LAKELAND HOUSING AUTHORITY

FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2023

LAKELAND HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

Table of Contents

6903 Rockledge Drive
Suite 300
Bethesda, MD 20817
301-564-3636

RUBINO
STRENGTH IN NUMBERS

1960 Gallows Road
Suite 340
Vienna, VA 22182
703-506-9700

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Lakeland Housing Authority
Lakeland, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Lakeland Housing Authority (the Authority), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as December 31, 2023, and the changes in financial position, and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule, Schedules of Program Costs and Advances, and Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule, Schedules of Program Costs and Advances, and Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 11, 2024, 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.

Rubino & Company

Bethesda, Maryland
October 11, 2024

As management of the Lakeland Housing Authority (the "Authority"), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Benjamin Stevenson, Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida 33815.

Financial Highlights

- The assets of the Authority exceeded its liabilities as of December 31, 2023, by $25,975,427 (net position), a decrease of $1,569,992 from the previous year.
- The Authority had revenue from the U.S. Department of Housing and Urban Development ("HUD") of $18,814,071.
- The Authority's cash balance as of December 31, 2023, was $5,820,236, a decrease of $587,031 from the previous year.

Overview of Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any Authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of capital assets. The following statements are included:

- Statement of Net Position - reports the Authority's assets, liabilities and net position at the end of the fiscal year. You can think of the Authority's net position as the difference between the Authority's rights (assets and deferred outflows of resources) and the Authority's obligations (liabilities and deferred inflows of resources).

- Statement of Revenues, Expenses, and Changes in Net Position - this statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in prior or future periods.

- Statement of Cash Flows - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement of cash flows reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service,

Overview of Financial Statements (continued)

prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable etc.).

- Notes to the Basic Financial Statements - notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding of the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Financial Analysis

Statements of Net Position

	12/31/2023	12/31/2022	Net Change
Current and other assets	$ 6,550,027	$ 7,274,222	$ (724,195)
Capital assets, net	17,566,050	18,326,011	(759,961)
Mortgage receivables and other assets	5,414,082	5,629,323	(215,241)
Total assets	29,530,159	31,229,556	(1,699,397)
Current liabilities	803,987	830,151	(26,164)
Long-term debt	2,282,262	2,333,553	(51,291)
Non-current liabilities	468,483	520,433	(51,950)
Total liabilities	3,554,732	3,684,137	(129,405)
Net investment in capital assets	15,232,731	15,942,717	(709,986)
Restricted net position	1,964,197	4,444,950	(2,480,753)
Unrestricted net position	8,778,499	7,157,752	1,620,747
Total net position	$ 25,975,427	$ 27,545,419	$ (1,569,992)

Current Assets decreased by $724,195 primarily due to cash used in operations.

Capital Assets decreased by $759,961 primarily due to current year depreciation exceeding capital asset additions.

Total Liabilities decreased by $129,405 primarily due to reductions in accounts payable and accrued expenses.

Financial Analysis (continued)

Net position - The difference between the Authority's rights (assets and deferred outflows of resources) and the Authority's obligations (liabilities and deferred inflows of resources) is its net position. Net position is categorized as one of three types.

1. Net investment in capital assets - the Authority's investment in capital assets, net of accumulated depreciation and related debt, is due to capital assets and long-term debt activity.

2. Restricted - the Authority's net position whose use is subject to constraints imposed by law or agreement.

3. Unrestricted - the Authority's net position that is neither invested in capital assets nor restricted, which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors. The Authority's unrestricted component of net position is designated for housing-related purposes.

Financial Analysis (continued)

Statements of Revenue, Expenses, and Changes in Net Position

	Year Ended 12/31/2023	Year Ended 12/31/2022	Net Change
Operating revenues:			
HUD revenues	$ 18,611,576	$ 17,004,451	$ 1,607,125
Other revenues	4,215,596	3,458,695	756,901
Total operating revenues	22,827,172	20,463,146	2,364,026
Operating expenses:			
Administrative	3,589,305	3,812,059	(222,754)
Tenant services	372,794	289,295	83,499
Utilities	323,260	299,735	23,525
Maintenance	1,814,446	2,247,179	(432,733)
Insurance	525,380	393,872	131,508
General	1,231,351	546,484	684,867
Depreciation and amortization	987,413	937,913	49,500
Housing assistance payments	15,926,882	13,851,067	2,075,815
Total operating expenses	24,770,831	22,377,604	2,393,227
Operating income (loss)	(1,943,659)	(1,914,458)	(29,201)
Non-operating revenues (expenses):			
Gain on sale of capital assets	-	3,327,321	(3,327,321)
Interest income	225,029	148,109	76,920
Interest expense	(53,857)	(79,783)	25,926
Total non-operating revenues (expenses)	171,172	3,395,647	(3,224,475)
Net income/loss before capital contributions	(1,772,487)	1,481,189	(3,253,676)
Capital contributions	202,495	-	202,495
Change in net position	(1,569,992)	1,481,189	(3,051,181)
Net position - begining of year	27,545,419	26,064,230	1,481,189
Net position - end of year	$ 25,975,427	$ 27,545,419	$ (1,569,992)

Total Operating Revenue increased by $1,607,125 due to an increase in HUD operating revenue and increases in other revenue of $756,901 primarily from increase in fee revenues.

Total Operating Expenses increased $2,393,227 during 2023 primarily due to an increase in housing assistance payments.

Non-operating Revenues for 2022 included a gain of $3,327,321 due to the sale of Arbor Manor.

Capital Contributions from HUD Capital Fund grants increased $202,495 for 2023.

Capital Asset and Debt Activity

At the end of fiscal year 2023, the Authority's net capital assets decreased by $759,961. The net change was due to depreciation expense of $987,413 offset by current year additions of $227,452. The accompanying financial statements include a detailed roll forward of capital assets in Note B-3.

At the end of the fiscal year 2023, the Authority had debt of $2,333,319, which includes $51,057 represented as a current liability for the payment on the TD bank loan.

Factors Affecting Next Year's Budget

The Authority is primarily dependent upon HUD for the funding of its Low Rent Public Housing, Housing Choice Voucher and Capital Fund programs; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected under HUD's model of Asset Management which requires public housing sites to operate independently in a decentralized model. In addition, HUD rules and regulations are subject to change which may require a tight timeline to implement the changes and could possibly have a retroactive effect. Additional costs may be required to implement the changes without offsetting additional funding.

Economic Factors

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development;
- Local labor supply and demand, which can affect salary and wage rates;
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income as well as housing assistance payments to landlords;
- Inflationary pressure on utility rates, housing costs, supplies and other costs; and
- Current trends in the housing market.

LAKELAND HOUSING AUTHORITY
Lakeland, Florida

STATEMENT OF NET POSITION
December 31, 2023

ASSETS

Current Assets		
Cash and cash equivalents	$	3,366,896
Restricted cash and cash equivalents		2,453,340
Accounts receivable		539,344
Prepaid expenses		190,447
Total Current Assets		6,550,027
Noncurrent Assets		
Notes receivable:		3,820,431
Other assets		1,593,651
Total Other Noncurrent Assets		5,414,082
Capital Assets:		
Land and improvements		1,825,728
Buildings		32,619,443
Furniture and equipment		1,963,999
Construction in progress		159,884
Infrastructure		7,115,702
Less: Accumulated depreciation		(26,118,706)
Total Capital Assets		17,566,050
Total Noncurrent Assets		22,980,132
TOTAL ASSETS	$	29,530,159

The accompanying notes are an integral part of the financial statements.

LAKELAND HOUSING AUTHORITY
Lakeland, Florida

STATEMENT OF NET POSITION
December 31, 2023

LIABILITIES AND NET POSITION

Current Liabilities		
Accounts payable	$	249,367
Accrued wages		192,632
Compensated absences		48,909
Accounts payable, other government		20,933
Accrued expenses		900
Unearned revenue		47,381
Long-term debt, capital - current portion		51,057
Other current liabilities		81,359
Resident security deposits		111,449
Total Current Liabilities		803,987
Noncurrent Liabilities		
Long-term debt, net of current - capital		2,282,262
Accrued compensated absences - long-term		90,789
Noncurrent liabilities - other		377,694
Total Noncurrent Liabilities		2,750,745
TOTAL LIABILITIES		3,554,732
Net Position		
Net investment in capital assets		15,232,731
Restricted net position		1,964,197
Unrestricted net position		8,778,499
TOTAL NET POSITION		25,975,427
TOTAL LIABILITIES AND NET POSITION	$	29,530,159

The accompanying notes are an integral part of the financial statements.

LAKELAND HOUSING AUTHORITY
Lakeland, Florida

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
Year Ended December 31, 2023

Operating Revenues	
HUD operating revenues	$ 18,611,576
Other government operating grants	619,736
Tenant revenue, net	2,186,499
Other operating revenue	1,409,361
Total Operating Revenues	22,827,172
Operating Expenses	
Administration	3,589,305
Resident services	372,794
Utilities	323,260
Maintenance and operations	1,814,446
Insurance expense	525,380
General expense	1,231,351
Housing assistance payments	15,926,882
Depreciation and amortization	987,413
Total Operating Expense	24,770,831
Operating Income/(Loss)	(1,943,659)
Nonoperating Revenues/(Expenses)	
Investment income	225,029
Interest expense	(53,857)
Net Nonoperating Revenues/(Expenses)	171,172
Net Income/(Loss) before capital contributions	(1,772,487)
Capital Contributions	
Capital grants - HUD	202,495
Change in Net Position	(1,569,992)
Total Net Position - Beginning of Year	27,545,419
Net Position - End of Year	$ 25,975,427

The accompanying notes are an integral part of the financial statements.

LAKELAND HOUSING AUTHORITY
Lakeland, Florida

STATEMENT OF CASH FLOWS
Year Ended December 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES		
HUD operating grants received	$	18,611,576
Other government operating grants received		617,229
Collections from tenants		2,152,902
Collections from other sources		1,107,708
Payments to employees		(4,063,544)
Payments to suppliers		(3,781,397)
Housing assistance payments		(15,926,882)
NET CASH PROVIDED/(USED) BY OPERATING ACTIVITIES		(1,282,408)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal payments on long-term debt		(49,975)
Interest payments on long-term debt		(53,857)
Purchase of property and equipment		(173,119)
Capital contributions received		821,073
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED		544,122
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received		225,029
Investment in notes receivable		(73,774)
NET CASH PROVIDED/(USED) BY INVESTING ACTIVITIES		151,255
NET INCREASE/(DECREASE) IN CASH		(587,031)
CASH AND INVESTMENTS AT BEGINNING OF YEAR		6,407,267
CASH AND INVESTMENTS AT END OF YEAR	$	5,820,236

RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION

Cash and Cash Equivalents - Unrestricted	$	3,366,896
Cash and Cash Equivalents - Restricted		2,453,340
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	$	5,820,236

The accompanying notes are an integral part of the financial statements.

LAKELAND HOUSING AUTHORITY
Lakeland, Florida

STATEMENT OF CASH FLOWS
Year Ended December 31, 2023

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH USED IN OPERATING ACTIVITIES		
Operating Income/(Loss)	$	(1,943,659)
Adjustments to reconcile operating income/(loss) to net cash provided by operating activities:		
Depreciation		987,413
Decrease (Increase) in accounts receivable		(153,684)
Decrease (Increase) in other assets		(144,285)
Decrease (Increase) in prepaid expenses		33,587
Increase (Decrease) in accounts payable		43,948
Increase (Decrease) in accrued wages		91,433
Increase (Decrease) in accrued compensated absences		(54,917)
Increase (Decrease) in unearned revenue		(29,291)
Increase (Decrease) in accrued expenses		(68,027)
Increase (Decrease) in non current liabilities - other		16,377
Increase (Decrease) in security deposits/escrow deposits		2,183
Increase (Decrease) in other current liabilities		(63,486)
NET CASH PROVIDED/(USED) BY OPERATING ACTIVITIES	$	(1,282,408)

The accompanying notes are an integral part of the financial statements.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

The Housing Authority of the City of Lakeland, Florida (the "Authority") is a governmental agency and was created pursuant to Florida State Statues Chapter 421 to provide low-rent housing for qualified individuals in accordance with laws, rules and regulations prescribed by the United States Department of Housing and Urban Development ("HUD"). The primary purpose of the Authority is to provide decent, safe, sanitary and affordable housing to low income, elderly and disabled families within Lakeland, Florida.

The Authority is a related organization of the City of Lakeland, Florida (the "City") since the Board of Commissioners (the "Board") of the Authority consists of seven members who are appointed by the Mayor of the City with the approval of the City Commission. However, for financial reporting purposes, the Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board's Codification of Governmental Accounting and Financial Reporting Standards ("GASB Codification"), Section 2100, Defining the Financial Reporting Entity, as the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB Codification Section 2100 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government.

Blended component units

Some component units, despite being legally separated from the primary government, are so integrated with the primary government that they are in substance part of the primary government and are therefore blended with the primary government. The Authority's operations include the blended component units noted below, which are included in the basic financial statements and consist of legally separate entities for which the Authority is financially accountable and that have the same governing board as the Authority. The blended component units are as follows:

- Polk County Housing Developers, Inc. ("PCHD")
- West Lake Management, LLC.
- Renaissance at Washington Ridge Master Association, Inc. (limited activity in fiscal year 2023)
- Bonnet Shores GP, Inc. (limited activity in fiscal year 2023)
- Polk County Housing, Inc. (limited activity in fiscal year 2023)
- West Lake Realty, Inc. (limited activity in fiscal year 2023)
- Arbor Manor LTD, LLLP (limited activity in fiscal year 2023)
- Heritage Oaks at Renaissance Development, LLC (limited activity in fiscal year 2023)
- West Bartow GP, Inc. (limited activity in fiscal year 2023)
- Dakota GP, Inc. (limited activity in fiscal year 2023)
- Lakeland - Polk Housing Corporation ("LPHC") and subsidiaries:
    - Dakota Park Limited Partnership, LLLP ("Dakota Park")
    - Renaissance at Washington Ridge LTD, LLLP ("Renaissance")
    - Williamstown, LLLP ("Williamstown")
    - LPHC 2, Inc

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Lakeland - Polk Housing Corporation ("LPHC") - a Florida not-for-profit corporation formed October 30, 1996 to provide and develop affordable housing opportunities to low and moderate income persons and/or families primarily located in, but not limited to, Lakeland, Florida and the surrounding areas. The by-laws of LPHC further expand the purpose to seek to support the goals and objectives of the Authority while remaining a separate and distinct entity, both functionally and legally. The Executive Director of the Authority is an officer and the Secretary/Manager of LPHC and manages its operations. The subsidiaries of LPHC include the following entities:

Dakota Park Limited Partnership, LLLP ("Dakota Park") - a Florida Limited Liability Limited Partnership formed on March 6, 1998 and amended on August 1, 2005 to acquire, construct, maintain, operate, and lease a 40 unit apartment known as Dakota Park Apartments, intended primarily for low income and moderate income tenants in Lakeland, Florida. LPHC is the General Partner of Dakota Park.

Renaissance at Washington Ridge LTD, LLLP ("Renaissance") - a Florida Limited Liability Limited Partnership formed in September 2001. Renaissance was formed in order to acquire, construct, develop, improve, maintain, own, operate, lease, and dispose of the properties known as the Washington Ridge Park Apartments and Lake Ridge Apartments located in Lakeland, Florida. Renaissance has entered into a ground lease with the Authority (see Note A-9). LPHC is the General Partner of Renaissance.

Williamstown, LLLP ("Williamstown") - a Florida Limited Liability Company formed on September 21, 2016 to acquire, construct, maintain, operate, and lease properties known as Cottages of Williamstown, intended primarily for low income and moderate income tenants in Lakeland, Florida.

LPHC 2, Inc. - a Florida for-profit corporation formed January 28, 2002 to provide and to develop affordable housing opportunities to low and moderate income persons and/or families primarily located in, but not limited to, Lakeland, Florida and the surrounding areas. LPHC 2, Inc. is wholly owned by LPHC and shares a common Board of Directors. The Executive Director of the Authority is an officer and the Secretary/Manager of LPHC 2, Inc. and manages its operations.

All of the above component units are related Florida Corporations. These entities were created as instrumentalities of the Authority for the purpose of providing and developing affordable housing opportunities or implementing housing policies and programs.

Related organizations

In accordance with GASB Codification Section 2100, the following entities are not considered to be component units of the Authority because they are regulated by a partnership agreement or have independent governing boards, and the Authority is not financially accountable for their activities. See Notes B-4 and B-9 for activity associated with these entities.

West Bartow Partnership LTD, LLLP ("West Bartow") - a Florida Limited Liability Limited Partnership formed on March 27, 2007 to be a low income elderly housing provider. The General Partner of West Bartow is LPHC. The Special Limited Partner is West Bartow GP, Inc. (a blended component unit). The initial Limited Partner was the Authority, who was previously replaced by SunAmerica Housing Fund, the Equity Investor (Syndicator). The developer is Polk County Housing Developers, Inc. (a blended component unit). The Executive Director of the Authority, as President of the General Partner, manages the operations of West Bartow. The Authority provides certain operational and administrative support functions for West Bartow on a cost reimbursement basis.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Bonnet Shores, LLLP ("Bonnet Shores") - a Florida Limited Liability Limited Partnership formed on March 13, 2008 to provide and develop affordable housing opportunities to low and moderate income persons and/or families located in, but not limited to, Lakeland, Florida and the surrounding areas.

Bonnet Shores GP, Inc. (a blended component unit) is the General Partner.

The Executive Director of the Authority, as President of the General Partner, manages the operations of Bonnet Shores.

Colton Meadow, LLLP ("Colton Meadow") - a Florida Limited Liability Limited Partnership formed on March 13, 2008 and is a low income elderly housing provider.

Colton Meadow GP, LLC, which is owned by LPHC, is the General Partner.

The Executive Director of the Authority, as President of the General Partner, manages the operations of Colton Meadow.

The Authority provides all operational and administrative support functions for Colton Meadow on a cost reimbursement basis. In addition, the Authority has provided a portion of their earned developer fees to fund an operating deficit reserve as well as to cover various development expenses over time. As a result of this activity, the Authority has notes receivable from Colton Meadow in the amount of $813,746 at December 31, 2023.

Colton Meadow GP, LLC ("Colton Meadow GP") - a Florida Limited Liability Company was formed on September 28, 2010 to act as the General Partner in the Colton Meadow partnership. Colton Meadow GP is wholly owned by LPHC.

The Executive Director of the Authority manages the operations of Colton Meadow GP. The Authority provides all operational and administrative support functions for Colton Meadow GP on a cost reimbursement basis.

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities are generally financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities rely to a significant extent on user fees and charges for support.

Governments use fund accounting, whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business-type activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements (continued)

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants, management fees, development fees and operating grants from HUD and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Authority include the cost of tenant services, general, administrative, maintenance, utilities, depreciation and housing assistance payments. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded in the period incurred.

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net position.

4. Summary of programs

The accompanying basic financial statements include the activities of several housing programs of the Authority. A summary of each significant program is provided below.

Low Rent Public Housing Programs

The Low Rent Public Housing Programs include the following: Asset Management Projects ("AMPs"), Public Housing Capital Fund and various other related HUD grants.

The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD's Development and Capital Fund programs.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

Funding of the program operations and development is provided by federal annual contributions, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

Central Office Cost Center

The Central Office Cost Center ("COCC") is a business unit within the Authority that generates revenue through fees for service from other Authority programs and activities.

Housing Assistance Payments ("HAP") Programs

HAP Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher program and Mainstream Vouchers program are funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants.

5. Assets, liabilities and net position

a. Cash and cash equivalents

For purposes of the statement of cash flows, the Authority considers all unrestricted highly liquid investments with original maturities of three months or less to be cash equivalents. Accordingly, the Authority does not have any cash equivalents as of December 31, 2023.

b. *Receivables*

Receivables consist of revenues earned and not yet received, such as revenue from tenants, management fees and development activities. Amounts due from HUD represent reimbursable expenses or grant subsidies earned that have not been collected as of December 31, 2023. Allowances are determined by management based on the specific accounts and prior experience (see Note B-2).

c. *Notes receivable, restricted*

Restricted notes receivable consist of mortgage notes receivable from related parties whose future availability is restricted for use for further development (see Note B-4). In accordance with HUD guidelines, these mortgage notes receivable are considered restricted upon repayment (see Note A-5-j-ii).

d. *Capital assets*

The Authority's policy is to capitalize assets with a value in excess of $1,500. The Authority capitalizes the costs of site acquisition and improvement, structures, infrastructure, equipment and direct development costs meeting the capitalization policy. Routine repairs and maintenance are charged against operations. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at market value on the date contributed.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Buildings and improvements: 15 – 40 years
Equipment: 5 – 7 years
Infrastructure: 40 years

e. *Impairment of long-lived assets*

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a long-lived asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. Management has determined that there were no impairments as of December 31, 2023.

f. *Tenant security deposits*

Tenant security deposits are deposits held by the Authority that are required of tenants before they are allowed to move into an Authority-owned site. The Authority records this cash as restricted, as this is money that is reimbursable to the tenant or reserved for unit repairs when the unit is vacated.

g. *Accrued compensated absences*

The Authority's policy allows employees to accumulate unused flexible time off up to a maximum of 60 days. Upon separation, employees are paid for their unused accumulated flexible time off if proper notice is given. Accrued compensated absences are recorded as an expense in the year earned in the basic financial statements with an offsetting liability being reflected for any unpaid amounts. Management estimates the current portion of the liability based on prior experience and account composition.

h. *Unearned revenue*

Unearned revenue includes amounts collected before revenue recognition criteria are met.

i. *Eliminations*

For financial reporting purposes, certain amounts are internal and are therefore eliminated. The following have been eliminated from the financial statements:

i). Interprogram due to/from

In the normal course of operations, certain programs pay for operating shortfalls of other programs as well as common costs which creates interprogram receivables or payables. As of December 31, 2023, the interprogram receivables and payables net to zero and $5,601,695 are eliminated for the presentation of the Authority as a whole.

In addition, primarily involving the Authority's blended component units, $1,358,475 of internal loans and receivables and accrued interest payable and receivable of $760,526 have been eliminated.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

ii). Fees for service

The Authority's COCC and blended component units internally charges fees to the AMPs and programs of the Authority for services rendered. These charges include management, book-keeping, and asset management fees. For financial reporting purposes $1,217,327 of fees for service have been eliminated for the year ended December 31, 2023.

j. Net position

In accordance with GASB Codification Section 1800.155, Reporting Net Position in Government-Wide Financial Statements, total equity is classified into three components of net position:

i). *Net investment in capital assets*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii). Restricted net position

This category consists of net position restricted in its use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports $1,964,197 of restricted net position which consists of the following:

- $1,964,197 in restricted cash for reserves.

iii). Unrestricted net position

This category includes all of the remaining net position that do not meet the definition of the other two categories.

6. Budgets

Budgets are prepared on an annual basis for each major program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

7. Income taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for federal or state income taxes has been made in the financial statements. The Authority's blended component units are subject to the income tax provisions of the Florida Statutes and the Internal Revenue Code.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

7. Income taxes (continued)

The Authority's blended component units account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC") 740, Income Taxes, which clarifies the accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken.

For the fiscal year ended December 31, 2023, the blended component units did not have any outstanding income taxes paid or outstanding. The income tax filings of the Authority's blended component units are subject to audit by various taxing authorities. The open audit periods for these entities are 2019 through 2022.

8. Use of estimates

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

9. Leasing activities

The Authority is the lessor of dwelling units to moderate and low income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year upon recertification of income. The Authority may cancel the lease only for cause. In addition, a significant majority of the capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying basic financial statements and related schedules within tenant revenue.

The Authority is the lessor under a ground lease to a blended component unit, Renaissance, where the project has been built. The ground lease expires December 31, 2101. The lease provides for annual rent of $1. In addition, the Partnership is to pay all operating costs, including taxes and insurance, of the property.

In addition, the Authority is the lessor under a ground lease to a blended component unit, Williamstown. The ground lease expires in 2118. The lease provides for annual rent of $1. In addition, the Partnership is to pay all operating costs, including taxes and insurance, of the property.

NOTE B - DETAILED NOTES

1. Deposits

As of December 31, 2022, the Authority's cash consists of deposits with a book balance of $5,820,236.

The Authority's deposits are insured by the Federal Depository Insurance Corporation ("FDIC") for up to $250,000. Monies invested in amounts greater than the insurance coverage are secured by the qualified public depositories pledging securities with the State Treasurer in such amounts required by the Florida Security for Public Deposits Act. In the event of a default or insolvency of a qualified public depositor, the State Treasurer will implement procedures for payment of losses according to the validated claims of the Authority pursuant to Section 280.08, Florida Statutes.

NOTE B - DETAILED NOTES (continued)

1. Deposits (continued)

Financial institutions must meet the criteria of being a Qualified Public Depository as described in the Florida Security for Public Deposits Act, under Chapter 280, Florida Statutes, before any investments are made with those institutions.

In accordance with GASB Codification Section C20, Cash Deposits with Financial Institutions, the Authority's exposure to risk is disclosed as follows:

Credit Risk - is the risk that an issuer or other counterparty will fail to meet its obligations in accordance with agreed terms. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies in the United States of America. As of December 31, 2023, the Authority mitigated its exposure to credit risk by following HUD regulations.

Custodial Credit Risk - is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority's deposit policy for custodial credit risk requires collateral to be held in the Authority's name by its agent or by the bank's trust department. The Authority's deposits are also insured by the Federal Depository Insurance Corporation up to $250,000 per financial institution, per depositor. As of December 31, 2023, none of the Authority's total balances held in banks and financial institutions were exposed to custodial credit risk, as all were either fully insured or collateralized.

Restricted cash

Cash was restricted for the following purposes at December 31, 2023:

Replacement reserves	$	2,020,003
Security deposits		111,449
FSS forfeitures		36,698
HCV FSS escrows		243,294
PH FSS escrows		41,896
Total restricted cash	$	2,453,340

2. Receivables, net

As of December 31, 2023, receivables, net consist of:

Due from HUD	$	23,160
Portability receivables		19,033
Due from other governments		2,507
Due from tenants		88,834
Tenant fraud recovery		267,705
Miscellaneous receivables		443,158
Total receivables		844,397
Allowance for doubtful accounts - fraud		(253,158)
Allowance for doubtful accounts - tenants		(51,895)
	$	539,344

NOTE B - DETAILED NOTES (continued)

3. Capital assets and leased vehicles, net

A summary of changes in capital assets is as follows:

	Balance 1/1/2023	Additions	Disposals	Transfers / Adjustments	Balance 12/31/2023
Land	1,825,728	$ -	$ -	$ -	$ 1,825,728
Buildings	32,538,691	80,752		-	32,619,443
Furniture & Equipment - Dwellings	31,181	-	-	-	31,181
Furniture & Equipment - Administration	1,819,151	92,367	-	21,300	1,932,818
Infrastructure	7,115,702	-	-	-	7,115,702
Construction in progress	159,884	-	-	-	159,884
	43,490,337	173,119	-	21,300	43,684,756
Less: Accumulated Depreciation	(25,164,326)	(933,080)	-	(21,300)	(26,118,706)
Total	$18,326,011	$ (759,961)	$ -	$ -	$17,566,050

4. Notes, accrued interest and developer fees receivable

The Authority has entered into various loans and developer agreements with related parties as described in the notes below. In addition, the Authority has other activity with related parties as described in Note B-9. HUD has provided the funding to the Authority for the development of the mixed-finance properties owned by related parties of the Authority. As funds were received by the Authority from HUD, they were loaned to the respective related parties.

When the notes are paid back they will be considered restricted program income to be used for similar project developments in the future. The following is a summary of the changes in the notes receivable for the year ended December 31, 2023:

	Balance January 1, 2023	Additions	Deletions	Balance December 31, 2023
Amounts due from related parties:				
Villas at Lake Bonnet mortgage note	$ 1,009,877	$ -	$ -	$ 1,009,877
Villas at Lake Bonnet accrued interest	757,974	75,740	-	833,714
Colton Meadow mortgage note	450,845	-	-	450,845
Colton Meadow promissory note	362,901	-	-	362,901
West Bartow CRA note	400,000	-	-	400,000
Subtotal of amounts due from related parties	2,981,597	75,740	-	3,057,337
Other notes and loans receivable:				
Second mortgages	531,710	-	(19,616)	512,094
Third mortgages	251,000	-	-	251,000
Subtotal of other	782,710	-	(19,616)	763,094
Total	$ 3,764,307	$ 75,740	$ (19,616)	$ 3,820,431

NOTE B - DETAILED NOTES (continued)

4. Notes, accrued interest and developer fees receivable (continued)

a. *Bonnet Shores, LLLP ("Bonnet Shores")*

On May 27, 2010, as part of a mixed finance arrangement, the Authority has executed a mortgage note with Bonnet Shores whereby the Authority is lending the partnership a maximum of $2,200,000 in order to enable the partnership to rehabilitate, develop and equip the Lake Bonnet Apartments. The mortgage is subordinated to a first mortgage held by a bank. The mortgage bears interest at 7.5% per annum. Commencing on July 1, 2010, and continuing on the first of each month thereafter until the date of the fourth installment of the Investment Limited Partner's capital contribution, interest only payments are to be paid. After the fourth installment, payments of interest and principal shall be paid out of available cash flow with a maturity date 30 years after the date of the fourth installment. As of December 31, 2023, there was $833,714 of unpaid accrued interest receivable related to this mortgage.

b. *Colton Meadow, LLLP ("Colton Meadow")*

On April 28, 2010, as part of a mixed finance arrangement, the Authority has executed a mortgage note with Colton Meadow whereby the Authority is lending the Partnership a maximum of $1,113,378 in order to enable the Partnership to rehabilitate, develop and equip the Colton Meadow Villas. The mortgage bears interest at 7.5% per annum. Commencing on the first of the month following the date that Colton Meadow meets stabilization, as established by Florida Housing Finance Corporation in connection with its tax credit assistance program loan, and continuing until the maturity date, installments of principal and interest shall be due monthly in the amount of $7,785.

The entire outstanding principal sum, together with all accrued and unpaid interest shall be due and payable in full on the date which is 30 years after stabilization. There was no unpaid accrued interest receivable related to this mortgage at December 31, 2023.

In addition, the Authority advanced funds to Colton Meadow in prior years to fund operations, pay debt, and fund reserves, this note is noninterest bearing with no repayment terms.

c. West Bartow LTD., LLLP ("West Bartow")

On June 30, 2008, the Authority has executed a mortgage note with West Bartow whereby the Authority is lending the partnership $400,000 in order to enable the partnership to rehabilitate, develop and equip an apartment complex called the Manor at West Bartow (the "Project"). The mortgage is subordinated to a fourth mortgage held by a bank. The mortgage bears interest at 0% per annum. The note is non amortizing. The note is anticipated to be forgiven on June 30, 2028, assuming all obligations under the note are satisfied and the Project has remained in compliance with the Extended Use Agreement.

In addition, the Authority has provided loans to individual homeowners as described below.

d. Second mortgages

Second mortgages were issued to assist the Authority in selling the condominiums at Magnolia Pointe and homes at Hampton Hills. The mortgages are due 30 years from the date of the mortgage and do not bear interest. The balance of the mortgage is due upon the sale of the condominium; refinancing of the first mortgage; failure to maintain the property; default on any obligations, covenants and/or agreements with the lender; or upon borrower's death (collectively a repayment event).

NOTE B - DETAILED NOTES (continued)

4. Notes, accrued interest and developer fees receivable (continued)

f. Third mortgages

Third mortgages were issued to assist the Authority in selling single family homes constructed as part of the Lake Ridge redevelopment. A portion of the mortgages are due 30 years from the date of the mortgage and do not bear interest. The balance of the mortgage is due upon the sale of the home; refinancing of any mortgage; failure to maintain the property; default on any obligations, covenants and/or agreements with the lender or upon borrower's death (collectively a repayment event). If the property is sold within the thirty year period, the Authority will share in any appreciation of the property according to a schedule included in the loan document.

5. Noncurrent liabilities

The following is a summary of the changes in noncurrent liabilities for the year ended December 31, 2023:

	Payable January 1, 2023	Additions	Payments / Adjustments	Payable December 31, 2023	Due Within One Year
Notes payable					
Mortgage payable - TD Bank, N.A	$ 1,983,294	$ -	$ (49,975)	$ 1,933,319	$ 51,057
CRA loan	400,000	-	-	400,000	-
Total notes payable	2,383,294	-	(49,975)	2,333,319	51,057
Vehicle lease	68,027	-	(68,027)	-	-
Compensated absences	126,486	13,212	-	139,698	48,909
Family self-sufficiency escrows	361,317	16,377	-	377,694	-
Total noncurrent liabilities	$ 2,939,124	$ 29,589	$ (118,002)	$ 2,850,711	$ 99,966

a. Mortgage Payable - TD Bank, N.A.

During June 2020, TD Bank, N.A. and Renaissance entered into a loan agreement in the maximum principal amount of $2,100,000. Pursuant to the terms of the loan, interest accrues at a fixed rate of 2.717% per annum. Renaissance is to make monthly payments of interest and principal of $8,580 commencing July 15, 2020, and continuing until the maturity date, June 15, 2030, when any unpaid principal and interest are due. The TB Bank, N.A. loan is secured by the property.

As of December 31, 2023, the future principal maturities are as follows:

Year-ended	Principal	Interest	Total Mortgage Payment
2024	$ 51,057	$ 51,903	$ 102,960
2025	52,461	50,499	102,960
2026	53,905	49,055	102,960
2027	55,387	47,573	102,960
2028	56,911	46,049	102,960
2029 - 2030	1,663,597	66,124	1,729,721
Total	$ 1,933,319	$ 311,203	$ 2,244,522

NOTE B - DETAILED NOTES (continued)

5. Noncurrent liabilities (continued)

b. CRA Loan

The CRA Loan dated June 30, 2008, was obtained from the City of Bartow by the Authority for $400,000. The note bears no interest. The note is nonamortizing. The obligation under the loan will be paid back at the maturity date on June 30, 2028. The Authority then passed through this note to West Bartow (see Note B-4-c).

6. Pension plan

The Authority maintains two single employer defined contribution plans for the benefit of regular full-time employees. The Plans are administered by Empower. In a defined contribution plan, benefits depend solely on amounts available in the plan. The Authority's Board of Commissioners is authorized to establish and amend plan provisions. Employees are eligible to participate in the plan after six months of employment and after attaining eighteen years of age. Vesting begins after one year of service and participants become 100% vested after five years. The Authority contributes 4% of the participants' earnings to the plan. The Authority contributed $303,825 during the year ended December 31, 2023.

7. 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; and other general liability issues. The Authority is insured through the Florida Housing Authorities Risk Management Insureds ("FHARMI"), a public risk pool currently operating as a common risk management and insurance program. The Authority pays an annual premium to FHARMI for general insurance coverage. The agreement for the formation of FHARMI provides that it will be self-sustaining through member premiums and will reinsure through commercial companies. In addition, the Authority carries commercial insurance for all other risks of loss, including workers' compensation and employee health and accident insurance. There were no significant reductions of insurance coverage from prior years and settlements did not exceed insurance coverage for each of the past three years.

8. Commitments and contingencies

a. Legal

Generally, the Authority is party to various pending or threatened legal actions arising in the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any ultimate liability is not expected to have a material adverse effect on the Authority's financial position.

b. Grants and contracts

The Authority participates in various federally assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such examinations

NOTE B - DETAILED NOTES (continued)

8. Commitments and contingencies (continued)

c. Funds awarded

The Authority receives funding from HUD through grants and programs to help subsidize the cost of project repairs, improvements and certain operating costs.

d. Guarantee

On March 21, 2018, the Authority guaranteed the note payable of West Lake I, Ltd, a related party that owns and operates Twin Lake Estates in order for the affiliate to obtain an AHP Loan from the Federal Home Loan Bank in the amount of $1,200,000. In 2019, the amount of this guarantee as well as the related loan was amended to $1,000,000 during permanent financing.

9. Related parties

The Authority provides all operational and administrative support to several related organizations on a cost reimbursement basis (see Note A-1), as well as funding certain operational and development shortfalls of these entities. As of December 31, 2023 the Authority is reporting several receivables and a payable to related parties as described in Note A-1. The Authority has signed mortgage notes, promissory notes and developer agreements with certain related parties as described in Note B-4.

10. Concentrations

For the year ended December 31, 2023, approximately 81% of all revenues are from HUD.

The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes.

11. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as nonoperating, such as: depreciation expense, housing assistance payments and extraordinary maintenance expense. In addition, the schedule's format includes non-operating items as operating, such as: investment revenue, HUD capital grant revenue, interest expense, and gains and losses on the disposal of capital assets. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

12. Subsequent events

Management has evaluated subsequent events through October 11, 2024, the date the financial statements were available to be issued and noted no additional material events occurred that would require disclosure.

NOTE B - DETAILED NOTES (continued)

13. Condensed blended component unit information

Condensed component unit information for the Authority's blended component units as listed in Note A-1 is presented below:

Condensed Statement of Net Position

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units
ASSETS				
Current assets	$ 192,138	$ 782,245	$ 2,407,651	$ 152,488
Capital assets, net	23,442	-	15,017,697	22,500
Noncurrent assets	-	676,574	992,567	844,206
Total assets	215,580	1,458,819	18,417,915	1,019,194
LIABILITIES				
Current liabilities	660,858	2,990	3,467,125	1,059,821
Noncurrent liabilities	6,487	5,553	3,422,782	-
Total liabilities	667,345	8,543	6,889,907	1,059,821
NET POSITION				
Net investment in capital assets	23,442	-	12,684,378	22,500
Restricted	-	-	1,964,197	-
Unrestricted	(475,207)	1,450,276	(3,120,567)	(63,127)
Total net position	$ (451,765)	$ 1,450,276	$ 11,528,008	$ (40,627)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units
Operating Revenues				
Management fees	$ 525,419	$ -	$ -	$ -
Tenant revenue	-	-	1,316,683	161,566
Other operating revenue	564,011	454,351	906,372	(125,316)
Total revenue	1,089,430	454,351	2,223,055	36,250
Operating Expenses				
Operating expenses	1,404,024	128,926	2,228,522	(4,375)
Depreciation	13,328	-	828,401	-
Total operating expenses	1,417,352	128,926	3,056,923	(4,375)
Operating Income (Loss)	(327,922)	325,425	(833,868)	40,625
Nonoperating Revenues (Expenses)				
Interest income	328	3,939	44,642	1,821
Interest expense	-	-	(52,989)	-
Total nonoperating revenues (expenses)	328	3,939	(8,347)	1,821
Change in Net Position	(327,594)	329,364	(842,215)	42,446
Total Net Position - beginning of year	(124,171)	1,120,912	12,370,223	(83,073)
Total Net Position - end of year	$ (451,765)	$ 1,450,276	$ 11,528,008	$ (40,627)

NOTE B - DETAILED NOTES (continued)

13. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units
Net Cash Provided/(Used) by:				
Operating activities	$ 73,237	$ 233,775	$ (425,918)	$ 23,292
Capital and related financing activities	-	-	(182,920)	-
Investing activities	328	3,939	2,217	1,821
Net Increase/(Decrease) in Cash	73,565	237,714	(606,621)	25,113
Cash - beginning of year	-	10,176	2,507,990	82,209
Cash - end of year	$ 73,565	$ 247,890	$ 1,901,369	$ 107,322

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY NET POSITION ACCOUNTS

December 31, 2023

ASSETS

	Account Description	Low Rent Project Total 14.850	Housing Choice Vouchers 14.871	EFA FSS Forfeiture Account 14.EFA	Blended Component Unit	Family Self-Sufficiency Program 14.896	Business Activities	Mainstream Vouchers 14.879	Resident Opportunity Supportive Services 14.870	Emergency Housing Vouchers 14.EHV
	ASSETS:									
	CURRENT ASSETS:									
	Cash:									
111	Cash - unrestricted	$ 460,017	$ 4,743	$ -	$ 219,585	$ 24,089	$ 2,474,526	$ -	$ 7,713	$ -
113	Cash - restricted	41,896	243,294	36,698	2,020,003	-	-	-	-	-
114	Cash - tenant security deposits	19,941	-	-	90,558	-	950	-	-	-
100	Total Cash	521,854	248,037	36,698	2,330,146	24,089	2,475,476	-	7,713	-
	Accounts and notes receivables:									
121	Accounts receivable - Other PHA Projects	-	-	-	19,033	-	-	-	-	-
122	Accounts receivable - HUD	21,189	-	-	-	-	-	-	38	-
124	Accounts receivable - other government	-	-	-	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	514	302,751	-	58,831	-	931	12,843	-	67,188
126	Accounts receivable - tenants	12,886	-	-	72,607	-	3,341	-	-	-
126.1	Allowance for doubtful accounts-tenants	(9,956)	-	-	(41,939)	-	-	-	-	-
128	Fraud Recovery	-	45,788	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	(42,487)	-	-	-	-	-	-	-
120	Total receivables - net	24,633	306,052	-	108,532	-	4,272	12,843	38	67,188
142	Prepaid expenses and other assets	84,383	-	-	94,093	-	-	-	-	-
144	Interprogram due from	57,498	-	-	1,001,751	88	4,038,395	16,850	-	190,221
150	TOTAL CURRENT ASSETS	688,368	554,089	36,698	3,534,522	24,177	6,518,143	29,693	7,751	257,409
	NONCURRENT ASSETS:									
	Capital Assets:									
161	Land	1,466,869	-	-	57,172	-	301,687	-	-	-
162	Buildings	6,294,510	-	-	26,276,729	-	42,424	-	-	-
163	Furniture & equipment- Dwellings	26,718	-	-	4,463	-	-	-	-	-
164	Furniture & equipment - Administration	874,659	-	-	932,436	-	-	-	-	-
167	Work in process	159,884	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(11,376,899)	-	-	(14,589,517)	-	(38,182)	-	-	-
168	Infrastructure	4,646,846	-	-	2,382,356	-	86,500	-	-	-
160	Total capital assets - net	2,092,587	-	-	15,063,639	-	392,429	-	-	-
171	Notes receivable - noncurrent	4,390,951	-	-	1,065,901	-	482,580	-	-	-
174	Other assets	38,346	-	-	1,447,446	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	6,521,884	-	-	17,576,986	-	875,009	-	-	-
190	**TOTAL ASSETS**	**$ 7,210,252**	**$ 554,089**	**$ 36,698**	**$ 21,111,508**	**$ 24,177**	**$ 7,393,152**	**$ 29,693**	**$ 7,751**	**$ 257,409**

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY NET POSITION ACCOUNTS

December 31, 2023

ASSETS

	Account Description	MTW Demonstration Program 14.881	Youthbuild Program 14.274	MTW Demonstration Low Rent 14.OPS	MTW Demonstration Capital Fund 14.CFP	MTW Demonstration HCV 14.HCV	COCC	SUB-TOTAL	ELIMINATIONS	TOTAL
	ASSETS:									
	CURRENT ASSETS:									
	Cash:									
111	Cash - unrestricted	$ 154,510	$ 4,850	$ -	$ -	$ -	$ 16,863	$ 3,366,896	$ -	$ 3,366,896
113	Cash - restricted	-	-	-	-	-	-	2,341,891	-	2,341,891
114	Cash - tenant security deposits	-	-	-	-	-	-	111,449	-	111,449
100	Total Cash	154,510	4,850	-	-	-	16,863	5,820,236	-	5,820,236
	Accounts and notes receivables:									
121	Accounts receivable - Other PHA Projects	-	-	-	-	-	-	19,033	-	19,033
122	Accounts receivable - HUD	-	-	-	-	-	1,933	23,160	-	23,160
124	Accounts receivable - other government	2,507	-	-	-	-	-	2,507	-	2,507
125	Accounts receivable - miscellaneous	-	100	-	-	-	-	443,158	-	443,158
126	Accounts receivable - tenants	-	-	-	-	-	-	88,834	-	88,834
126.1	Allowance for doubtful accounts-tenants	-	-	-	-	-	-	(51,895)	-	(51,895)
128	Fraud Recovery	221,917	-	-	-	-	-	267,705	-	267,705
128.1	Allowance for doubtful accounts - fraud	(210,671)	-	-	-	-	-	(253,158)	-	(253,158)
120	Total receivables - net	13,753	100	-	-	-	1,933	539,344	-	539,344
142	Prepaid expenses and other assets	1,332	2,919	-	-	-	7,720	190,447	-	190,447
144	Interprogram due from	5,999	-	-	-	-	290,893	5,601,695	(5,601,695)	-
150	TOTAL CURRENT ASSETS	175,594	7,869	-	-	-	317,409	12,151,722	(5,601,695)	6,550,027
	NONCURRENT ASSETS:									
	Capital Assets:									
161	Land	-	-	-	-	-	-	1,825,728	-	1,825,728
162	Buildings	-	5,780	-	-	-	-	32,619,443	-	32,619,443
163	Furniture & equipment- Dwellings	-	-	-	-	-	-	31,181	-	31,181
164	Furniture & equipment - Administration	47,639	21,299	-	-	-	56,785	1,932,818	-	1,932,818
167	Work in process	-	-	-	-	-	-	159,884	-	159,884
166	Accumulated depreciation	(44,767)	(21,299)	-	-	-	(48,042)	(26,118,706)	-	(26,118,706)
168	Infrastructure	-	-	-	-	-	-	7,115,702	-	7,115,702
160	Total capital assets - net	2,872	5,780	-	-	-	8,743	17,566,050	-	17,566,050
171	Notes receivable - noncurrent	-	-	-	-	-	-	5,939,432	(2,119,001)	3,820,431
174	Other assets	-	-	-	-	-	107,859	1,593,651	-	1,593,651
180	TOTAL NONCURRENT ASSETS	2,872	5,780	-	-	-	116,602	25,099,133	(2,119,001)	22,980,132
190	**TOTAL ASSETS**	**$ 178,466**	**$ 13,649**	**$ -**	**$ -**	**$ -**	**$ 434,011**	**$ 37,250,855**	**$ (7,720,696)**	**$ 29,530,159**

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY NET POSITION ACCOUNTS

December 31, 2023

LIABILITIES AND NET POSITION

	Account Description	Low Rent Project Total 14.850	Housing Choice Vouchers 14.871	EFA FSS Forfeiture Account 14.EFA	Blended Component Unit	Family Self-Sufficiency Program 14.896	Business Activities	Mainstream Vouchers 14.879	Resident Opportunity Supportive Services 14.870	Emergency Housing Vouchers 14.EHV
	LIABILITIES:									
	CURRENT LIABILITIES									
312	Accounts payable < 90 days	$ 73,612	$ 10	$ -	$ 105,728	$ -	$ -	$ -	$ -	$ -
321	Accrued salaries/payroll withholding	5,576	-	-	43,915	-	-	-	1,017	-
322	Accrued compensated absences	1,918	-	-	22,249	2,277	-	-	-	-
325	Accrued interest payable	-	-	-	760,526	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	19,941	-	-	90,558	-	950	-	-	-
342	Unearned revenue	1,244	211	-	5,868	-	305	5	-	23,142
343	Current portion of L-T debt - capital	-	-	-	51,057	-	-	-	-	-
345	Other current liabilities	-	-	-	900	-	-	-	-	-
346	Accrued Liabilities - Other	15,901	-	-	-	-	-	-	-	-
347	Interprogram (due to)	204,677	23	-	4,109,993	24,597	-	40,888	27,472	17,857
310	TOTAL CURRENT LIABILITIES	322,869	244	-	5,190,794	26,874	1,255	40,893	28,489	40,999
	NONCURRENT LIABILITIES									
351	Long-term debt, net of current - capital	-	-	-	2,282,262	-	-	-	-	-
354	Accrued comp. Absences - long term	3,561	-	-	41,279	4,229	-	-	-	-
355	Loan liability - non current	303,000	-	-	1,055,475	-	-	-	-	-
353	Noncurrent liabilities - other	41,896	243,294	36,698	55,806	-	-	-	-	-
350	TOTAL NONCURRENT LIABILITIES	348,457	243,294	36,698	3,434,822	4,229	-	-	-	-
	TOTAL LIABILITIES	671,326	243,538	36,698	8,625,616	31,103	1,255	40,893	28,489	40,999
	NET POSITION:									
508.1	Investment in Capital Assets	2,092,587	-	-	12,730,320	-	392,429	-	-	-
511.1	Restricted Net Position	-	-	-	1,964,197	-	-	-	-	-
512.1	Unrestricted Net Position	4,446,339	310,551	-	(2,208,625)	(6,926)	6,999,468	(11,200)	(20,738)	216,410
	TOTAL NET POSITION	6,538,926	310,551	-	12,485,892	(6,926)	7,391,897	(11,200)	(20,738)	216,410
	TOTAL LIABILITIES AND NET POSITION	**$ 7,210,252**	**$ 554,089**	**$ 36,698**	**$ 21,111,508**	**$ 24,177**	**$ 7,393,152**	**$ 29,693**	**$ 7,751**	**$ 257,409**
		-	-	-	-	-	-	-	-	-

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY NET POSITION ACCOUNTS

December 31, 2023

LIABILITIES AND NET POSITION

	Account Description	MTW Demonstration Program 14.881	Youthbuild Program 14.274	MTW Demonstration Low Rent 14.OPS	MTW Demonstration Capital Fund 14.CFP	MTW Demonstration HCV 14.HCV	COCC	SUB-TOTAL	ELIMINATIONS	TOTAL
	LIABILITIES:									
	CURRENT LIABILITIES									
312	Accounts payable < 90 days	$ -	$ 11,032	$ -	$ -	$ -	$ 58,985	$ 249,367	$ -	$ 249,367
321	Accrued salaries/payroll withholding	14,329	-	-	-	-	127,795	192,632	-	192,632
322	Accrued compensated absences	4,146	-	-	-	-	18,319	48,909	-	48,909
325	Accrued interest payable	-	-	-	-	-	-	760,526	(760,526)	-
333	Accounts payable - other gov.	20,933	-	-	-	-	-	20,933	-	20,933
341	Tenant security deposits	-	-	-	-	-	-	111,449	-	111,449
342	Unearned revenue	12,634	3,972	-	-	-	-	47,381	-	47,381
343	Current portion of L-T debt - capital	-	-	-	-	-	-	51,057	-	51,057
345	Other current liabilities	-	-	-	-	-	-	900	-	900
346	Accrued Liabilities - Other	-	-	-	-	-	65,458	81,359	-	81,359
347	Interprogram (due to)	297,267	81,468	-	-	-	797,453	5,601,695	(5,601,695)	-
310	TOTAL CURRENT LIABILITIES	349,309	96,472	-	-	-	1,068,010	7,166,208	(6,362,221)	803,987
	NONCURRENT LIABILITIES									
351	Long-term debt, net of current - capital	-	-	-	-	-	-	2,282,262	-	2,282,262
354	Accrued comp. Absences - long term	7,699	-	-	-	-	34,021	90,789	-	90,789
355	Loan liability - non current	-	-	-	-	-	-	1,358,475	(1,358,475)	-
353	Noncurrent liabilities - other	-	-	-	-	-	-	377,694	-	377,694
350	TOTAL NONCURRENT LIABILITIES	7,699	-	-	-	-	34,021	4,109,220	(1,358,475)	2,750,745
	TOTAL LIABILITIES	357,008	96,472	-	-	-	1,102,031	11,275,428	(7,720,696)	3,554,732
	NET POSITION:									
508.1	Investment in Capital Assets	2,872	5,780	-	-	-	8,743	15,232,731	-	15,232,731
511.1	Restricted Net Position	-	-	-	-	-	-	1,964,197	-	1,964,197
512.1	Unrestricted Net Position	(181,414)	(88,603)	-	-	-	(676,763)	8,778,499	-	8,778,499
	TOTAL NET POSITION	(178,542)	(82,823)	-	-	-	(668,020)	25,975,427	-	25,975,427
	TOTAL LIABILITIES AND NET POSITION	**$ 178,466**	**$ 13,649**	**$ -**	**$ -**	**$ -**	**$ 434,011**	**$ 37,250,855**	**$ (7,720,696)**	**$ 29,530,159**
		-	-	-	-	-	-	-	-	-

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION ACCOUNTS

Year Ended December 31, 2023

Account Description	Low Rent Project Total 14.850	Housing Choice Vouchers 14.871	EFA FSS Forfeiture Account 14.EFA	Blended Component Unit	Family Self-Sufficiency Program 14.896	Business Activities	Mainstream Vouchers 14.879	Resident Opportunity Supportive Services 14.870	Emergency Housing Vouchers 14.EHV
REVENUES:									
70300 Net resident rental revenue	$ 169,943	$ -	$ -	$ 1,998,632	$ -	$ 12,888	$ -	$ -	$ -
70400 Resident revenue - other	-	-	-	5,036	-	-	-	-	-
Total resident revenue	169,943	-	-	2,003,668	-	12,888	-	-	-
70600 HUD PHA grants - operating	-	-	-	-	136,254	-	504,830	41,089	730,344
70610 HUD PHA grants - capital	-	-	-	-	-	-	-	-	-
70710 Management fee	-	-	-	-	-	-	-	-	-
70720 Asset management fee	-	-	-	-	-	-	-	-	-
70730 Bookkeeping fee	-	-	-	-	-	-	-	-	-
70740 Front line service fee	-	-	-	-	-	-	-	-	-
70750 Other fees	-	-	-	-	-	-	-	-	-
70800 Other government grants	-	-	-	-	-	-	-	-	-
71100 Investment income - unrestricted	113,920	-	-	50,204	-	58,239	-	-	-
71500 Other revenue	10,003	26,756	36,694	1,799,418	5,686	-	-	-	-
72000 Investment income - restricted	-	-	-	526	-	-	-	-	-
TOTAL REVENUES	**$ 293,866**	**$ 26,756**	**$ 36,694**	**$ 3,853,816**	**$ 141,940**	**$ 71,127**	**$ 504,830**	**$ 41,089**	**$ 730,344**
EXPENSES:									
Administrative									
91100 Administrative salaries	$ 106,355	-	-	562,335	-	-	34,116	-	34,012
91200 Auditing fees	15,984	-	-	76,238	-	-	-	-	-
91300 Management fees	167,446	-	-	197,999	-	-	-	-	-
91310 Bookkeeping fees	5,850	-	-	21,960	-	-	-	-	-
91400 Advertising & marketing	1,849	-	-	645	-	1,598	-	-	-
91500 Employee benefits - administrative	43,244	-	-	121,905	400	-	9,890	156	16,530
91600 Office expense	94,376	-	-	202,074	-	3,006	-	-	-
91700 Legal expense	17,991	-	-	54,831	-	27,462	-	-	-
91800 Travel expense	16,727	-	-	27,687	-	-	-	-	-
91900 Other operating - administrative	10,699	-	-	26,440	-	5,393	43	5,768	-
Total Administrative Expense	480,521	-	-	1,292,114	400	37,459	44,049	5,924	50,542
92000 Asset management fee	7,800		-	24,720	-	-	-	-	-
Tenant services									
92100 Tenant services - salaries	-	-	-	-	118,083	-	-	49,949	-
92300 Employee benefits - resident services	-	-	-	-	19,453	-	-	4,717	-
92400 Other resident services	169	-	-	1,804	-	-	-	-	6,520
Total Resident Services	169	-	-	1,804	137,536	-	-	54,666	6,520
Utilities									
93100 Water	14,125	-	-	38,015	-	-	-	-	-
93200 Electricity	30,107	-	-	60,166	-	-	-	-	-
93600 Sewer	28,058	-	-	46,460	-	-	-	-	-
93800 Other utilities	61,828	-	-	37,084	-	-	-	-	-
Total Utilities Expense	134,118	-	-	181,725	-	-	-	-	-
Ordinary Maintenance & Operation									
94100 Labor	68,146	-	-	808,632	-	-	-	-	-
94200 Materials	36,931	-	-	172,656	-	550	-	-	-
94300 Contracts	249,826	-	-	359,838	-	60,984	-	-	-
94500 Employee benefit contributions	26,975	-	-	239,281	-	-	-	-	-
Total Ordinary Maintenance & Operation	381,878	-	-	1,580,407	-	61,534	-	-	-

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION ACCOUNTS

Year Ended December 31, 2023

	Account Description	Low Rent Project Total 14.850	Housing Choice Vouchers 14.871	EFA FSS Forfeiture Account 14.EFA	Blended Component Unit	Family Self-Sufficiency Program 14.896	Business Activities	Mainstream Vouchers 14.879	Resident Opportunity Supportive Services 14.870	Emergency Housing Vouchers 14.EHV
	Insurance Expenses									
96110	Property insurance	78,178	-	-	196,841	-	-	-	-	-
96120	Liability insurance	13,308	-	-	121,727	-	-	-	-	-
96130	Workmen's compensation	4,529	-	-	32,601	2,814	-	997	1,237	957
	Total Insurance Expense	96,015	-	-	351,169	2,814	-	997	1,237	957
96200	Other general expense	878,474	-	-	203,287	-	1,597	-	-	-
96210	Compensated absences	3,179	-	-	35,349	8,116	-	-	-	-
96400	Bad debt - tenant rents	1,594	-	-	27,463	-	-	-	-	-
	Total General Expenses	883,247	-	-	266,099	8,116	1,597	-	-	-
	Financial Expenses									
96710	Interest expense - Mortgage Payable	-	-	-	52,989	-	-	-	-	-
	Total Financial Expenses	-	-	-	52,989	-	-	-	-	-
	TOTAL OPERATING EXPENSE	1,983,748	-	-	3,751,027	148,866	100,590	45,046	61,827	58,019
	EXCESS OPERATING REVENUE	(1,689,882)	26,756	36,694	102,789	(6,926)	(29,463)	459,784	(20,738)	672,325
	Other Expenses									
97300	Housing assistance payments	-	7,016	-	59,059	-	-	506,741	-	658,579
97400	Depreciation expense	96,985	-	-	841,729	-	4,242	-	-	-
	Total Other Expenses	96,985	7,016	-	900,788	-	4,242	506,741	-	658,579
	TOTAL EXPENSES	**2,080,733**	**7,016**	**-**	**4,651,815**	**148,866**	**104,832**	**551,787**	**61,827**	**716,598**
	EXCESS OF REVENUE OVER EXPENSES	**(1,786,867)**	**19,740**	**36,694**	**(797,999)**	**(6,926)**	**(33,705)**	**(46,957)**	**(20,738)**	**13,746**
10010	Operating Transfer In	-	-	-	-	-	-	-	-	-
10020	Operating Transfer Out	-	-	(36,694)	-	-	-	-	-	-
10093	Transfers between programs - in	1,820,337	-	-	-	-	-	-	-	
10094	Transfers between programs - out	-	-	-	-	-	-	-	-	
11040	Prior Period Adjustments, Equity Transfers and Correc	-	-	-	-	-	-	-	-	
	Beginning Net Position	6,505,456	290,811	-	13,283,891	-	7,425,602	35,757	-	202,664
	Ending Net Position	**$ 6,538,926**	**$ 310,551**	**$ -**	**$ 12,485,892**	**$ (6,926)**	**$ 7,391,897**	**$ (11,200)**	**$ (20,738)**	**$ 216,410**

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION ACCOUNTS

Year Ended December 31, 2023

Account Description	MTW Demonstration Program 14.881	Youthbuild Program 14.274	MTW Demonstration Low Rent 14.OPS	MTW Demonstration Capital Fund 14.CFP	MTW Demonstration HCV 14.HCV	COCC	SUB-TOTAL	ELIMINATIONS	TOTAL
REVENUES:									
70300 Net resident rental revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,181,463	$ -	$ 2,181,463
70400 Resident revenue - other	-	-	-	-	-	-	5,036	-	5,036
Total resident revenue	-	-	-	-	-	-	2,186,499	-	2,186,499
70600 HUD PHA grants - operating	-	-	1,195,728	422,114	15,581,217	-	18,611,576	-	18,611,576
70610 HUD PHA grants - capital	-	-	-	202,495	-	-	202,495	-	202,495
70710 Management fee	-	-	-	-	-	362,806	362,806	(362,806)	-
70720 Asset management fee	-	-	-	-	-	7,800	7,800	(7,800)	-
70730 Bookkeeping fee	-	-	-	-	-	127,950	127,950	(127,950)	-
70740 Front line service fee	-	-	-	-	-	-	-	-	-
70750 Other fees	-	-	-	-	-	159,800	159,800	(159,800)	-
70800 Other government grants	-	619,736	-	-	-	-	619,736	-	619,736
71100 Investment income - unrestricted	616	298	-	-	-	1,226	224,503	-	224,503
71500 Other revenue	-	-	-	-	-	89,775	1,968,332	(558,971)	1,409,361
72000 Investment income - restricted	-	-	-	-	-	-	526	-	526
TOTAL REVENUES	**$ 616**	**$ 620,034**	**$ 1,195,728**	**$ 624,609**	**$ 15,581,217**	**$ 749,357**	**24,472,023**	**(1,217,327)**	**23,254,696**
EXPENSES:									
Administrative									
91100 Administrative salaries	380,338	302,687	-	-	-	646,441	2,066,284	(154,000)	1,912,284
91200 Auditing fees	-	-	-	-	-	-	92,222	-	92,222
91300 Management fees	195,360	-	-	-	-	-	560,805	(560,805)	-
91310 Bookkeeping fees	122,100	2,889	-	-	-	-	152,799	(152,799)	-
91400 Advertising & marketing	1,375	175	-	-	-	500	6,142	-	6,142
91500 Employee benefits - administrative	102,352	80,607	-	-	-	200,259	575,343	-	575,343
91600 Office expense	94,708	13,736	-	-	-	78,300	486,200	(51,271)	434,929
91700 Legal expense	86,870	735	-	-	-	6,280	194,169	-	194,169
91800 Travel expense	23,638	82,497	-	-	-	38,779	189,328	-	189,328
91900 Other operating - administrative	38,922	21,883	-	-	-	81,540	190,688	(5,800)	184,888
Total Administrative Expense	1,045,663	505,209	-	-	-	1,052,099	4,513,980	(924,675)	3,589,305
92000 Asset management fee	-	-		-	-	-	32,520	(32,520)	-
Tenant services									
92100 Tenant services - salaries	-	142,942	-	-	-	-	310,974	-	310,974
92300 Employee benefits - resident services	-	14,708	-	-	-	-	38,878	-	38,878
92400 Other resident services	-	14,449	-	-	-	-	22,942	-	22,942
Total Resident Services	-	172,099	-	-	-	-	372,794	-	372,794
Utilities									
93100 Water	-	-	-	-	-	-	52,140	-	52,140
93200 Electricity	-	5,780	-	-	-	-	96,053	-	96,053
93600 Sewer	-	-	-	-	-	-	74,518	-	74,518
93800 Other utilities	-	-	-	-	-	1,637	100,549	-	100,549
Total Utilities Expense	-	5,780	-	-	-	1,637	323,260	-	323,260
Ordinary Maintenance & Operation									
94100 Labor	-	-	-	-	-	-	876,778	-	876,778
94200 Materials	15,874	5,322	-	-	-	11,001	242,334	-	242,334
94300 Contracts	7,498	-	-	-	-	11,023	689,169	(260,132)	429,037
94500 Employee benefit contributions	-	41	-	-	-	-	266,297	-	266,297
Total Ordinary Maintenance & Operation	23,372	5,363	-	-	-	22,024	2,074,578	(260,132)	1,814,446

LAKELAND HOUSING AUTHORITY
Lakeland, Florida
FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION ACCOUNTS

Year Ended December 31, 2023

	Account Description	MTW Demonstration Program 14.881	Youthbuild Program 14.274	MTW Demonstration Low Rent 14.OPS	MTW Demonstration Capital Fund 14.CFP	MTW Demonstration HCV 14.HCV	COCC	SUB-TOTAL	ELIMINATIONS	TOTAL
	Insurance Expenses									
96110	Property insurance	4,622	9,243	-	-	-	7,125	296,009	-	296,009
96120	Liability insurance	4,353	4,386	-	-	-	1,994	145,768	-	145,768
96130	Workmen's compensation	10,130	10,206	-	-	-	20,132	83,603	-	83,603
	Total Insurance Expense	19,105	23,835	-	-	-	29,251	525,380	-	525,380
96200	Other general expense	(570)	-	-	-	-	-	1,082,788	-	1,082,788
96210	Compensated absences	12,410	-	-	-	-	60,452	119,506	-	119,506
96400	Bad debt - tenant rents	-	-	-	-	-	-	29,057	-	29,057
	Total General Expenses	11,840	-	-	-	-	60,452	1,231,351	-	1,231,351
	Financial Expenses									
96710	Interest expense - Mortgage Payable	-	-	-	-	-	868	53,857	-	53,857
	Total Financial Expenses	-	-	-	-	-	868	53,857	-	53,857
	TOTAL OPERATING EXPENSE	1,099,980	712,286	-	-	-	1,166,331	9,127,720	(1,217,327)	7,910,393
	EXCESS OPERATING REVENUE	(1,099,364)	(92,252)	1,195,728	624,609	15,581,217	(416,974)	15,344,303	-	15,344,303
	Other Expenses									
97300	Housing assistance payments	14,695,487	-	-	-	-	-	15,926,882	-	15,926,882
97400	Depreciation expense	1,602	-	-	-	-	42,855	987,413	-	987,413
	Total Other Expenses	14,697,089	-	-	-	-	42,855	16,914,295	-	16,914,295
	TOTAL EXPENSES	**15,797,069**	**712,286**	**-**	**-**	**-**	**1,209,186**	**26,042,015**	**(1,217,327)**	**24,824,688**
	EXCESS OF REVENUE OVER EXPENSES	**(15,796,453)**	**(92,252)**	**1,195,728**	**624,609**	**15,581,217**	**(459,829)**	**(1,569,992)**	**-**	**(1,569,992)**
10010	Operating Transfer In	17,438,248	-	-	-	-	-	17,438,248	-	17,438,248
10020	Operating Transfer Out		-	(1,195,728)	(624,609)	(15,581,217)	-	(17,438,248)	-	(17,438,248)
10093	Transfers between programs - in	-	-	-	-	-	-	1,820,337	-	1,820,337
10094	Transfers between programs - out	(1,820,337)	-	-	-	-	-	(1,820,337)	-	(1,820,337)
11040	Prior Period Adjustments, Equity Transfers and Co	-	-	-	-	-	-	-	-	-
	Beginning Net Position	-	9,429	-	-	-	(208,191)	27,545,419	-	27,545,419
	Ending Net Position	**$ (178,542)**	**$ (82,823)**	**$ -**	**$ -**	**$ -**	**$ (668,020)**	**$ 25,975,427**	**$ -**	**$ 25,975,427**

LAKELAND HOUSING AUTHORITY
SCHEDULE AND RECONCILIATION OF ACTUAL CAPITAL FUND COSTS & ADVANCES
Year Ended December 31, 2023

Program	FL29P011 501-17	FL29P011 501-19	FL29P011 501-20	FL29P011 501-21	FL29P011 501-22	FL29P011 501-23	Total
Budget	$ 608,069	$ 971,182	$ 1,115,701	$ 1,088,977	$ 892,964	$ 932,646	$ 5,609,539
Advances							
Cash receipts - Prior Years	$ 583,259	$ -	$ -	$ -	$ -	$ -	$ 583,259
Cash receipts - Current Year	24,810	291,354	-	596,429	-	-	912,593
Cumulative as of March 31, 2023	608,069	291,354	-	596,429	-	-	1,495,852
Costs							
Prior Years	583,259	287,984	-	-	-	-	871,243
Current Year	24,810	3,370	-	596,429	-	-	624,609
Cumulative as of March 31, 2023	608,069	291,354	-	596,429	-	-	1,495,852
Excess (Deficiency) of Advances Due to (From) HUD	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Soft Costs							
Prior Years	$ 535,150	$ 287,984	$ -	$ -	$ -	$ -	$ 823,134
Current Year	24,810	3,370	-	393,934	-	-	422,114
Cumulative as of March 31, 2023	559,960	291,354	-	393,934	-	-	1,245,248
Hard Costs							
Prior Years	48,109	-	-	-	-	-	48,109
Current Year	-	-	-	202,495	-	-	202,495
Cumulative as of March 31, 2023	48,109	-	-	202,495	-	-	250,604
Cumulative Hard and Soft Costs	$ 608,069	$ 291,354	$ -	$ 596,429	$ -	$ -	$ 1,495,852
Remaining Grant Balance as of March 31, 2023	$ -	$ 679,828	$ 1,115,701	$ 492,548	$ 892,964	$ 932,646	$ 4,113,687

6903 Rockledge Drive
Suite 300
Bethesda, MD 20817
301-564-3636

1960 Gallows Road
Suite 340
Vienna, VA 22182
703-506-9700

RUBINO
STRENGTH IN NUMBERS

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

Board of Commissioners
Lakeland Housing Authority
Lakeland, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Lakeland Housing Authority (the Authority) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October 11, 2024.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Rubino & Company

Bethesda, Maryland
October 11, 2024

6903 Rockledge Drive
Suite 300
Bethesda, MD 20817
301-564-3636

RUBINO
STRENGTH IN NUMBERS

1960 Gallows Road
Suite 340
Vienna, VA 22182
703-506-9700

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

Board of Commissioners
Lakeland Housing Authority
Lakeland, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Lakeland Housing Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2023. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Rubino & Company

Bethesda, Maryland
October 11, 2024

LAKELAND HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2023

Federal Grantor/Program or Cluster Title	Federal Assistance Listing Number	Pass-through Identifying Number	Total Federal Expenditures
U.S. Department of Housing and Urban Development (HUD):			
Moving to Work Demonstration Program	14.881	N/A	$ 17,401,554
Housing Voucher Cluster:			
Emergency Housing Vouchers	14.871	N/A	730,344
Mainstream Vouchers	14.879	N/A	504,830
			1,235,174
Resident Opportunity and Supportive Services	14.870	N/A	41,089
Family Self-Sufficiency Program	14.896	N/A	136,254
Total HUD Federal Expenditures			18,814,071
U.S. Department of Labor (DOL):			
Pass through from the State of Florida:			
YouthBuild Program	17.274	YB-38203-22-60-A-12	619,736
Total DOL Federal Expenditures			619,736
TOTAL FEDERAL EXPENDITURES			$ 19,433,807

LAKELAND HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2023

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Lakeland Housing Authority (the "Authority") under programs of the federal government for the year ended December 31, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

2. Summary of Significant Accounting Policies

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

3. Indirect Cost Rate

The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

LAKELAND HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended December 31, 2023

SECTION I – SUMMARY OF AUDITOR'S RESULTS

Financial Statements

1. Type of auditor's report issued:	Unmodified
2. Internal control over financial reporting:	
a. Material Weakness(es) identified?	No
b. Significant deficiency(ies) identified that are not considered to be material weakness(es)?	None reported
3. Noncompliance material to financial statements noted?	No

Federal Awards

4. Internal control over major programs:	
a. Material weakness(es) identified?	No
b. Significant deficiency(ies) identified that are not considered to be material weakness(es)?	None reported
5. Type of auditor's report issued on compliance for major programs:	Unmodified
6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No

7. Identification of major federal programs:

Name of Federal Program or Cluster	Federal Assistance Listing No.	
Moving to Work Demonstration Program	14.881	$ 17,401,554
Housing Voucher Cluster	14.871/879	$ 1,235,174

8. Dollar threshold used to distinguish between type A and type B programs:	$ 750,000
9. Auditee qualified as low-risk auditee?	No

SECTION II – FINANCIAL STATEMENT FINDINGS

None.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.

LAKELAND HOUSING AUTHORITY
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
Year Ended December 31, 2023

Finding No. 2022-001: Eligibility – Housing Voucher Cluster

Condition: Out of an approximate population of 1,436 tenants, 43 tenant files were tested and the following deficiencies were noted:

- 13 files had incorrect utility allowance calculations,
- 12 files had an incorrect income calculation, and
- 2 files utilized incorrect payment standard.

Current Year Status: This finding is cleared.

Finding No. 2022-002: Eligibility – Public and Indian Housing

Condition: Out of an approximate population of 257 tenants, 30 tenant files were tested and the following deficiencies were noted:

- 5 files had incorrect income calculations, and
- 1 file was completed but not entered into the system.

Current Year Status: This finding is cleared.