</u> | <u>19,513</u> | <u>11,313,291</u> | <u>11,487,562</u> |
| <u>188,844</u> | <u>(19,513)</u> | <u>317,090</u> | <u>67,271</u> |
| <u>62</u> | <u>-</u> | <u>589</u> | <u>472</u> |
| <u>62</u> | <u>-</u> | <u>589</u> | <u>472</u> |
| 188,906 | (19,513) | 317,679 | 67,743 |
| - | - | (13,923) | - |
| <u>188,906</u> | <u>(19,513)</u> | <u>303,756</u> | <u>67,743</u> |
| (143,406) | (796,268) | (50,625) | 51,416 |
| - | - | - | (169,784) |
| <u>(143,406)</u> | <u>(796,268)</u> | <u>(50,625)</u> | <u>(118,368)</u> |
| <u>\$ 45,500</u> | <u>\$ (815,781)</u> | <u>\$ 253,131</u> | <u>\$ (50,625)</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Housing Choice Vouchers
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Administrative Fund | FSS Coordinator | Mainstream Voucher Program | Vash |
|--|--------------------------------|----------------------------|---|---------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | \$ 15,783 | \$ - | \$ - | \$ - |
| Housing assistance payments on behalf of tenants | 1,137,501 | 90,059 | 26,553 | - |
| Payments to suppliers | (278,256) | - | (1,624) | (190,271) |
| Payments to employees | (589,694) | (165,477) | (2,281) | - |
| Net Cash Provided (Used) by Operating Activities | 285,334 | (75,418) | 22,648 | (190,271) |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | |
| Transfers from other funds | - | - | - | - |
| Transfers to other funds | (13,923) | - | - | - |
| Interfund loans received | - | - | - | - |
| Interfund loans made | - | - | - | - |
| Interfund loans repaid | - | - | - | - |
| Interfund loan repayments received | - | - | - | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | (13,923) | - | - | - |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Interest income | 527 | - | - | - |
| Net Cash Provided (Used) by Investing Activities | 527 | - | - | - |
| Net Increase (Decrease) in Cash and Cash Equivalentents | 271,938 | (75,418) | 22,648 | (190,271) |
| Balances - Beginning | 709,324 | (8,013) | - | (184,177) |
| Balances - Ending | \$ 981,262 | \$ (83,431) | \$ 22,648 | \$ (374,448) |

| Voucher Fund | Program Benefits | Totals | |
|-------------------|---------------------|---------------------|-------------------|
| | | 2020 | 2019 |
| \$ 60,058 | \$ - | \$ 75,841 | \$ 68,463 |
| 10,250,895 | - | 11,505,008 | 11,522,366 |
| (10,070,468) | - | (10,540,619) | (10,973,028) |
| - | - | (757,452) | (410,545) |
| <u>240,485</u> | <u>-</u> | <u>282,778</u> | <u>207,256</u> |
| - | - | - | 111,170 |
| - | - | (13,923) | (111,170) |
| - | - | - | 358,758 |
| - | - | - | (358,758) |
| - | - | - | (469,928) |
| - | - | - | <u>469,928</u> |
| - | - | (13,923) | - |
| 62 | - | 589 | 472 |
| 62 | - | 589 | 472 |
| 240,547 | - | 269,444 | 207,728 |
| 375,342 | - | 892,476 | 684,748 |
| <u>\$ 615,889</u> | <u>\$ -</u> | <u>\$ 1,161,920</u> | <u>\$ 892,476</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Housing Choice Vouchers
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | <u>Administrative Fund</u> | <u>FSS Coordinator</u> | <u>Mainstream Voucher Program</u> | <u>Vash</u> |
|--|--------------------------------|----------------------------|---|---------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | | |
| Operating income (loss) | \$ 366,052 | \$ (52,710) | \$ 22,236 | \$ (187,819) |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | | |
| Depreciation | 3,872 | - | - | - |
| Decrease (increase) in: | | | | |
| Accounts receivable - tenants, net | - | - | - | - |
| Accounts receivable - operating reimbursements | (75,573) | (32,486) | - | - |
| Accounts receivable - other | - | 9,389 | - | - |
| Prepaid cost | (14,596) | - | - | - |
| Pension adjustments - deferred outflows of resources | - | - | - | - |
| OPEB adjustments - deferred outflows of resources | - | - | - | - |
| Increase (decrease) in: | | | | |
| Accounts payable | 172 | - | - | (2,452) |
| Prepaid tenant rent | - | - | - | - |
| Accrued salaries and benefits | 5,407 | 389 | 412 | - |
| Escrow accounts payable | - | - | - | - |
| Compensated absences payable | - | - | - | - |
| Net pension liability | - | - | - | - |
| Net OPEB liability | - | - | - | - |
| Pension adjustments - deferred inflows of resources | - | - | - | - |
| OPEB adjustments - deferred inflows of resources | - | - | - | - |
| Net Cash Provided (Used) by Operating Activities | <u>\$ 285,334</u> | <u>\$ (75,418)</u> | <u>\$ 22,648</u> | <u>\$ (190,271)</u> |

| Voucher Fund | Program Benefits | Totals | |
|-------------------|---------------------|-------------------|-------------------|
| | | 2020 | 2019 |
| \$ 188,844 | \$ (19,513) | \$ 317,090 | \$ 67,271 |
| - | - | 3,872 | 3,872 |
| 2,622 | - | 2,622 | (175) |
| (6,565) | - | (114,624) | 1,941 |
| 33,146 | - | 42,535 | 21,231 |
| - | - | (14,596) | - |
| - | 37,072 | 37,072 | 47,527 |
| - | (23,978) | (23,978) | (1,987) |
| 2,503 | - | 223 | 4,448 |
| 316 | - | 316 | (2,639) |
| - | - | 6,208 | 2,180 |
| 19,619 | - | 19,619 | 15,638 |
| - | 20,264 | 20,264 | (1,343) |
| - | (29,813) | (29,813) | 15,311 |
| - | (789) | (789) | (2,751) |
| - | 22,242 | 22,242 | 3,208 |
| - | (5,485) | (5,485) | 33,524 |
| <u>\$ 240,485</u> | <u>\$ -</u> | <u>\$ 282,778</u> | <u>\$ 207,256</u> |

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Combining Schedules – State/Local

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
State/Local
March 31, 2020
(With comparative totals for 2019)

| | Office of Migrant Services | Teesdale | Neighborhood Stabilization Program | Program Benefits |
|---|---|-----------------|---|-----------------------------|
| ASSETS | | | | |
| Current Assets: | | | | |
| Cash and investments | \$ 76,338 | \$ 37,009 | \$ 187,211 | \$ - |
| Receivables: | | | | |
| Tenants, net | 310 | - | 15,261 | - |
| Operating reimbursements | 92,767 | - | 90,238 | - |
| Prepaid cost | 11,361 | 474 | 7,088 | - |
| Due from other funds | - | - | - | - |
| Total Current Assets | 180,776 | 37,483 | 299,798 | - |
| Noncurrent Assets: | | | | |
| Restricted cash and investments | - | 1,404 | 10,600 | - |
| Nondepreciable assets | - | 45,317 | 726,682 | - |
| Depreciable assets, net | - | 202,164 | 2,021,688 | - |
| Total Noncurrent Assets | - | 248,885 | 2,758,970 | - |
| Total Assets | 180,776 | 286,368 | 3,058,768 | - |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | 42,614 |
| Deferred OPEB adjustments | - | - | - | 10,735 |
| Total Deferred Outflows of Resources | - | - | - | 53,349 |
| LIABILITIES | | | | |
| Current Liabilities: | | | | |
| Accounts payable | 151,675 | 757 | 4,887 | - |
| Prepaid tenant rent | (10) | 2 | 1,252 | - |
| Accrued salaries and benefits | 4,904 | 135 | 1,313 | - |
| Security deposits payable | - | 1,404 | 10,600 | - |
| Retention payable | 6,843 | - | - | - |
| Due to other funds | - | - | - | - |
| Compensated absences payable | - | - | - | 10,558 |
| Total Current Liabilities | 163,412 | 2,298 | 18,052 | 10,558 |
| Noncurrent Liabilities: | | | | |
| Compensated absences - net of current portion | - | - | - | 11,019 |
| Net pension liability | - | - | - | 192,517 |
| Net OPEB liability | - | - | - | 141,309 |
| Total Noncurrent Liabilities | - | - | - | 344,845 |
| Total Liabilities | 163,412 | 2,298 | 18,052 | 355,403 |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | 14,622 |
| Deferred OPEB adjustments | - | - | - | 11,593 |
| Total Deferred Inflows of Resources | - | - | - | 26,215 |

Totals

| <u>2020</u> | <u>2019</u> |
|------------------|------------------|
| \$ 300,558 | \$ - |
| 15,571 | 792 |
| 183,005 | 237,991 |
| 18,923 | - |
| - | 453,267 |
| <u>518,057</u> | <u>692,050</u> |
| 12,004 | 11,963 |
| 771,999 | 781,390 |
| <u>2,223,852</u> | <u>2,359,149</u> |
| <u>3,007,855</u> | <u>3,152,502</u> |
| <u>3,525,912</u> | <u>3,844,552</u> |
| 42,614 | 67,648 |
| 10,735 | 948 |
| <u>53,349</u> | <u>68,596</u> |
| 157,319 | 197,508 |
| 1,244 | 250 |
| 6,352 | 6,676 |
| 12,004 | 11,829 |
| 6,843 | 8,509 |
| - | 16,353 |
| 10,558 | 14,811 |
| <u>194,320</u> | <u>255,936</u> |
| 11,019 | 16,991 |
| 192,517 | 240,032 |
| 141,309 | 163,339 |
| <u>344,845</u> | <u>420,362</u> |
| <u>539,165</u> | <u>676,298</u> |
| 14,622 | 6,546 |
| 11,593 | 15,985 |
| <u>26,215</u> | <u>22,531</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
State/Local
March 31, 2020
(With comparative totals for 2019)

| NET POSITION | Office of Migrant Services | Teesdale | Neighborhood Stabilization Program | Program Benefits |
|----------------------------------|---|-------------------|---|-----------------------------|
| Net investment in capital assets | - | 247,481 | 2,748,370 | - |
| Restricted | 153,541 | 36,589 | 292,346 | - |
| Unrestricted | (136,177) | - | - | (328,269) |
| Total Net Position | \$ 17,364 | \$ 284,070 | \$ 3,040,716 | \$ (328,269) |

Totals

| <u>2020</u> | <u>2019</u> |
|---------------------|---------------------|
| 2,995,851 | 3,140,539 |
| 482,476 | 492,154 |
| <u>(464,446)</u> | <u>(418,374)</u> |
| <u>\$ 3,013,881</u> | <u>\$ 3,214,319</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
State/Local
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Office of Migrant Services | Teesdale | Neighborhood Stabilization Program | Program Benefits |
|---|---|-------------------|---|-----------------------------|
| OPERATING REVENUES | | | | |
| Dwelling rents | \$ - | \$ 37,533 | \$ 214,749 | \$ - |
| Other tenant revenue | - | 455 | 18,512 | - |
| Other revenue | - | - | 53 | - |
| Total Operating Revenues | <u>-</u> | <u>37,988</u> | <u>233,314</u> | <u>-</u> |
| OPERATING EXPENSES | | | | |
| Administrative | 115,086 | 10,114 | 67,660 | (60,839) |
| Tenant services | - | - | - | - |
| Utilities | 100,993 | 10,365 | 32,526 | - |
| Maintenance | 121,097 | 7,269 | 88,833 | - |
| Insurance premiums | 12,438 | 586 | 5,965 | - |
| Other general expenses | 657,179 | 499 | 10,696 | - |
| Depreciation | - | 11,249 | 89,750 | - |
| Total Operating Expenses | <u>1,006,793</u> | <u>40,082</u> | <u>295,430</u> | <u>(60,839)</u> |
| Operating Income (Loss) | <u>(1,006,793)</u> | <u>(2,094)</u> | <u>(62,116)</u> | <u>60,839</u> |
| NON-OPERATING REVENUES (EXPENSES) | | | | |
| Intergovernmental revenue | 890,310 | - | - | - |
| Gain (loss) on disposal of capital assets | - | - | (80,071) | - |
| Interest income | 544 | 13 | 243 | - |
| Total Non-Operating Revenue (Expenses) | <u>890,854</u> | <u>13</u> | <u>(79,828)</u> | <u>-</u> |
| Income (Loss) Before Transfers | <u>(115,939)</u> | <u>(2,081)</u> | <u>(141,944)</u> | <u>60,839</u> |
| Transfers | - | (263) | (1,050) | - |
| Change in Net Position | <u>(115,939)</u> | <u>(2,344)</u> | <u>(142,994)</u> | <u>60,839</u> |
| Total Net Position - Beginning | 133,303 | 286,414 | 3,183,710 | (389,108) |
| Cumulative effect of a change in accounting principle | - | - | - | - |
| Total Net Position - Beginning, Restated | <u>133,303</u> | <u>286,414</u> | <u>3,183,710</u> | <u>(389,108)</u> |
| Total Net Position - Ending | <u>\$ 17,364</u> | <u>\$ 284,070</u> | <u>\$ 3,040,716</u> | <u>\$ (328,269)</u> |

Totals

| <u>2020</u> | <u>2019</u> |
|--------------|--------------|
| \$ 252,282 | \$ 249,719 |
| 18,967 | 4,680 |
| 53 | - |
| 271,302 | 254,399 |
| 132,021 | 323,202 |
| - | 6,784 |
| 143,884 | 136,951 |
| 217,199 | 357,798 |
| 18,989 | 14,276 |
| 668,374 | 240,903 |
| 100,999 | 103,256 |
| 1,281,466 | 1,183,170 |
| (1,010,164) | (928,771) |
| 890,310 | 711,817 |
| (80,071) | - |
| 800 | 303 |
| 811,039 | 712,120 |
| (199,125) | (216,651) |
| (1,313) | (984) |
| (200,438) | (217,635) |
| 3,214,319 | 3,523,176 |
| - | (91,222) |
| 3,214,319 | 3,431,954 |
| \$ 3,013,881 | \$ 3,214,319 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
State/Local
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Office of Migrant Services | Teesdale | Neighborhood Stabilization Program | Program Benefits |
|---|---|------------------|---|-----------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | \$ 144,904 | \$ 38,040 | \$ 129,734 | \$ - |
| Payments to suppliers | (880,430) | (20,575) | (129,685) | - |
| Payments to employees | (169,711) | (8,814) | (93,193) | - |
| Net Cash Provided (Used) by Operating Activities | (905,237) | 8,651 | (93,144) | - |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | |
| Intergovernmental revenues received | 890,310 | - | - | - |
| Transfers to other funds | - | (263) | (1,050) | - |
| Interfund loans repayments made | (7,301) | - | (9,052) | - |
| Interfund loans repayments received | 97,922 | 28,659 | 326,686 | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | 980,931 | 28,396 | 316,584 | - |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | |
| Acquisition of capital assets | - | - | (36,381) | - |
| Net Cash Provided (Used) by Capital and Related Financing Activities | - | - | (36,381) | - |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Interest income | 544 | 12 | 243 | - |
| Net Cash Provided (Used) by Investing Activities | 544 | 12 | 243 | - |
| Net Increase (Decrease) in Cash and Cash Equivalents | 76,238 | 37,059 | 187,302 | - |
| Balances - Beginning | 100 | 1,354 | 10,509 | - |
| Balances - Ending | \$ 76,338 | \$ 38,413 | \$ 197,811 | \$ - |

Totals

| <u>2020</u> | <u>2019</u> |
|-------------------|------------------|
| \$ 312,678 | \$ 405,914 |
| (1,030,690) | (946,059) |
| <u>(271,718)</u> | <u>(204,502)</u> |
| <u>(989,730)</u> | <u>(744,647)</u> |
| 890,310 | 720,326 |
| (1,313) | (984) |
| (16,353) | 16,353 |
| <u>453,267</u> | <u>(453,267)</u> |
| <u>1,325,911</u> | <u>282,428</u> |
| <u>(36,381)</u> | <u>-</u> |
| <u>(36,381)</u> | <u>-</u> |
| <u>799</u> | <u>300</u> |
| <u>799</u> | <u>300</u> |
| 300,599 | (461,919) |
| <u>11,963</u> | <u>473,882</u> |
| <u>\$ 312,562</u> | <u>\$ 11,963</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
State/Local
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | <u>Office of Migrant Services</u> | <u>Teesdale</u> | <u>Neighborhood Stabilization Program</u> | <u>Program Benefits</u> |
|--|---|-----------------|---|-----------------------------|
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | | |
| Operating income (loss) | \$ (1,006,793) | \$ (2,094) | \$ (62,116) | \$ 60,839 |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | | |
| Depreciation | - | 11,249 | 89,750 | - |
| Decrease (increase) in: | | | | |
| Accounts receivable - tenants, net | (310) | - | (14,469) | - |
| Accounts receivable - operating reimbursements | 145,224 | - | (90,238) | - |
| Prepaid cost | (11,361) | (474) | (7,088) | - |
| Pension adjustments - deferred outflows of resources | - | - | - | 25,034 |
| OPEB adjustments - deferred outflows of resources | - | - | - | (9,787) |
| Increase (decrease) in: | | | | |
| Accounts payable | (32,798) | (61) | (8,996) | - |
| Prepaid tenant rent | (10) | 2 | 1,002 | - |
| Accrued salaries and benefits | 811 | (21) | (1,114) | - |
| Security deposits payable | - | 50 | 125 | - |
| Compensated absences payable | - | - | - | (10,225) |
| Net pension liability | - | - | - | (47,515) |
| Net OPEB liability | - | - | - | (22,030) |
| Pension adjustments - deferred inflows of resources | - | - | - | 8,076 |
| OPEB adjustments - deferred inflows of resources | - | - | - | (4,392) |
| Net Cash Provided (Used) by Operating Activities | <u>\$ (905,237)</u> | <u>\$ 8,651</u> | <u>\$ (93,144)</u> | <u>\$ -</u> |

Totals

| <u>2020</u> | <u>2019</u> |
|---------------------|---------------------|
| \$(1,010,164) | \$ (928,771) |
| 100,999 | 103,256 |
| (14,779) | 348 |
| 54,986 | 151,694 |
| (18,923) | - |
| 25,034 | (582) |
| (9,787) | (948) |
| (41,855) | (137,951) |
| 994 | 22 |
| (324) | 2,720 |
| 175 | (549) |
| (10,225) | 12,925 |
| (47,515) | 36,078 |
| (22,030) | (1,024) |
| 8,076 | 2,150 |
| (4,392) | 15,985 |
| <u>\$ (989,730)</u> | <u>\$ (744,647)</u> |

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Combining Schedules – Building Better Partnerships

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Building Better Partnerships
March 31, 2020
(With comparative totals for 2019)

| | Healthy Housing, LLC | Building Better Partnerships | Heather Glenn | Program Benefits |
|---|-------------------------|------------------------------------|------------------|---------------------|
| ASSETS | | | | |
| Current Assets: | | | | |
| Cash and investments | \$ 100 | \$ 100 | \$ 27,285 | \$ - |
| Receivables: | | | | |
| Tenants, net | - | - | 2,760 | - |
| Other | - | - | 13,461 | - |
| Prepaid cost | - | - | 149 | - |
| Due from other funds | - | - | - | - |
| Investment in partnership | - | (349) | - | - |
| Total Current Assets | 100 | (249) | 43,655 | - |
| Noncurrent Assets: | | | | |
| Restricted cash and investments | - | - | 2,250 | - |
| Nondepreciable assets | - | - | 46,200 | - |
| Depreciable assets, net | - | - | 259,747 | - |
| Total Noncurrent Assets | - | - | 308,197 | - |
| Total Assets | 100 | (249) | 351,852 | - |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | 2,234 |
| Deferred OPEB adjustments | - | - | - | 553 |
| Total Deferred Outflows of Resources | - | - | - | 2,787 |
| LIABILITIES | | | | |
| Current Liabilities: | | | | |
| Accounts payable | - | - | 859 | - |
| Prepaid tenant rent | - | - | 1,125 | - |
| Accrued salaries and benefits | - | - | 567 | - |
| Security deposits payable | - | - | 2,250 | - |
| Compensated absences payable | - | - | - | 631 |
| Total Current Liabilities | - | - | 4,801 | 631 |
| Noncurrent Liabilities: | | | | |
| Compensated absences - net of current portion | - | - | - | 652 |
| Net pension liability | - | - | - | 10,093 |
| Net OPEB liability | - | - | - | 7,284 |
| Total Noncurrent Liabilities | - | - | - | 18,029 |
| Total Liabilities | - | - | 4,801 | 18,660 |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred pension adjustments | - | - | - | 767 |
| Deferred OPEB adjustments | - | - | - | 598 |
| Total Deferred Inflows of Resources | - | - | - | 1,365 |

Totals

| <u>2020</u> | <u>2019</u> |
|-------------|-------------|
| \$ 27,485 | \$ - |
| 2,760 | - |
| 13,461 | 2,287 |
| 149 | - |
| - | 28,842 |
| (349) | (342) |
| 43,506 | 30,787 |
| 2,250 | 2,500 |
| 46,200 | 46,200 |
| 259,747 | 271,040 |
| 308,197 | 319,740 |
| 351,703 | 350,527 |
| 2,234 | 3,324 |
| 553 | 47 |
| 2,787 | 3,371 |
| 859 | 464 |
| 1,125 | 14 |
| 567 | 333 |
| 2,250 | 2,500 |
| 631 | 836 |
| 5,432 | 4,147 |
| 652 | 1,059 |
| 10,093 | 11,790 |
| 7,284 | 8,023 |
| 18,029 | 20,872 |
| 23,461 | 25,019 |
| 767 | 322 |
| 598 | 785 |
| 1,365 | 1,107 |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Building Better Partnerships
March 31, 2020
(With comparative totals for 2019)

| | <u>Healthy Housing, LLC</u> | <u>Building Better Partnerships</u> | <u>Heather Glenn</u> | <u>Program Benefits</u> |
|----------------------------------|---------------------------------|---|--------------------------|-----------------------------|
| NET POSITION | | | | |
| Net investment in capital assets | - | - | 305,947 | - |
| Unrestricted | 100 | (249) | 41,104 | (17,238) |
| | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Net Position | <u>\$ 100</u> | <u>\$ (249)</u> | <u>\$ 347,051</u> | <u>\$ (17,238)</u> |

Totals

| 2020 | 2019 |
|-------------------|-------------------|
| 305,947 | 317,240 |
| 23,717 | 10,532 |
| <u>\$ 329,664</u> | <u>\$ 327,772</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Building Better Partnerships
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Healthy Housing, LLC | Building Better Partnerships | Heather Glenn | Program Benefits |
|---|---------------------------------|---|--------------------------|-----------------------------|
| OPERATING REVENUES | | | | |
| Dwelling rents | \$ - | \$ - | \$ 40,670 | \$ - |
| Other tenant revenue | - | - | 1,014 | - |
| Other revenue | - | - | 1,064 | - |
| Total Operating Revenues | <u>-</u> | <u>-</u> | <u>42,748</u> | <u>-</u> |
| OPERATING EXPENSES | | | | |
| Administrative | - | - | 12,116 | (2,206) |
| Utilities | - | - | 17,237 | - |
| Maintenance | - | - | 11,150 | - |
| Insurance premiums | - | - | 1,217 | - |
| Other general expenses | - | - | 909 | - |
| Depreciation | - | - | 11,293 | - |
| Total Operating Expenses | <u>-</u> | <u>-</u> | <u>53,922</u> | <u>(2,206)</u> |
| Operating Income (Loss) | <u>-</u> | <u>-</u> | <u>(11,174)</u> | <u>2,206</u> |
| NON-OPERATING REVENUES (EXPENSES) | | | | |
| Intergovernmental revenues | - | - | 11,174 | - |
| Partnership revenue (expense) | - | (7) | - | - |
| Interest income | - | - | - | - |
| Total Non-Operating Revenue (Expenses) | <u>-</u> | <u>(7)</u> | <u>11,174</u> | <u>-</u> |
| Income (Loss) Before Transfers | <u>-</u> | <u>(7)</u> | <u>-</u> | <u>2,206</u> |
| Transfers | - | - | (307) | - |
| Change in Net Position | <u>-</u> | <u>(7)</u> | <u>(307)</u> | <u>2,206</u> |
| Total Net Position - Beginning | 100 | (242) | 347,358 | (19,444) |
| Prior period adjustment | - | - | - | - |
| Total Net Position - Beginning, Restated | <u>100</u> | <u>(242)</u> | <u>347,358</u> | <u>(19,444)</u> |
| Total Net Position - Ending | <u>\$ 100</u> | <u>\$ (249)</u> | <u>\$ 347,051</u> | <u>\$ (17,238)</u> |

Totals

| 2020 | 2019 |
|-------------------|-------------------|
| \$ 40,670 | \$ 40,010 |
| 1,014 | 413 |
| 1,064 | - |
| <u>42,748</u> | <u>40,423</u> |
| 9,910 | 15,654 |
| 17,237 | 15,461 |
| 11,150 | 12,948 |
| 1,217 | 1,010 |
| 909 | 1,399 |
| <u>11,293</u> | <u>11,293</u> |
| <u>51,716</u> | <u>57,765</u> |
| <u>(8,968)</u> | <u>(17,342)</u> |
| 11,174 | 15,482 |
| (7) | (327) |
| - | 1 |
| <u>11,167</u> | <u>15,156</u> |
| <u>2,199</u> | <u>(2,186)</u> |
| <u>(307)</u> | <u>17,674</u> |
| <u>1,892</u> | <u>15,488</u> |
| 327,772 | 316,882 |
| - | (4,598) |
| <u>327,772</u> | <u>312,284</u> |
| <u>\$ 329,664</u> | <u>\$ 327,772</u> |

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Building Better Partnerships
For the Year Ended March 31, 2020
(With comparative totals for 2019)

| | Healthy Housing, LLC | Building Better Partnerships | Heather Glenn | Program Benefits |
|--|-------------------------|------------------------------------|--------------------|---------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | \$ - | \$ - | \$ 29,675 | \$ - |
| Payments to suppliers | - | - | (13,186) | - |
| Payments to employees | - | - | (28,963) | - |
| Net Cash Provided (Used) by Operating Activities | <u>-</u> | <u>-</u> | <u>(12,474)</u> | <u>-</u> |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | | | |
| Intergovernmental revenues received | - | - | 11,174 | - |
| Transfers from other funds | - | - | - | - |
| Transfers to other funds | - | - | (307) | - |
| Interfund loans made | - | - | - | - |
| Interfund loans repaid | 100 | - | 28,742 | - |
| Net Cash Provided (Used) by Noncapital Financing Activities | <u>100</u> | <u>-</u> | <u>39,609</u> | <u>-</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Interest income | - | - | - | - |
| Net Cash Provided (Used) by Investing Activities | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | 100 | - | 27,135 | - |
| Balances - Beginning | <u>-</u> | <u>100</u> | <u>2,400</u> | <u>-</u> |
| Balances - Ending | <u>\$ 100</u> | <u>\$ 100</u> | <u>\$ 29,535</u> | <u>\$ -</u> |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | | | |
| Operating income (loss) | \$ - | \$ - | \$ (11,174) | \$ 2,206 |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | | | |
| Depreciation | - | - | 11,293 | - |
| Decrease (increase) in: | | | | |
| Accounts receivable - tenants, net | - | - | (2,760) | - |
| Accounts receivable - other | - | - | (11,174) | - |
| Prepaid cost | - | - | (149) | - |
| Pension adjustments - deferred outflows of resources | - | - | - | 1,090 |
| OPEB adjustments - deferred outflows of resources | - | - | - | (506) |
| Increase (decrease) in: | | | | |
| Accounts payable | - | - | 395 | - |
| Prepaid tenant rent | - | - | 1,111 | - |
| Accrued salaries and benefits | - | - | 234 | - |
| Security deposits payable | - | - | (250) | - |
| Compensated absences payable | - | - | - | (612) |
| Net pension liability | - | - | - | (1,697) |
| Net OPEB liability | - | - | - | (739) |
| Pension adjustments - deferred inflows of resources | - | - | - | 445 |
| OPEB adjustments - deferred inflows of resources | - | - | - | (187) |
| Net Cash Provided (Used) by Operating Activities | <u>\$ -</u> | <u>\$ -</u> | <u>\$ (12,474)</u> | <u>\$ -</u> |

Totals

| 2020 | 2019 |
|------------------|-----------------|
| \$ 29,675 | \$ 39,099 |
| (13,186) | (37,021) |
| (28,963) | (5,315) |
| <u>(12,474)</u> | <u>(3,237)</u> |
| 11,174 | 15,482 |
| - | 17,674 |
| (307) | - |
| - | (28,842) |
| <u>28,842</u> | <u>-</u> |
| <u>39,709</u> | <u>4,314</u> |
| <u>-</u> | <u>1</u> |
| <u>-</u> | <u>1</u> |
| 27,235 | 1,078 |
| <u>2,500</u> | <u>1,422</u> |
| <u>\$ 29,735</u> | <u>\$ 2,500</u> |

\$ (8,968) \$ (17,342)

| | |
|--------------------|-------------------|
| 11,293 | 11,293 |
| (2,760) | 1,041 |
| (11,174) | (2,287) |
| (149) | - |
| 1,090 | 444 |
| (506) | (47) |
| 395 | 265 |
| 1,111 | (328) |
| 234 | 151 |
| (250) | 250 |
| (612) | 409 |
| (1,697) | 2,082 |
| (739) | (66) |
| 445 | 113 |
| <u>(187)</u> | <u>785</u> |
| <u>\$ (12,474)</u> | <u>\$ (3,237)</u> |

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