

Housing Authority of the City of Littleton

Financial Statements
with Independent Auditors' Report

September 30, 2020



**HINKLE &
COMPANY**
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Business Advisors

Housing Authority of the City of Littleton

September 30, 2020

Board of Commissioners

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Executive Director

Corey Reitz

Housing Authority of the City of Littleton

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September 30, 2020

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**HINKLE &
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Independent Auditors' Report

Board of Commissioners
Housing Authority of the City of Littleton
Littleton, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Littleton as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Housing Authority of the City of Littleton, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of Powers Circle Apartments LLLP, which represent 19 percent and 4 percent, respectively, of the assets and revenues of the Housing Authority of the City of Littleton. Those financial statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Powers Circle Apartments LLLP, is based solely upon the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Auditors' Responsibility

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

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

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Littleton as of September 30, 2020, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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



Other Matters

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Littleton's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is 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 the 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 26, 2021, on our consideration of the Housing Authority of the City of Littleton's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Littleton's internal control over financial reporting and compliance.

Hick & Company, PC

Greenwood Village, Colorado
February 26, 2021



HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

As management of Housing Authority of the City of Littleton, (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2020. The Management's Discussion and Analysis is designed to assist the reader in focusing on significant financial items, to provide an overview of the Authority's financial activity and position, and to identify financial trends and concerns. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements and the additional information that we have furnished in our notes to the financial statements to obtain a full understanding of its financial position.

Financial Highlights

The Authority continues to have a positive financial outlook.

- Total Net Position was \$12,062,469 at September 30, 2020 and \$11,808,018 at September 30, 2019.
- The Authority generated Net Operating Income before depreciation of \$1,498,881 for 2020 vs \$1,356,654 in 2019.
- Capital Assets in 2020 totaled \$24,504,545 compared to 2019 Capital Assets totaling \$24,685,599. Including the capital assets of Powers Circle.
- Fiscal year 2020 ended with a current ratio of 3.48, allowing the Authority to meet its current obligations 3.48 times. This ratio was 4.23 in 2019.
- Total Unrestricted Cash and Investments was \$7,092,532 at September 30, 2020 and \$6,548,608 at September 30, 2019. Restricted Cash and Investments was \$1,384,577 at September 30 2020, and \$1,186,455 at September 30, 2019.

Using the Financial Statements

The Financial Statements consist of Management's Discussion and Analysis (this section) and a series of financial statements and notes to those statements. These statements are organized so that the reader can understand the Authority as an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities.

The Statement of Net Position – Proprietary Funds presents information on all the Authority assets and liabilities. The difference between a Public Housing Authority's assets and liabilities is Net Position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds provide the reader operating revenues and expenses by funds and by the Authority in total. This is reported on a full accrual basis where income is reported when earned and expenses are reported as incurred. This report shows the reader the net operating income/loss.

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Using the Financial Statements (Continued)

Operating Revenue consists of resident rents, management fees, operating subsidies and contributions, administration fees, and other income. Operating expenses are salaries and benefits, office expenses, insurance, utilities, maintenance activities and depreciation. The next section shows Non-Operating Revenues and Expenses to arrive at the Change in Net Position (Profit/Loss) for the year just ended. Non-Operating Revenues/Expenses consist of interest income, mortgage interest expense, debt issuance and financing activities, and non-operating grants.

Each column of this statement is a fund. A fund is a self-balancing set of accounts recording cash and other financial resources together with all related liabilities and net position and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or restrictions.

The Statement of Cash Flows – Proprietary Funds provides our third statement which converts accrual accounting to cash to let the reader know, by fund, and by the Authority, as-a whole, if the Authority increased or decreased its cash position this year and the sources and/or uses of the cash.

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements and can be found immediately after them in the audit report.

Programs and Services

The following is a brief description of the programs and services that the Authority provides for the residents within the City of Littleton.

Housing Choice Vouchers - Through Annual Contribution Contracts with HUD, the Authority receives funding to subsidize the rent of low-income families in the private market and earns an administrative fee to cover the program's operating costs. In 2020, the Authority was authorized to issue 288 Housing Choice Vouchers and 209 Project-Based Vouchers. The Authority also administers a significant amount of Housing Choice Vouchers on behalf of Arapahoe County, the Colorado Division of Housing, and Port-In Vouchers from other Housing Authorities.

Public Housing – The Authority operates 71 units of disbursed family housing for low-income individuals and families in the City of Littleton. The Authority receives an operating subsidy to cover the program's operating costs as well as a capital grant to assist with capital and management improvement activities for the program.

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Programs and Services (Continued)

Section 8 New Construction and Substantial Rehabilitation – Under multi-family contracts with HUD, the Authority receives funding for four project-based housing facilities to provide subsidized rent for 332 low-income households. These four properties are Amity Plaza (180 Units), Alyson Court (60 Units), Bradley House (72 Units), and John W. Newey Family Housing (20 Units). The rents of the units in these properties are subsidized by HUD and are “project-based” under the Section 8 New Construction and/or Substantial Rehabilitation Programs.

Development – The Authority is involved with developing and rehabbing new acquisitions and the construction of low-income housing. This fund also accounts for the Authority’s interest in various properties, including 2 office buildings, an interest in a Low-Income Housing Tax Credit project, Sierra Vista and other affordable housing projects.

Powers Circle Apartments – This 69-unit apartment complex was purchased by the Authority in 2008. On July 30, 2013, the property was sold to the Powers Circle Apartments LLLP tax credit partnership. Partners include Countryside Corporate Tax Credits XXI (as a Limited Partner) and Littleton Area Neighborhood Development (LAND) (as the General Partner). Littleton Housing Authority is the developer of the project and acts as the Management Agent. The property will remain affordable in the community for a period of 15 years in accordance with the tax credit requirements and for an additional 15 years in accordance with the Land Use Restriction Agreement.

Libby Bortz Assisted Living Center – The Authority owns and operates a 111-unit elderly assisted living property designed for moderate-income frail elderly. Services provided include three meals a day, weekly housekeeping and laundry service, medication administration and 24-hour protective oversight. Of the 111 units in the property, 10 units are dedicated to Expanded Care Services.

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Financial Analysis

Condensed Statement of Net Position

	2019	2020
Assets		
Current Assets	\$ 7,517,203	\$ 7,389,927
Restricted Cash	\$ 1,186,455	\$ 1,384,577
Capital Assets, Net of Accum. Depr.	\$ 24,685,599	\$ 24,504,545
Other Noncurrent Assets	\$ 3,441,392	\$ 3,790,036
Total Assets	\$ 36,830,649	\$ 37,069,085
Liabilities		
Current Liabilities	\$ 1,777,139	\$ 2,121,717
Long-Term Liabilities	\$ 23,245,492	\$ 22,884,899
Total Liabilities	\$ 25,022,631	\$ 25,006,616
Net Position		
Net Investment in Capital Assets	\$ 1,903,699	\$ 1,696,120
Restricted Net Position	\$ 993,886	\$ 1,384,577
Unrestricted Net Position	\$ 8,910,433	\$ 8,981,772
Total Net Position	\$ 11,808,018	\$ 12,062,469
Total Liabilities & Net Position	\$ 36,830,649	\$ 37,069,085

- Changes in net position may serve as a useful indicator of changes in the financial position of an organization. On September 30, 2020 assets exceeded liabilities by \$12,062,469. This amount is allocated to \$1,696,120 Net Investment in Capital Assets, \$1,384,577, Restricted Net Position, and \$8,981,772, that is Unrestricted.
- Capital Assets represent the largest portion of assets at \$24,504,545 (66%), although Current Assets also represent a significant portion of the Authority's assets at \$7,389,927 (20%).

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Financial Analysis

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

	2019	2020
Total Operating Revenues	\$ 15,699,777	\$ 17,121,092
Total Operating Expenses	\$ 15,397,349	\$ 16,731,647
Net Operating Income (Loss)	<u>\$ 302,428</u>	<u>\$ 389,445</u>
Net Nonoperating Revenues & Expenses	\$ (691,608)	\$ (134,994)
Change in Net Position	<u>\$ (389,180)</u>	<u>\$ 254,451</u>
Net Position - Beginning	<u>\$ 12,197,198</u>	<u>\$ 11,808,018</u>
Net Position - Ending	<u><u>\$ 11,808,018</u></u>	<u><u>\$ 12,062,469</u></u>

- Operating Revenues increased \$1,421,315 with Operating Expenses increasing \$1,334,298 from 2019 to 2020.
- The Operating Revenue increase is consistent with normal Rental Rate increases, HAP increase in the Section 8 New Construction funds and a full year of commercial rental revenue at the Rapp St. building.
- The Operating Expense increase was due to several items. Increased HAP costs, associated with higher HAP revenue, increased General & Administrative costs, higher property & casualty insurance, and Environmental Cleanup costs at John Newey.
- Net Non-Operating Revenues & Expenses were \$(134,994) in 2020. This decrease from 2019 (\$691,608) was mainly due to \$478,685 in Bradley House Capital Grant Funds received for RAD investment activity.

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Capital Assets and Long-Term Debt

Capital Assets

	<u>2019</u>	<u>2020</u>
Capital Assets	\$ 49,155,235	\$ 50,081,813
Less Accumulated Depreciation	\$ 24,469,636	\$ 25,577,268
Total Capital Assets, Net of Depreciation	<u>\$ 24,685,599</u>	<u>\$ 24,504,545</u>

Please see Note 6 to Financial Statements for further detail.

As of September 30, 2020, the Authority had outstanding long-term debt of \$22,517,835, comprised of loans, mortgages and employee compensated absences. Scheduled payments for within the next Fiscal year are \$450,203 (Current Debt). Regarding depreciation of buildings at Amity Plaza, Bradley House, John Newey, and Public Housing, these assets have been fully depreciated based on their useful life, however, there is certainly significant value in the buildings. This is not financially indicated based on GAAP. Details of the Long-Term Debt are provided in Note 7 to the Financial Statements.

The majority of the Authority's funding is from the Department of Housing & Urban Development (HUD). This funding consists of Section 8 housing assistant payments, capital fund grants, operating subsidies, and other smaller grants. The Authority is authorized to issue 288 Housing Choice Vouchers and this number is not expected to change. The Authority also earns administrative fees for the administration of Section 8 Housing Choice Vouchers for Arapahoe County, the Colorado Division of Housing, and Sierra Vista, a Low-Income Housing Tax Credit property where the Authority is a limited partner receiving administrative fees and a percentage of available cash from operations. While the number of Arapahoe County and Colorado Division of Housing vouchers vary due to portability, the average total number of vouchers administered each month is 815.

In 2018, the Authority began offering expanded care and services packages to residents at the Libby Bortz Assisted Living Center (LBALC) in order to provide a higher level of care to existing and future residents of the facility. The expanded care and services include dressing assistance, personal hygiene care (daily grooming), incontinence care management, medication management, bathing assistance, escort to and from meals and activities and other care services. There are currently 10 Expanded Care units, which took the place of 10 regular units. At-this time there are no plans to increase that number.

HOUSING AUTHORITY OF THE CITY OF LITTLETON
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Due to cuts in federal congressional appropriations for housing programs over the past several years, the capital fund and operating subsidies for the Public Housing Program have been funded at less than 100% of allocations. This trend is expected to continue in the future, as appropriations at the national level were higher for 2019 than for 2020. The Authority only has 71 Public Housing homes currently receiving operating and capital subsidies. These homes will be voluntarily removed from the Public Housing Annual Contributions Contract (ACC) as authorized under Section 22 of the U.S. Housing Act of 1937.

The Streamlined Voluntary Conversion (Section 22) is expected to be completed in the 2021 fiscal year and as a result, the Authority will no longer have participation in the Public Housing program. Ownership of the 71 homes will be transferred to an affiliate nonprofit entity, South Metro Property Corporation. Families residing in these homes will receive Tenant Protection Vouchers, which will be issued in addition to the 288 Housing Choice Vouchers currently authorized to be administered by the Authority. Of the 71 homes, 59 will be rehabilitated and sold to low- and moderate-income families and 12 will be redeveloped into a 51-unit Low-Income Housing Tax Credit property that will house low-income elderly and disabled residents. The Authority has partnered with Habitat for Humanity of Metro Denver to rehabilitate and sell the 59 homes in order to preserve housing affordability. The Authority will maintain management of the homes over the next two years until they are sold or redeveloped.

The Authority expects to offer additional programming and continue its development efforts in order to preserve and create affordable housing in the community and provide additional revenue. The proceeds from the Section 22 conversion and subsequent sale of the 59 homes will be used by South Metro Property Corporation for additional development and acquisition opportunities, which will be managed by the Authority. In addition to the administration of the associated Tenant Protection Vouchers, the Authority plans to add 24 Foster Youth to Independence (FYI) vouchers to provide housing assistance to youth under the age of 25 that are aging out of foster care and are at extreme risk of experiencing homelessness. The Authority will receive a separate administrative fee to operate this program.

Requests for Information

This financial report is designed to provide a general overview of the Housing Authority of the City of Littleton's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Littleton Housing Authority
doing business as
South Metro Housing Options
5808 S. Rapp St.
Suite 100
Littleton, Colorado 80120

Basic Financial Statements

Housing Authority of the City of Littleton
Statement of Net Position
Proprietary Funds
September 30, 2020

	Public Housing	Housing Choice Vouchers	Development	Amity Plaza	Alyson Court	Libby Bortz	Bradley House	John Newey	Powers Circle	Totals
Assets										
<i>Current Assets</i>										
Cash	\$ -	\$ 39,078	\$ 333,832	\$ 4,080,395	\$ 189,243	\$ 424,650	\$ 386,958	\$ 1,512,527	\$ 125,849	\$ 7,092,532
Accounts Receivable	22,092	3	19,573	19,972	5,875	16,099	8,116	10,305	11,390	113,425
Inventory	-	-	-	-	-	181	-	-	-	181
Prepaid Expenses	22,592	33,413	5,525	39,166	9,760	44,226	18,009	5,059	6,039	183,789
Total Current Assets	<u>44,684</u>	<u>72,494</u>	<u>358,930</u>	<u>4,139,533</u>	<u>204,878</u>	<u>485,156</u>	<u>413,083</u>	<u>1,527,891</u>	<u>143,278</u>	<u>7,389,927</u>
<i>Noncurrent Assets</i>										
Restricted Cash	-	-	58,499	502,654	-	454,761	-	-	368,663	1,384,577
Other Assets	-	-	-	-	-	-	-	-	19,347	19,347
Advances to Other Funds	-	-	312,260	-	-	-	-	-	-	312,260
Notes Receivable	-	20,568	3,437,861	-	-	-	-	-	-	3,458,429
Capital Assets, <i>Not Being Depreciated</i>	585,179	-	929,850	1,206,552	1,288,000	330,553	585,180	251,981	865,000	6,042,295
Capital Assets, <i>Net of Accumulated Depreciation</i>	210,770	1,506	3,716,054	3,678,170	1,645,060	2,585,977	807,790	237,700	5,579,223	18,462,250
Total Noncurrent Assets	<u>795,949</u>	<u>22,074</u>	<u>8,454,524</u>	<u>5,387,376</u>	<u>2,933,060</u>	<u>3,371,291</u>	<u>1,392,970</u>	<u>489,681</u>	<u>6,832,233</u>	<u>29,679,158</u>
Total Assets	<u>\$ 840,633</u>	<u>\$ 94,568</u>	<u>\$ 8,813,454</u>	<u>\$ 9,526,909</u>	<u>\$ 3,137,938</u>	<u>\$ 3,856,447</u>	<u>\$ 1,806,053</u>	<u>\$ 2,017,572</u>	<u>\$ 6,975,511</u>	<u>\$ 37,069,085</u>
Liabilities and Net Position										
<i>Current Liabilities</i>										
Bank Overdraft Payable	\$ 14,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,434
Advances from Other Funds	-	-	-	-	-	40,386	-	-	-	40,386
Accounts Payable	12,495	1,890	260,062	59,138	9,445	63,205	27,051	75,346	13,221	521,853
Accrued Liabilities	15,104	27,507	11,605	33,605	14,462	75,398	60,684	9,149	12,885	260,399
Unearned Revenues	1,494	2,029	1,234	4,463	1,578	327,648	2,969	4,763	10,946	357,124
Accrued Interest Payable	-	-	11,886	7,991	8,392	6,869	-	11,402	10,945	57,485
Tenant Security Deposits	25,669	-	20,336	53,490	17,543	175,741	23,551	7,643	47,696	371,669
Current Portion of Long-Term Liabilities										
Accrued Compensated Absences	1,355	2,427	2,255	2,493	1,387	35,966	1,440	841	-	48,164
Mortgages Payable	-	-	52,855	191,925	43,753	115,199	-	46,471	-	450,203
Total Current Liabilities	<u>\$ 70,551</u>	<u>\$ 33,853</u>	<u>\$ 360,233</u>	<u>\$ 353,105</u>	<u>\$ 96,560</u>	<u>\$ 840,412</u>	<u>\$ 115,695</u>	<u>\$ 155,615</u>	<u>\$ 95,693</u>	<u>\$ 2,121,717</u>

(Continued)

Housing Authority of the City of Littleton
Statement of Net Position
Proprietary Funds
September 30, 2020
(Continued)

	Public Housing	Housing Choice Vouchers	Development	Amity Plaza	Alyson Court	Libby Bortz	Bradley House	John Newey	Powers Circle	Totals
Liabilities and Net Position (Continued)										
<i>Long-Term Liabilities</i>										
Advances from Other Funds	\$ -	\$ -	\$ -	\$ -	\$ 46,793	\$ -	\$ -	\$ -	\$ 132,741	\$ 179,534
Accrued Interest Payable	-	-	-	-	-	-	-	-	456,360	456,360
Developer Fee Payable	-	-	-	-	-	-	-	-	229,537	229,537
Accrued Compensated Absences	12,463	22,326	20,737	22,925	12,758	-	13,247	7,734	-	112,190
Notes Payable	-	-	-	-	-	-	-	-	2,663,466	2,663,466
Mortgages Payable	-	-	2,471,572	5,877,793	2,246,373	3,261,340	-	2,804,067	2,582,667	19,243,812
Total Long-Term Liabilities	12,463	22,326	2,492,309	5,900,718	2,305,924	3,261,340	13,247	2,811,801	6,064,771	22,884,899
Total Liabilities	\$ 83,014	\$ 56,179	\$ 2,852,542	\$ 6,253,823	\$ 2,402,484	\$ 4,101,752	\$ 128,942	\$ 2,967,416	\$ 6,160,464	\$ 25,006,616
<i>Net Position</i>										
Net Investment in Capital Assets	795,949	1,506	2,121,477	(1,184,996)	642,934	(460,009)	1,392,970	(2,811,801)	1,198,090	1,696,120
Restricted for:										
Scholarships	-	-	58,499	-	-	-	-	-	-	58,499
Repair and Replacement	-	-	-	176,049	-	273,698	-	-	125,056	574,803
Operating Deficits	-	-	-	326,605	-	181,063	-	-	243,607	751,275
Unrestricted	(38,330)	36,883	3,780,936	3,955,428	92,520	(240,057)	284,141	1,861,957	(751,706)	8,981,772
Total Net Position	757,619	38,389	5,960,912	3,273,086	735,454	(245,305)	1,677,111	(949,844)	815,047	12,062,469
Total Liabilities and Net Position	\$ 840,633	\$ 94,568	\$ 8,813,454	\$ 9,526,909	\$ 3,137,938	\$ 3,856,447	\$ 1,806,053	\$ 2,017,572	\$ 6,975,511	\$ 37,069,085

See Notes to the Financial Statements.

Housing Authority of the City of Littleton
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended September 30, 2020

	Public Housing	Housing Choice Vouchers	Development	Amity Plaza	Alyson Court	Libby Bortz	Bradley House	John Newey	Powers Circle	Totals
Operating Revenues										
Rental	\$ 260,726	\$ -	\$ 319,007	\$ 691,698	\$ 196,266	\$ 982,803	283,239	67,719	\$ 691,224	\$ 3,492,682
Operating Grants and Contributions	213,514	7,890,035	-	2,380,990	452,806	10,000	172,561	246,604	-	11,366,510
Assisted Living Fees	-	-	-	-	-	1,662,843	-	-	-	1,662,843
Other	2,702	137,532	206,027	42,204	809	184,305	13,540	637	11,301	599,057
Total Operating Revenues	<u>476,942</u>	<u>8,027,567</u>	<u>525,034</u>	<u>3,114,892</u>	<u>649,881</u>	<u>2,839,951</u>	<u>469,340</u>	<u>314,960</u>	<u>702,525</u>	<u>17,121,092</u>
Operating Expenses										
Housing Assistance Payments	-	7,183,073	-	-	-	-	-	-	-	7,183,073
General and Administrative	237,157	547,333	419,629	496,042	212,679	798,816	214,639	160,123	336,402	3,422,820
Tenant Services	43,691	18	64	48,165	20,746	1,484,251	48,946	4,576	-	1,650,457
Utilities	69,037	-	50,805	162,800	75,442	102,740	81,404	21,958	79,194	643,380
Maintenance and Operation	65,347	1,533	163,918	246,099	133,363	246,660	133,291	46,900	92,658	1,129,769
Insurance and Benefits	139,460	122,821	114,296	253,829	96,485	347,503	127,911	60,600	37,087	1,299,992
Extraordinary Maintenance	146,972	-	-	-	9,461	-	-	136,287	-	292,720
Depreciation	44,539	1,757	95,319	341,322	83,330	210,971	83,552	50,951	197,695	1,109,436
Total Operating Expenses	<u>746,203</u>	<u>7,856,535</u>	<u>844,031</u>	<u>1,548,257</u>	<u>631,506</u>	<u>3,190,941</u>	<u>689,743</u>	<u>481,395</u>	<u>743,036</u>	<u>16,731,647</u>
Net Operating Income (Loss)	<u>(269,261)</u>	<u>171,032</u>	<u>(318,997)</u>	<u>1,566,635</u>	<u>18,375</u>	<u>(350,990)</u>	<u>(220,403)</u>	<u>(166,435)</u>	<u>(40,511)</u>	<u>389,445</u>
Nonoperating Revenues (Expenses)										
Grants and Contributions	146,972	-	-	-	58,250	-	478,685	-	-	683,907
Interest Revenue	1,796	-	86,756	3,505	2	2,081	-	2,900	-	97,040
Interest Expense	-	-	(162,185)	(188,367)	(107,401)	(148,503)	-	(140,089)	(210,877)	(957,422)
Gain/Loss Sale of Assets	-	-	-	-	-	41,481	-	-	-	41,481
Transfers In	-	-	-	-	-	-	1,418,829	-	-	1,418,829
Transfers Out	(1,418,829)	-	-	-	-	-	-	-	-	(1,418,829)
Net Nonoperating Revenues (Expenses)	<u>(1,270,061)</u>	<u>-</u>	<u>(75,429)</u>	<u>(184,862)</u>	<u>(49,149)</u>	<u>(104,941)</u>	<u>1,897,514</u>	<u>(137,189)</u>	<u>(210,877)</u>	<u>(134,994)</u>
Change in Net Position	<u>(1,539,322)</u>	<u>171,032</u>	<u>(394,426)</u>	<u>1,381,773</u>	<u>(30,774)</u>	<u>(455,931)</u>	<u>1,677,111</u>	<u>(303,624)</u>	<u>(251,388)</u>	<u>254,451</u>
Net Position, Beginning of year	<u>2,296,941</u>	<u>(132,643)</u>	<u>6,355,338</u>	<u>1,891,313</u>	<u>766,228</u>	<u>210,626</u>	<u>-</u>	<u>(646,220)</u>	<u>1,066,435</u>	<u>11,808,018</u>
Net Position, End of year	<u>\$ 757,619</u>	<u>\$ 38,389</u>	<u>\$ 5,960,912</u>	<u>\$ 3,273,086</u>	<u>\$ 735,454</u>	<u>\$ (245,305)</u>	<u>1,677,111</u>	<u>(949,844)</u>	<u>\$ 815,047</u>	<u>\$ 12,062,469</u>

See Notes to the Financial Statements.

Housing Authority of the City of Littleton
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2020

	Public Housing	Housing Choice Vouchers	Development	Amity Plaza	Alyson Court	Libby Bortz	Bradley House	John Newey	Powers Circle	Totals
Cash Flows from Operating Activities										
Grants and Contributions Received	\$ 213,514	\$ 7,851,664	\$ (3,087)	\$ 2,380,990	\$ 453,016	\$ 10,000	\$ 172,561	\$ -	\$ -	\$ 11,078,658
Cash Received from Tenants	235,136	-	314,447	689,476	191,965	2,947,424	301,643	64,997	696,348	5,441,436
Cash Received from Others	(15,196)	578,665	211,358	42,204	809	184,305	13,540	247,241	11,301	1,274,227
Cash Payments to Employees	235,302	(543,889)	(496,579)	(492,850)	(208,032)	(797,645)	(133,292)	(154,522)	(208,981)	(2,800,488)
Cash Payments to Suppliers	(1,057,117)	(120,600)	(274,707)	(719,271)	(351,481)	(2,232,129)	(390,403)	(194,422)	(336,436)	(5,676,566)
Housing Assistance Payments	-	(7,183,073)	-	(9,739)	-	-	-	-	-	(7,192,812)
Net Cash Provided (Used) by Operating Activities	(388,361)	582,767	(248,568)	1,890,810	86,277	111,955	(35,951)	(36,706)	162,232	2,124,455
Cash Flows from Capital and Related Financing Activities										
Payments from Other Funds	-	-	416	-	-	93,937	-	-	107,704	202,057
Payments to Other Funds	-	-	(20,550)	-	(5,000)	-	-	-	-	(25,550)
Capital Grants and Contributions Received	146,972	-	-	-	58,250	-	478,685	-	-	683,907
Purchases of Property and Equipment	(28,349)	-	(403,414)	(309,069)	(96,824)	-	(55,776)	-	(34,950)	(928,382)
Debt Principal Paid	-	-	(49,529)	(185,676)	(42,071)	(94,346)	-	(43,893)	(52,797)	(468,312)
Debt Interest Paid	-	-	(150,299)	(188,195)	(107,335)	(148,503)	-	(137,365)	(132,372)	(864,069)
Developer Fees Paid	-	-	-	-	-	-	-	-	(27,431)	(27,431)
Net Cash Provided (Used) by Capital and Related Financing Activities	118,623	-	(623,376)	(682,940)	(192,980)	(148,912)	422,909	(181,258)	(139,846)	(1,427,780)
Cash Flows from Investing Activities										
Proceeds from Sale of Assets	-	-	-	-	-	41,481	-	-	-	41,481
Issuance of notes receivable	-	(42,770)	(18,790)	-	-	-	-	-	-	(61,560)
Payment of notes receivable principal	357	50,288	-	-	-	-	-	-	-	50,645
Interest Received	1,796	-	7,421	3,505	2	2,081	-	-	-	14,805
Net Cash Provided by Investing Activities	2,153	7,518	(11,369)	3,505	2	43,562	-	-	-	45,371
Net Change in Cash	(267,585)	590,285	(883,313)	1,211,375	(106,701)	6,605	386,958	(217,964)	22,386	742,046
Cash, Beginning of year	267,585	(551,207)	1,275,644	3,371,674	295,944	872,806	-	1,730,491	472,126	7,735,063
Cash, End of year	\$ -	\$ 39,078	\$ 392,331	\$ 4,583,049	\$ 189,243	\$ 879,411	\$ 386,958	\$ 1,512,527	\$ 494,512	\$ 8,477,109

(Continued)

Housing Authority of the City of Littleton
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2020
(Continued)

	<u>Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Development</u>	<u>Amity Plaza</u>	<u>Alyson Court</u>	<u>Libby Bortz</u>	<u>Bradley House</u>	<u>John Newey</u>	<u>Powers Circle</u>	<u>Totals</u>
Reconciliation of Net Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities										
Net Operating Income (Loss)	\$ (269,261)	\$ 171,032	\$ (318,997)	\$ 1,566,635	\$ 18,375	\$ (350,990)	(220,403)	(166,435)	\$ (40,511)	\$ 389,445
Adjustments to Reconcile Net Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities										
Depreciation	44,539	1,757	95,319	341,322	83,330	210,971	83,552	50,951	197,695	1,109,436
Changes in Assets and Liabilities										
Accounts Receivable	(15,921)	441,133	5,331	(9,739)	(4,134)	5,822	(8,116)	(6,799)	5,313	412,890
Inventory	-	-	-	-	-	-	-	-	-	-
Prepaid Expenses	22,825	(21,641)	(2,612)	(2,767)	(455)	(22,984)	(18,009)	2,943	(2,815)	(45,515)
Bank Overdraft Payable	(66,545)	-	-	-	-	-	-	-	-	(66,545)
Accounts Payable	(74,576)	11,831	(19,661)	(16,582)	(21,237)	(41,772)	27,051	72,956	4,076	(57,914)
Accrued Liabilities	(825)	13,581	(7,318)	13,335	5,709	13,781	60,684	2,931	(1,337)	100,541
Unearned Revenues	(1,977)	(38,371)	(3,087)	(2,364)	210	323,455	2,969	3,192	2,053	286,080
Tenant Security Deposits	(25,590)	-	(4,560)	(2,222)	(167)	(27,499)	23,551	885	(2,242)	(37,844)
Accrued Compensated Absences	(1,030)	3,445	7,017	3,192	4,646	1,171	12,770	2,670	-	33,881
Total Adjustments	<u>(119,100)</u>	<u>411,735</u>	<u>70,429</u>	<u>324,175</u>	<u>67,902</u>	<u>462,945</u>	<u>184,452</u>	<u>129,729</u>	<u>202,743</u>	<u>1,735,010</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ (388,361)</u>	<u>\$ 582,767</u>	<u>\$ (248,568)</u>	<u>\$ 1,890,810</u>	<u>\$ 86,277</u>	<u>\$ 111,955</u>	<u>\$ (35,951)</u>	<u>\$ (36,706)</u>	<u>\$ 162,232</u>	<u>\$ 2,124,455</u>

See Footnotes to the Financial Statements.

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 1: Summary of Significant Accounting Policies

The financial statements of the Housing Authority of the City of Littleton, dba South Metro Housing Options (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Reporting Entity

The financial reporting entity consists of the Authority, organizations for which the Authority is financially accountable, and organizations that raise and hold economic resources for the direct benefit of the Authority. All funds, organizations, institutions, agencies, departments, and offices that are not legally separate are part of the Authority. Legally separate organizations for which the Authority is financially accountable are considered part of the reporting entity. Financial accountability exists if the Authority appoints a voting majority of the organization's governing board and is able to impose its will on the organization, or if the organization has the potential to provide benefits to, or impose financial burdens on, the Authority.

Based on the application of these criteria, the Authority includes the Powers Circle Apartments LLLC (the Partnership) in its reporting entity. Littleton Area Neighborhood Development LLC, a wholly owned subsidiary of the Authority, is the general partner of this low-income housing tax credit partnership. The Authority's Board of Commissioners serves as the governing board of the Partnership and management of the Authority has operational responsibility for the Partnership. Therefore, the financial activity of the Partnership is blended into the Authority's financial statements. The Partnership's financial statements are reported as of and for the Partnership's fiscal year end of December 31, which may result in inconsistencies in amounts reported as interfund balances and transactions. Separate financial statements for the Partnership are available at the Authority's offices at 5808 South Rapp Street, Littleton, Colorado 80120.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The Authority uses funds to report its financial position and activities. Fund accounting is designed to segregate transactions related to certain functions or activities. All of the Authority's funds are classified as enterprise funds. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where fees are charged to external users for goods or services.

The financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a fund's principal ongoing operations. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for a specific use, it is the Authority's practice to use restricted resources first, then unrestricted resources as they are needed.

The Authority reports the following major proprietary funds:

The *Public Housing Fund* accounts for the financial activities associated with the Authority's public housing projects, including the Bradley House, a 72-unit elderly apartment complex, and 71 dispersed family units.

The *Housing Choice Vouchers Fund* accounts for the financial activities of the Authority's Section 8 Housing Choice Voucher program, including administration of the program for other entities.

The *Development Fund* accounts for the Authority's interests in various properties, including an office building and other affordable housing projects.

The *Amity Plaza Fund* accounts for the financial activities associated with the Amity Plaza Apartments, a 180-unit Section 8 New Construction project.

The *Alyson Court Fund* accounts for the financial activities associated with the Alyson Court Apartments, a 60-unit complex that receives subsidies under the Section 8 Housing Assistance Payments program.

The *Libby Bortz Fund* accounts for the financial activities associated with the Libby Bortz Assisted Living Center, a 111-unit elderly assisted living property.

The *John Newey Fund* accounts for the financial activities associated with the John W. Newey Family Housing development, which consists of 20 single-family homes with two, three and four bedrooms located on three scattered sites within the community.

The *Bradley House Fund* accounts for the financial activities associated with the Bradley House Apartments, a 72 -unit subsidized, one-bedroom apartment homes with balconies for senior, veterans, and disabled adults.

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The *Powers Circle Fund* presents the financial activities of Powers Circle Apartments LLLP, a low-income housing tax credit partnership that operates the Powers Circle Apartments, a 69-unit apartment complex.

Assets, Liabilities and Net Position

Inventory - Certain materials and supplies inventories held by the Libby Bortz Assisted Living Center are reported as inventory in the financial statements, and are stated at cost, using the first-in, first-out method.

Prepaid Expenses - Certain payments to vendors reflect costs applicable to future years and are reported as prepaid expenses.

Interfund Receivables and Payables - During the course of operations, certain transactions occur between individual funds. The resulting receivables and payables are classified on the balance sheet as interfund receivables and payables when they are short-term in nature. Interfund receivables or payables not expected to be liquidated within one year are classified as advances to other funds and advances from other funds.

Capital Assets - Property and equipment are recorded at cost or at estimated cost where no historical records exist. Contributed assets are valued at the acquisition value on the date received. The Authority capitalizes all assets with a cost of \$5,000 or greater and a useful life of one year or more. Interest is capitalized during the construction phase. Depreciation of capital assets is computed using the straight-line method over the following estimated useful lives of the assets.

Land Improvements	5 - 40 years
Buildings and Improvements	50 years
Equipment	5 - 10 years

Unearned Revenues - Unearned revenues arise when resources are received by the Authority before it has a legal claim to them, including rental income received in advance.

Compensated Absences - Employees of the Authority are allowed to accumulate unused vacation time depending on length of employment. Upon termination of employment from the Authority, employees will be compensated for all eligible accrued vacation time at their current rate of pay.

Accumulated unused vacation time is accrued when earned and is reported as a liability of the fund expected to liquidate the liability.

Net Position - Net position is restricted when constraints placed on the use of resources are externally imposed.

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 1: Summary of Significant Accounting Policies (Continued)

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for these risks of loss.

Subsequent Events

We have evaluated subsequent events through February 26, 2021, the date the Financial statements were available to be issued.

Note 2: Stewardship, Compliance and Accountability

Budgetary Information

Budgets are adopted for all funds as a management control device but are not legally required. Therefore, budgetary information is not presented in the financial statements.

Accountability

At September 30, 2020, the Libby Bortz and J.W. Newey Funds had a negative net position of \$245,305 and \$ \$949,844 respectively. Revenues of the Libby Bortz and J.W. Newey Funds have not been sufficient to cover operating expenses, including depreciation.

Note 3: Cash and Investments

At September 30, 2020, the Authority had the following cash and investments:

Cash on Hand	\$	425
Deposits		7,967,738
Power Circle		494,512
Total	\$	<u>8,462,675</u>

Cash and investments are reported in the financial statements as follows:

Cash	\$	7,078,098
Restricted Cash		1,384,577
Total	\$	<u>8,462,675</u>

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 3: Cash and Investments (Continued)

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires local government entities to deposit cash in eligible public depositories. Eligibility is determined by State statutes and regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. At September 30, 2020, the Authority had bank deposits of \$7,708,807 collateralized with securities held by the financial institutions' agents but not in the Authority's name.

Investments

The Authority is required to comply with State statutes which specify investment instruments meeting defined rating, maturity, concentration, and custodial risk criteria in which local governments may invest, which include the following. State statutes generally limit the maturity of investment securities to five years from the date of purchase, unless the governing board authorizes an investment for a period in excess of five years.

- Obligations of the United States and certain U.S. Agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

The Authority had no investments at September 30, 2020.

Housing Authority of the City of Littleton
Notes to Financial Statements
September 30, 2020

Note 3: Cash and Investments (Continued)

Restricted Cash

At September 30, 2020, restricted cash was held for the following purposes:

<u>Development</u>	
Scholarships	\$ <u>58,499</u>
 <u>Amity Plaza</u>	
Repair and Replacement Reserves	176,049
Operating Reserve	<u>326,605</u>
Total	<u>502,654</u>
 <u>Libby Bortz</u>	
Replacement Reserves	273,698
Operating Reserve	<u>181,063</u>
Total	<u>454,761</u>
 <u>Power Circle</u>	
Replacement Reserves	125,056
Operating Reserve	<u>243,607</u>
Total	<u>368,663</u>
Total Restricted Cash	\$ <u><u>1,384,577</u></u>

Note 4: Interfund Balances and Transactions

The Authority routinely pays costs on behalf of Powers Circle Apartments LLLP (the Partnership). These costs are reimbursed by the Partnership and are reported in the financial statements as accounts receivable and accounts payable.

As of September 30, 2020 the Partnership owed the Authority \$207,790.

As of September 30, 2020 the Alyson fund owed the Development Fund \$46,793

Transfers between the Funds were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
Bradley House	\$ <u>1,418,829</u>	-
Public Housing	-	\$ <u>1,418,829</u>

Housing Authority of the City of Littleton
Notes to Financial Statements
September 30, 2020

Note 5: Notes Receivable

At September 30, 2020, notes receivable consisted of the following:

Powers Circle Apartments LLLP	\$ 2,663,466
Powers Circle Apartments LLLP Accrued Interest	524,395
Development Deferred Loans	250,000
Other	20,568
Total	<u>\$ 3,458,429</u>

Powers Circle Apartments LLLP

In July 2013, the Authority sold the Powers Circle Apartments for \$4,620,000 and received as compensation a combination of loans and cash. Three loan agreements, in the amounts of \$1,970,456, \$243,010 and \$450,000, were executed with the purchaser, Powers Circle Apartments LLLP. Interest accrues on the outstanding balance of the first two loans at the rate of 2.8% per annum and the third loan at 1% per annum, and compounds annually. Payments will be made from available net cash flow from the prior calendar year. If not paid sooner, the loans are due in full on December 31, 2052, December 31, 2053, and December 31, 2042, respectively.

In July 2013, the Authority entered into a Development Services Agreement with Powers Circle Apartments LLLP (the Partnership). In accordance with the agreement, the Authority will receive a development fee of \$633,020 to provide certain development services related to the rehabilitation of the Powers Circle Apartments. Through September 30, 2020, the Authority received \$403,483 under this agreement. Any unpaid portion of the development fee is evidenced by a note and is payable from available cash of the Partnership. The note bears no interest.

If the development fee has not been repaid by May of 2026, the twelfth anniversary of the rehabilitation completion, the General Partner must make a capital contribution to pay any amount outstanding at that time. Because the General Partner is the Littleton Area Neighborhood Development LLC, a wholly owned subsidiary of the Authority, no receivable is reported in the financial statements for the unpaid development fees.

Development Deferred Loans

The Development Fund has provided loans to individuals to purchase or rehabilitate homes. These deferred loans will be repaid upon the sale of the homes.

Housing Authority of the City of Littleton
Notes to Financial Statements
September 30, 2020

Note 6: Capital Assets

Capital asset activity for the year ended September 30, 2020, is summarized below.

Business-Type Activities	Balance 9/30/19	Additions	Deletions	Balance 9/30/20
<i>Capital Assets, Not Being Depreciated</i>				
Land and Sites	\$ 6,042,295	\$ -	\$ -	\$ 6,042,295
Total Capital Assets, Not Being Depreciated	6,042,295	-	-	6,042,295
<i>Capital Assets, Being Depreciated</i>				
Land Improvements	1,787,215	48,459	-	1,835,674
Buildings and Improvements	39,456,063	791,067	-	40,247,130
Equipment	1,869,662	87,052	-	1,956,714
Total Capital Assets, Being Depreciated	43,112,940	926,578	-	44,039,518
<i>Less Accumulated Depreciation</i>				
Land Improvements	(953,357)	(140,421)	-	(1,093,778)
Buildings and Improvements	(21,528,217)	(950,739)	-	(22,478,956)
Equipment	(1,988,062)	(16,472)	-	(2,004,534)
Total Accumulated Depreciation	(24,469,636)	(1,107,632)	-	(25,577,268)
Total Capital Assets, Being Depreciated, net	18,643,304	(181,054)	-	18,462,250
Governmental Activities Capital Assets, net	\$ 24,685,599	\$ (181,054)	\$ -	\$ 24,504,545

Note 7: Long-Term Debt

A summary of changes in long-term debt for the year ended September 30, 2020, is presented below.

Authority	Balance 9/30/19	Additions	Deletions	Balance 9/30/20	Due Within One Year
Mortgages Payable	\$ 17,526,863	\$ -	\$ (415,515)	\$ 17,111,348	\$ 450,203
Compensated Absences	126,473	152,461	(118,580)	160,354	48,164
Total	\$ 17,653,336	\$ 152,461	\$ (534,095)	\$ 17,271,702	\$ 498,367
Powers Circle Apartments					
Notes Payable	2,663,466	-	-	2,663,466	-
Mortgages Payable	2,635,464	-	(52,797)	2,582,667	56,367
Total	\$ 5,298,930	\$ -	\$ (52,797)	\$ 5,246,133	\$ 56,367
Total	\$ 22,952,266	\$ 152,461	\$ (586,892)	\$ 22,517,835	\$ 554,734

Mortgages Payable

In July 2018, the Authority obtained a loan from First Bank in the amount of \$2,410,947. Proceeds of the loan were used to pay in full the CHFA loan and the Multifamily Housing Revenue Bonds, Series 2002A. The loan is payable in monthly installments of \$12,450, including interest accruing at 4.5% per annum, with a final balloon payment of \$1,623,187 due on August 1, 2032.

Housing Authority of the City of Littleton
Notes to Financial Statements
September 30, 2020

Note 7: Long-Term Debt (Continued)

Mortgages Payable (Continued)

On February 27, 2013, the Authority approved two mortgages in the amounts of \$7,357,000 and \$403,000 from First Bank to refinance existing debt for \$6,351,266 and to provide financing of \$1,408,634 to rehabilitate the Amity Plaza Apartments. The mortgages were secured by the Amity Plaza Apartments. The second agreement for \$403,000 was paid in full on February 15, 2017. The remaining mortgage is due in monthly installments of \$31,156 including interest accruing at 3% per annum. The remaining mortgage requires a final balloon payment of \$4,529,304 due on February 15, 2028

On June 16, 2010, the Authority refinanced an outstanding loan of \$2,806,928 assumed upon dissolution of the Littleton Creative Housing Limited Partnership, owner of the Libby Bortz Assisted Living Center, and received additional proceeds to fully pay the Authority's outstanding loan to the Littleton Creative Housing Limited Partnership, in the amount of \$1,245,783. The loan from First Bank in the original amount of \$4,200,000 is due in monthly payments of \$22,077, including interest accruing at 5% per annum, with a final balloon payment of \$2,835,741 due on June 15, 2025.

On March 26, 2003, the Authority obtained financing in the amount of \$1,802,000 from U.S. Bank for the rehabilitation of certain properties. The mortgage is due in monthly installments of \$9,576, including interest accruing at 4.84% per annum, with a final balloon payment of \$1,180,324 due on March 15, 2028. The mortgage is secured by the J.W. Newey Family Housing Development.

On February 11, 2019, the Authority approved a promissory note with First Bank for \$2,606,250. with First Bank. The loan is payable in monthly installments of \$16,340, including interest accruing at 5.65% per annum for 119 months with a single balloon payment of \$1,986,770 due on February 1, 2029. The loan was used by Development to purchase the Rapp St building.

Following is a summary of debt service requirements for the mortgage loans:

<u>Year Ended September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 450,203	\$ 737,457	\$ 1,187,660
2022	437,220	731,219	1,168,439
2023	496,821	671,618	1,168,439
2024	506,270	663,209	1,169,479
2025	3,432,199	610,046	4,042,245
2026-2030	10,178,238	1,495,867	11,674,105
2031	1,610,397	152,026	1,762,423
Total	<u>\$ 17,111,348</u>	<u>\$ 5,061,442</u>	<u>\$ 22,172,790</u>

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 8: Pension Plans

The Authority contributes to a multiple-employer defined contribution 401(a) pension plan on behalf of all full-time employees. Employees are eligible to participate in the plan upon employment and become fully vested after five years of service. Employees are required to contribute 5% of their compensation to the plan, and the Authority matches the contributions. In addition, the Authority has agreed to match employee contributions to a 457 deferred compensation retirement plan up to 2% of compensation, and to a similar plan up to 3% of compensation for employees of the Libby Bortz Assisted Living Center. These contributions vest immediately. For the year ended September 30, 2020, the Authority contributed \$106,518 to the plans.

Note 9: Commitments and Contingencies

TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. However, management believes the Authority is exempt from the provisions of the Amendment.

Claims and Judgements

The Authority participates in a number of programs that are fully or partially funded by grants received from other governmental entities. Expenses financed by grants are subject to audit by the appropriate grantor government. If expenses are disallowed due to noncompliance with grant regulations, the Authority may be required to reimburse the grantor government. At September 30, 2020, significant amounts of grant expenses have not been audited, but management believes that subsequent audits will not have a material effect on the financial position of the Authority.

Forgivable Loan

During 2012, the Authority received a loan in the amount of \$450,000 from Vectra Bank under the Federal Home Loan Bank Affordable Housing Program, to finance improvements to the Powers Circle Apartments. The loan is non-interest bearing and will be forgiven in its entirety after 15 years if the property is used as very low-income housing, defined as households whose income is 60% or less of area median gross income.

Operating Deficit Guaranty Agreement

The General Partner of Powers Circle Apartments LLLP (the Partnership), Littleton Area Neighborhood Development LLC, is a wholly owned subsidiary of the Authority. The General Partner has agreed to loan the Partnership any amounts needed to fund operating deficits for five years following full rental of the Partnership's rental properties. Any such loans are payable, without interest, solely from available cash of the Partnership. At September 30, 2020, no loans were outstanding under this agreement.

Housing Authority of the City of Littleton

Notes to Financial Statements

September 30, 2020

Note 10: Subsequent Event

Subsequent to year-end, the United States of America and the State of Colorado have declared an emergency associated with the Coronavirus pandemic. The Authority has been economically impacted by the event, however the full economic effect has yet to be determined.

On January 11th, 2021, the Authority executed a Loan Modification Agreement with FIRSTBANK of Colorado for the June 18th, 2010, Promissory Note of \$4,200,000. The new interest rate and balloon payment maturity date are 3.65% and May 15, 2025. Old interest rate and balloon payment maturity date are 4.75% and June 15, 2025. Monthly payments of \$20,291 were \$22,077 before the modification. Application and rate lock fees of \$17,110 were treated as prepaid expenses as of September 30, 2020.

Federal Financial Assistance



**HINKLE &
COMPANY**
Strategic PC
Business Advisors

**Independent Auditors' Report on Internal Control over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed
in Accordance with *Government Auditing Standards***

Board of Commissioners
Housing Authority of the City of Littleton
Littleton, Colorado

We have audited, 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, the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Littleton as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Housing Authority of the City of Littleton, and have issued our report thereon dated February 26, 2021. Our report includes a reference to other auditors who audited the financial statements of Powers Circle Apartments LLLP, as described in our report on the Housing Authority of the City of Littleton's financial statements. The financial statements of Powers Circle Apartments LLLP, were not audited in accordance with *Government Auditing Standards*.

Internal Control Over Financial Reporting

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

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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the City of Littleton's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or 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 the Housing Authority of the City of Littleton's internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

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 Housing Authority of the City of Littleton's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Littleton's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Hike & Company, PC

Greenwood Village, Colorado
February 26, 2021





**Independent Auditors' Report on Compliance for Each Major
Federal Program, Internal Control Over Compliance,
and the Schedule of Expenditures of Federal Awards
Required by the Uniform Guidance**

Board of Commissioners
Housing Authority of the City of Littleton
Littleton, Colorado

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Littleton's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Littleton's major federal programs for the year ended September 30, 2020. The Housing Authority of the City of Littleton's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditors' Responsibility

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

Auditors' Responsibility

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

Opinion on Each Major Federal Program

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

Report on Internal Control Over Compliance

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

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a 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 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 the Housing Authority of the City of Littleton's internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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



Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Littleton as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Housing Authority of the City of Littleton. We issued our report thereon dated February 26, 2021, which contained unmodified opinions on those financial statements. We did not audit the financial statements of Powers Circle Apartments LLLP, which represent 19 percent and 4 percent, respectively, of the assets and revenues of the Housing Authority of the City of Littleton. Those financial statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Powers Circle Apartments LLLP, is based solely upon the report of the other auditors.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Littleton's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is 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 the 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 schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Hick & Company, PC

Greenwood Village, Colorado
February 26, 2021



Housing Authority of the City of Littleton
 Schedule of Expenditures of Federal Awards
 For the Year Ended September 30, 2020

<u>Federal Grantor/Pass-Through Entity/Program Title</u>	<u>CFDA Number</u>	<u>Expenditures</u>
U.S. Department of Housing and Urban Development		
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	\$ <u>7,311,340</u>
Total Housing Voucher Cluster		<u>7,311,340</u>
Public Housing	14.850	252,216
Public Housing Capital Fund	14.872	<u>625,657</u>
Total Housing Voucher Cluster		<u>877,873</u>
Section 8 Project-Based Cluster		
Section 8 New Construction and Substantial Rehabilitation	14.182	2,761,453
Section 8 Housing Assistance Payments Program	14.195	<u>452,806</u>
Total Section 8 Project-Based Cluster		<u>3,214,259</u>
Total Federal Financial Assistance		\$ <u><u>11,403,472</u></u>

Housing Authority of the City of Littleton
Notes to Schedule of Expenditures of Federal Awards
September 30, 2020

Note 1: Basis of Presentation

The accompanying schedule of expenditures of federal awards 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*, using the accrual basis of accounting. Therefore, some amounts presented in this schedule may differ from amounts presented in the financial statements. The Authority does not charge a de minimis indirect cost rate.

Note 2: Cares Act Funding

The Authority received the following CARES Act money included with these Programs on the schedule of expenditures of federal awards:

14.850	\$	47,074
14.182		6,452
14.195		3,447
14.871		<u>128,267</u>
Total	\$	185,240

Housing Authority of the City of Littleton
 Schedule of Findings and Questioned Costs
 Year Ended September 30, 2020

Section I: Summary of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP): Unmodified.

Internal control over financial reporting:

- Material weaknesses identified? Yes No
- Significant deficiencies identified? Yes None
 Reported

Noncompliance material to the financial statements noted? Yes No

Federal Awards

Internal control over major federal programs:

- Material weaknesses identified? Yes No
- Significant deficiencies identified? Yes None
 Reported

Type of auditors' report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? Yes No

Identification of major federal program:

<u>CFDA Number</u>	<u>Name of Federal Cluster/Program</u>
*	Section 8 Project Cluster

* - Refer to the Schedule of Expenditures of Federal Awards for the for CFDA numbers related to this program.

Dollar threshold used to distinguish
 Between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? Yes No

Housing Authority of the City of Littleton
Schedule of Findings and Questioned Costs
Year Ended September 30, 2020

Section II: Financial Statement Findings

No current year findings or questioned costs were reported.

Section III: Federal Award Findings and Questioned Costs

No current year findings or questioned costs were reported.

Housing Authority of the City of Littleton
Summary Schedule of Prior Audit Findings
Year Ended September 30, 2020

Section I: Financial Statement Findings

None reported for the year ended September 30, 2019.

Section II: Federal Award Findings and Questioned Costs

None reported for the year ended September 30, 2019.



Board of Commissioners
Housing Authority of the City of Littleton
Littleton, Colorado

Independent Auditors' Report on Financial Data Schedules

We have audited the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Housing Authority of the City of Littleton as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Housing Authority of the City of Littleton. We issued our report thereon dated February 26, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Littleton's basic financial statements.

The accompanying financial data schedules are supplementary information required by the U. S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), 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 the 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 schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Hinkle & Company, PC

Greenwood Village, Colorado
February 26, 2021