

JEFFERSON COUNTY HOUSING AUTHORITY

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

FOR THE YEAR ENDED DECEMBER 31, 2021

**WITH
REPORT OF INDEPENDENT AUDITORS**

JEFFERSON COUNTY HOUSING AUTHORITY
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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners of the
Jefferson County Housing Authority:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the aggregate discretely presented component units of the Jefferson County Housing Authority (the "Authority") as of and for the year ended December 31, 2021, 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 respective financial position of the primary government and the aggregate discretely presented component units of the Authority, as of December 31, 2021, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") 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 discretely presented component units were not audited in accordance with *Government Auditing Standards*. Our responsibilities under those standards are further described in the Auditors' 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 opinions.

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.

Auditors' Responsibility 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 auditors' 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 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 GAAS 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 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 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*, is presented for purpose of additional analysis and is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards and the financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and financial data schedule 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 26, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.

A handwritten signature in blue ink that reads "Novogradec & Company LLP". The signature is written in a cursive, flowing style.

October 26, 2022
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

As management of the Jefferson County Housing Authority (the “Authority”), we offer the readers of the Authority’s financial statements this narrative overview and analysis of the financial activities of the Authority as of and for the year ended December 31, 2021. 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, Jefferson County Housing Authority.

Overview of the Financial Statements

The financial statements included in this annual audit report are those of a special-purpose government engaged in a business-type activity.

The following statements are included:

The Statement of Net Position

The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets minus liabilities, equals “Net Position”, formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year) and “Non-current”.

Components of Net Position are:

- Net Investment in Capital Assets:

This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- Restricted Net Position:

This component of net position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

- Unrestricted Net Position:

This component of net position consists of net position that does not meet the definition of “Net Investment in Capital Assets” or “Restricted Net Position”.

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (continued)

Statement of Revenue, Expenses, and Changes in Net Position

This statement reports the Authority’s operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions. The statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense.

Statement of Cash Flows

The Statement of Cash Flows presents information on the effects changes in assets and liabilities have on cash during the course of the Fiscal Year.

Notes to the Financial Statements

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

Our analysis of the Authority as a whole begins on the next page. The most important question asked about the Authority’s finances is, “Is the Authority as a whole better or worse off as a result of the year’s activities?”

The attached analysis of entity wide net position, revenues, and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenues when earned and expenses when incurred, regardless of when cash is received or paid.

Our analysis also presents the Authority’s net position and changes in it. One can think of the Authority’s net position as the difference between what the Authority owns (assets) to what the Authority owes (liabilities). The change in net position analysis will assist the reader with measuring the health or financial position of the Authority.

Over time, significant changes in the Authority’s net position are an 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 the Authority’s capital assets.

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (continued)

To fully understand the financial statements of the Authority, one must start with an understanding of what the Authority actually does. The following is a brief description of the programs and services that the Authority provides for the residents of Jefferson County, CO:

Section 8 Housing Choice Vouchers Program (HCV)

HUD has contracted with the Authority for administration of the Section 8 Housing Choice Vouchers program. The Authority pays housing assistance payments to landlords for low income tenants. The housing assistance payment matches the difference between the total rent that the landlord can charge, at or below a payment standard based on a fair market rent amount supplied by HUD, and the amount that the tenant can pay. For each unit that the Authority administers, HUD pays the Authority an administrative fee. The Authority is not responsible for the upkeep and maintenance of the units and properties associated with this program.

Mainstream Vouchers (MV)

HUD has contracted with the Authority for administration of the Mainstream Vouchers program. The objective of the Mainstream Vouchers program is to aid non-elderly persons with disabilities in obtaining decent, safe, and sanitary rental housing.

Section 8 New Construction and Substantial Rehabilitation Program (S8NC)

The Section 8 New Construction and Substantial Rehabilitation program allows for the construction, purchase and rehabilitation of low-income housing units to be subsidized for a contracted period of time.

Community Development Block Grants – Entitlement Grants (CDBG)

The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1,180 general units of local government and states.

The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low and moderate-income persons. Housing, and Farm Labor Housing projects financed by Rural Rental Housing Loans. Local municipalities may pass through their CDBG awards to the Authority as a sub-grantee.

CARES Act Funding Programs

The Authority was awarded CARES Act funding as part of the Section 8 Housing Choice Vouchers Program. These funds are to be used to prevent, prepare for, and respond to the Coronavirus ("COVID-19"), as well as help the Authority maintain normal operations during the period impacted by COVID-19.

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (continued)

Emergency Housing Vouchers

The purpose of Emergency Housing Vouchers is to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Emergency Rental Assistance Program

The Emergency Rental Assistance program was established to assist households that are unable to pay rent or utilities. Funding is provided by the U.S. Department of the Treasury to the County of Jefferson (the "County"), which is then passed-through to the Authority as the sub-grantee. The Authority is responsible for determining eligibility of the applicants on behalf of the County.

Financial Highlights

Total Assets for FY 2020 were \$76,246,515 and for FY 2021 the amount was \$87,678,439. This represents an overall net increase of \$11,431,924 or 15.0%.

Capital Assets (net) decreased from \$33,176,201 in FY 2020 to \$29,724,073 in FY 2021, or by \$3,452,128 or 10.4%. The decrease is the net amount of capital asset additions, capital asset disposals, and depreciation expense in FY 2021 in the amounts of \$2,858,895, (\$5,150,700), and (\$1,160,323), respectively.

Current liabilities decreased from \$6,147,894 in FY 2020 to \$2,074,226 in FY 2021 or by \$4,073,668 or 66.3%. The decrease is primarily due to CARES Act funding received in advance in FY 2020 in the amount of \$992,420, and a decrease in the current portion of long-term debt from the prior year in the amount of \$2,736,150 due to the refinancing of loans in the current year.

Restricted Net Position increased from \$56,307 in FY 2020 to \$593,565 in FY 2021 or by \$537,258 or 954.2%. This was due to an increase in housing assistance payment reserves in FY 2021.

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Analysis of Entity Wide Assets & Liabilities (Statement of Net Position)

The table below illustrates our analysis:

	<u>2021</u>	<u>2020</u>	<u>Net Change</u>	<u>Percent Variance</u>
Cash & Cash Equivalents	\$ 10,360,713	\$ 6,955,963	\$ 3,404,750	48.9%
Other Current Assets	4,057,796	4,189,873	(132,077)	-3.2%
Other Non-Current Assets	43,535,857	31,924,478	11,611,379	36.4%
Net Capital Assets	<u>29,724,073</u>	<u>33,176,201</u>	<u>(3,452,128)</u>	-10.4%
Total Assets	<u>\$ 87,678,439</u>	<u>\$ 76,246,515</u>	<u>\$ 11,431,924</u>	15.0%
Current Liabilities	\$ 2,074,226	\$ 6,147,894	\$ (4,073,668)	-66.3%
Non Current Liabilities	<u>17,248,335</u>	<u>9,903,174</u>	<u>7,345,161</u>	74.2%
Total Liabilities	<u>19,322,561</u>	<u>16,051,068</u>	<u>3,271,493</u>	20.4%
Net Investment in Capital Assets	11,794,711	19,780,764	(7,986,053)	-40.4%
Restricted Net Position	593,565	56,307	537,258	954.2%
Unrestricted Net Position	<u>55,967,602</u>	<u>40,358,376</u>	<u>15,609,226</u>	38.7%
Total Net Position/Liabilities/Equity	<u>\$ 87,678,439</u>	<u>\$ 76,246,515</u>	<u>\$ 11,431,924</u>	15.0%

Analysis of Entity Wide Revenues

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ended 2021 were as follows:

<u>Program</u>	<u>Revenues Generated</u>
Section 8 Housing Choice Vouchers (HCV)	\$ 19,560,817
Section 8 Housing Choice Vouchers (HCV) - CARES Act Funding	992,420
Mainstream Vouchers	2,250,328
Emergency Housing Voucher	240,767
Family Unification Program	218,950
Section 8 New Construction	1,878,441
Emergency Rental Assistance	2,464,228
Community Development Block Grant - Entitlement Grants	528,828
Component Units - Blended	7,778,255
Business Activities (BA)	<u>9,773,457</u>
Total Revenue	<u>\$ 45,686,491</u>

Total revenues for FY 2020 were \$52,160,019 as compared to \$45,686,491 of total revenues for FY 2021. Comparatively, FY 2021 revenues decreased by \$6,473,528 from FY 2020 revenues.

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Analysis of Entity Wide Expenses

Administrative expenditures for FY 2021 were \$5,626,701 as compared to \$5,024,093 in FY 2020. This represents an increase of \$602,608 or 12.0%. The main reason for this change was due to an increase in total compensation related to increased staffing and legal expenses.

Housing Assistance Payments expenditures for FY 2021 were \$21,258,561 as compared to \$18,304,938 in FY 2020, an increase of \$2,953,623 or 16.1%. This is primarily due to an increase in unit months leased in the Section 8 Housing Choice Vouchers and Mainstream Vouchers Programs in FY 2021.

Depreciation Expense decreased from \$1,281,439 in FY 2020 to \$1,160,323 in FY 2021 or by \$121,116 or 9.5%.

The table below illustrates our analysis:

	<u>2021</u>	<u>2020</u>	<u>Net Change</u>	<u>Percent Variances</u>
Administrative	\$ 5,626,701	\$ 5,024,093	\$ 602,608	12.0%
Protective Services	107,272	98,400	8,872	100.0%
Utilities	1,005,039	930,280	74,759	8.0%
Maintenance	4,177,914	3,464,129	713,785	20.6%
Insurance and General Expense	3,541,583	2,328,480	1,213,103	52.1%
Housing Assistance Payments	21,258,561	18,304,938	2,953,623	16.1%
Depreciation Expense	1,160,323	1,281,439	(121,116)	-9.5%
Total Operating Expenses	<u>\$ 36,877,393</u>	<u>\$ 31,431,759</u>	<u>\$ 5,445,634</u>	17.3%

**JEFFERSON COUNTY HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Analysis of Capital Asset Activity

The table below illustrates the changes in Capital Assets throughout the fiscal year:

	<u>2021</u>	<u>2020</u>	<u>Net Change</u>	<u>Percent Variances</u>
Land	\$ 8,959,216	\$ 9,823,748	\$ (864,532)	-8.8%
Buildings	37,708,316	39,286,201	(1,577,885)	-4.0%
Furniture, Equip., & Mach. - Dwelling	2,979,635	3,203,944	(224,309)	-7.0%
Furniture, Equip., & Mach. - Administrative	104,057	110,914	(6,857)	-6.2%
Construction in Process	91,806	1,458,428	(1,366,622)	100.0%
Total Fixed Assets	49,843,030	53,883,235	(4,040,205)	-7.5%
Accumulated Depreciation	20,118,957	20,707,034	(588,077)	-2.8%
Net Fixed Assets	\$ 29,724,073	\$ 33,176,201	\$ (3,452,128)	-10.4%

In fiscal year 2021, the Authority acquired capital assets in the amount of \$2,858,895, which was offset by disposals of (\$5,150,700) and annual depreciation expense of (\$1,160,323).

Special Conditions and Economic Factors

Management is not aware of any facts, decisions, or conditions that would have a significant effect on the future operation of the Authority.

Contacting the Authority’s Financial Management

The financial report is designed to provide a general overview of the Authority’s finances for all those with an interest. Questions concerning any of the information provided in this report or request for additional information should be addressed to Executive Director, Jefferson County Housing Authority.

FINANCIAL STATEMENTS

JEFFERSON COUNTY HOUSING AUTHORITY
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2021

ASSETS

	Primary Government	Discretely Presented Component Units	Total Reporting Entity (Memorandum Only)
Current assets:			
Cash and cash equivalents	\$ 10,360,713	\$ 1,560,506	\$ 11,921,219
Tenant security deposits	240,162	113,352	353,514
Accounts receivable, net	3,651,436	92,287	3,743,723
Accrued interest receivable, current portion	69,064	-	69,064
Developer fee receivable, current portion	38,549	-	38,549
Prepaid expenses	58,585	77,929	136,514
Total current assets	14,418,509	1,844,074	16,262,583
Non-current assets:			
Restricted cash	8,780,964	6,958,437	15,739,401
Notes receivable	28,819,399	-	28,819,399
Capital assets, net	29,724,073	84,698,719	114,422,792
Investment in limited partnerships	700,200	-	700,200
Developer fee receivable, net of current	3,250,780	-	3,250,780
Accrued interest receivable, net of current portion	1,912,427	-	1,912,427
Other assets	72,087	236,411	308,498
Total non-current assets	73,259,930	91,893,567	165,153,497
Total assets	\$ 87,678,439	\$ 93,737,641	\$ 181,416,080

See accompanying notes to financial statements.

JEFFERSON COUNTY HOUSING AUTHORITY
STATEMENT OF NET POSITION (continued)
AS OF DECEMBER 31, 2021

LIABILITIES

	Primary Government	Discretely Presented Component Units	Total Reporting Entity (Memorandum Only)
Current liabilities:			
Accounts payable	\$ 473,790	\$ 5,952,204	\$ 6,425,994
Accrued expenses	138,301	-	138,301
Accrued compensated absences, current	351,638	11,205	362,843
Tenant security deposits	240,162	85,023	325,185
Unearned revenue	73,500	22,447	95,947
Current portion of loans payable	681,027	9,493,523	10,174,550
Other accrued liabilities	115,808	345,149	460,957
Total current liabilities	2,074,226	15,909,551	17,983,777
Non-current liabilities:			
Loans payable, net of current portion	17,248,335	55,875,612	73,123,947
Accrued interest	-	2,001,062	2,001,062
Other non-current liabilities	-	3,406,667	3,406,667
Total non-current liabilities	17,248,335	61,283,341	78,531,676
Total liabilities	19,322,561	77,192,892	96,515,453

NET POSITION

Net position:			
Net investment in capital assets	11,794,711	19,329,584	31,124,295
Restricted	593,565	6,958,437	7,552,002
Unrestricted	55,967,602	(9,743,272)	46,224,330
Total net position	68,355,878	16,544,749	84,900,627
Total liabilities and net position	\$ 87,678,439	\$ 93,737,641	\$ 181,416,080

See accompanying notes to financial statements.

JEFFERSON COUNTY HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Operating revenues:			
Tenant revenue	\$ 8,869,654	\$ 3,192,221	\$ 12,061,875
HUD operating grants	24,443,084	-	24,443,084
Other government grants	3,093,056	-	3,093,056
Other revenues	<u>3,042,831</u>	<u>45,750</u>	<u>3,088,581</u>
 Total operating revenues	 <u>39,448,625</u>	 <u>3,237,971</u>	 <u>42,686,596</u>
Operating expenses:			
Administrative	5,626,701	808,315	6,435,016
Tenant services	-	51,367	51,367
Utilities	1,005,039	386,196	1,391,235
Ordinary maintenance and operations	4,177,914	625,045	4,802,959
Protective services	107,272	124,087	231,359
Insurance	596,104	153,505	749,609
General	2,945,479	1,032,666	3,978,145
Housing assistance payments	21,258,561	-	21,258,561
Depreciation	<u>1,160,323</u>	<u>2,153,787</u>	<u>3,314,110</u>
 Total operating expenses	 <u>36,877,393</u>	 <u>5,334,968</u>	 <u>42,212,361</u>
 Operating income (loss)	 <u>2,571,232</u>	 <u>(2,096,997)</u>	 <u>474,235</u>
Non-operating revenues (expenses):			
Investment income	843,533	304	843,837
Interest expense	(618,197)	(1,144,755)	(1,762,952)
Extraordinary maintenance	(30,470)	(947)	(31,417)
Gain on sale of capital assets	<u>5,394,333</u>	<u>-</u>	<u>5,394,333</u>
 Net non-operating revenues (expenses)	 <u>5,589,199</u>	 <u>(1,145,398)</u>	 <u>4,443,801</u>
 Income (loss) before special items	 8,160,431	 (3,242,395)	 4,918,036
Special items - capital contributions	<u>-</u>	<u>5,058,051</u>	<u>5,058,051</u>
 Change in net position	 8,160,431	 1,815,656	 9,976,087
Net position, beginning of year	<u>60,195,447</u>	<u>14,729,093</u>	<u>74,924,540</u>
Net position, end of year	<u>\$ 68,355,878</u>	<u>\$ 16,544,749</u>	<u>\$ 84,900,627</u>

See accompanying notes to financial statements.

**JEFFERSON COUNTY HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Cash Flows from Operating Activities:			
Cash received from tenants and others	\$ 8,833,678	\$ 4,861,898	\$ 13,695,576
Cash received from grantors	25,956,202	-	25,956,202
Cash paid to vendors	(30,515,406)	(1,619,964)	(32,135,370)
Cash paid to employees	<u>(5,626,701)</u>	<u>(597,308)</u>	<u>(6,224,009)</u>
Net cash provided by (used in) operating activities	<u>(1,352,227)</u>	<u>2,644,626</u>	<u>1,292,399</u>
Cash Flows from Capital and Related Financing Activities:			
Purchases of capital assets	(2,858,895)	(34,068,932)	(36,927,827)
Proceeds from the issuance of loan payable	9,800,000	28,414,242	38,214,242
Special item - capital contributions	-	5,058,051	5,058,051
Interest paid on loan payable	(618,197)	(615,186)	(1,233,383)
Principal payments on loan payable	(5,266,075)	-	(5,266,075)
Proceeds from sale of capital assets	8,115,033	-	8,115,033
Extraordinary maintenance	<u>(30,470)</u>	<u>(947)</u>	<u>(31,417)</u>
Net cash provided by (used in) capital and related financing activities	<u>9,141,396</u>	<u>(1,212,772)</u>	<u>7,928,624</u>
Cash Flows from Investing Activities:			
Issuance of notes receivable	(412,555)	-	(412,555)
Repayment on notes receivable	378,078	-	378,078
Interest received from notes receivable	<u>195,541</u>	<u>304</u>	<u>195,845</u>
Net cash provided by investing activities	<u>161,064</u>	<u>304</u>	<u>161,368</u>
Net increase in cash, cash equivalents, and restricted cash	7,950,233	1,432,158	9,382,391
Cash, cash equivalents, and restricted cash, beginning of year	<u>11,431,606</u>	<u>7,200,137</u>	<u>18,631,743</u>
Cash, cash equivalents, and restricted cash, end of year	<u>\$ 19,381,839</u>	<u>\$ 8,632,295</u>	<u>\$ 28,014,134</u>
A reconciliation of cash, cash equivalents, and restricted cash to the Statement of Net Position is as follows:			
Cash and cash equivalents	\$ 10,360,713	\$ 1,560,506	\$ 11,921,219
Tenant security deposits	240,162	113,352	353,514
Restricted cash	<u>8,780,964</u>	<u>6,958,437</u>	<u>15,739,401</u>
Total cash, cash equivalents, and restricted cash	<u>\$ 19,381,839</u>	<u>\$ 8,632,295</u>	<u>\$ 28,014,134</u>

See accompanying notes to financial statements.

JEFFERSON COUNTY HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2021

	Primary Government	Discretely Presented Component Units	Total Reporting Entity (Memorandum Only)
Reconciliation of operating income to net cash provided by (used in) operating activities:			
Operating income (loss)	\$ 2,571,232	\$ (2,096,997)	\$ 474,235
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:			
Depreciation	1,160,323	2,153,787	3,314,110
Bad debts	304,954	59,885	364,839
Changes in assets and liabilities:			
Accounts receivable - HUD	(332,581)	-	(332,581)
Accounts receivable - tenants	(300,231)	(62,048)	(362,279)
Accounts receivable - other government	(1,254,718)	-	(1,254,718)
Accounts receivable - miscellaneous	(627,027)	(4,967)	(631,994)
Prepaid expenses	(54,925)	5,399	(49,526)
Developer fee receivable	(1,496,447)	-	(1,496,447)
Other assets	(60,375)	1,621,918	1,561,543
Accounts payable	(509,052)	45,611	(463,441)
Accounts payable - HUD	7,361	-	7,361
Accrued expenses	138,301	-	138,301
Accrued compensated absences	62,455	11,205	73,660
Tenant security deposits	(11,136)	(5,537)	(16,673)
Unearned revenue	(918,920)	14,676	(904,244)
Other liabilities	(31,441)	901,694	870,253
Net cash provided by (used in) operating activities	\$ (1,352,227)	\$ 2,644,626	\$ 1,292,399
Schedule of non-cash capital and related financing activities:			
Issuance of seller notes receivable	\$ 2,430,000	\$ -	\$ 2,430,000
Accrued capital asset additions	\$ -	\$ 4,587,816	\$ 4,587,816

See accompanying notes to financial statements.

**JEFFERSON COUNTY HOUSING AUTHORITY
DISCRETELY PRESENTED COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2021**

ASSETS

	Lewis Court Apartments LLLP	Hidden Lake Homes LLLP	El Rancho LLLP	Ford LIHTC LLLP	Caesar LIHTC LLLP	Allison Village LLLP	Total
Current assets:							
Cash and cash equivalents	\$ 428,267	\$ 165,262	\$ 185,655	\$ 250,883	\$ 523,290	\$ 7,149	\$ 1,560,506
Tenant security deposits	25,006	19,014	23,721	-	45,611	-	113,352
Accounts receivable, net	542	86,930	523	1,123	3,169	-	92,287
Prepaid expenses	<u>6,361</u>	<u>12,838</u>	<u>12,681</u>	<u>-</u>	<u>46,049</u>	<u>-</u>	<u>77,929</u>
Total current assets	<u>460,176</u>	<u>284,044</u>	<u>222,580</u>	<u>252,006</u>	<u>618,119</u>	<u>7,149</u>	<u>1,844,074</u>
Non-current assets:							
Restricted cash	687,320	619,155	227,454	-	5,124,500	300,008	6,958,437
Capital assets, net	8,762,240	15,493,589	17,471,796	13,703,874	13,475,592	15,791,628	84,698,719
Other assets	<u>18,903</u>	<u>81,575</u>	<u>135,933</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>236,411</u>
Total non-current assets	<u>9,468,463</u>	<u>16,194,319</u>	<u>17,835,183</u>	<u>13,703,874</u>	<u>18,600,092</u>	<u>16,091,636</u>	<u>91,893,567</u>
Total assets	<u>\$ 9,928,639</u>	<u>\$ 16,478,363</u>	<u>\$ 18,057,763</u>	<u>\$ 13,955,880</u>	<u>\$ 19,218,211</u>	<u>\$ 16,098,785</u>	<u>\$ 93,737,641</u>

See accompanying notes to financial statements.

**JEFFERSON COUNTY HOUSING AUTHORITY
DISCRETELY PRESENTED COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION (continued)
AS OF DECEMBER 31, 2021**

LIABILITIES

	Lewis Court Apartments LLLP	Hidden Lake Homes LLLP	El Rancho LLLP	Ford LIHTC LLLP	Caesar LIHTC LLLP	Allison Village LLLP	Total
Current liabilities:							
Accounts payable	\$ 131,659	\$ 250,314	\$ 103,487	\$ 859,005	\$ 1,297,007	\$ 3,310,732	\$ 5,952,204
Accrued compensated absences, current	-	-	-	-	11,205	-	11,205
Tenant security deposits	19,425	17,128	22,163	-	26,307	-	85,023
Unearned revenue	-	22,447	-	-	-	-	22,447
Current portion of loans payable	-	-	-	9,493,523	-	-	9,493,523
Other accrued liabilities	<u>64,767</u>	<u>28,836</u>	<u>241,264</u>	<u>-</u>	<u>10,282</u>	<u>-</u>	<u>345,149</u>
Total current liabilities	<u>215,851</u>	<u>318,725</u>	<u>366,914</u>	<u>10,352,528</u>	<u>1,344,801</u>	<u>3,310,732</u>	<u>15,909,551</u>
Non-current liabilities:							
Loans payable, net of current portion	2,479,193	4,792,284	8,381,311	2,110,000	30,033,652	8,079,172	55,875,612
Accrued interest	695,738	268,937	230,998	26,657	736,324	42,408	2,001,062
Other non-current liabilities	<u>-</u>	<u>342,627</u>	<u>479,411</u>	<u>694,629</u>	<u>660,000</u>	<u>1,230,000</u>	<u>3,406,667</u>
Total non-current liabilities	<u>3,174,931</u>	<u>5,403,848</u>	<u>9,091,720</u>	<u>2,831,286</u>	<u>31,429,976</u>	<u>9,351,580</u>	<u>61,283,341</u>
Total liabilities	<u>3,390,782</u>	<u>5,722,573</u>	<u>9,458,634</u>	<u>13,183,814</u>	<u>32,774,777</u>	<u>12,662,312</u>	<u>77,192,892</u>

NET POSITION

Net position:							
Net investment in capital assets	6,283,047	10,701,305	9,090,485	2,100,351	(16,558,060)	7,712,456	19,329,584
Restricted	687,320	619,155	227,454	-	5,124,500	300,008	6,958,437
Unrestricted	<u>(432,510)</u>	<u>(564,670)</u>	<u>(718,810)</u>	<u>(1,328,285)</u>	<u>(2,123,006)</u>	<u>(4,575,991)</u>	<u>(9,743,272)</u>
Total net position	<u>\$ 6,537,857</u>	<u>\$ 10,755,790</u>	<u>\$ 8,599,129</u>	<u>\$ 772,066</u>	<u>\$ (13,556,566)</u>	<u>\$ 3,436,473</u>	<u>\$ 16,544,749</u>

See accompanying notes to financial statements.

**JEFFERSON COUNTY HOUSING AUTHORITY
DISCRETELY PRESENTED COMPONENT UNITS
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Lewis Court Apartments LLLP	Hidden Lake Homes LLLP	El Rancho LLLP	Ford LIHTC LLLP	Caesar LIHTC LLLP	Allison Village LLLP	Total
Operating revenues:							
Tenant revenue	\$ 649,623	\$ 855,107	\$ 863,698	\$ -	\$ 823,793	\$ -	\$ 3,192,221
Other revenues	<u>21,937</u>	<u>-</u>	<u>11,500</u>	<u>-</u>	<u>12,310</u>	<u>3</u>	<u>45,750</u>
Total operating revenue	<u>671,560</u>	<u>855,107</u>	<u>875,198</u>	<u>-</u>	<u>836,103</u>	<u>3</u>	<u>3,237,971</u>
Operating expenses:							
Administrative	206,493	208,518	201,813	3,295	188,176	20	808,315
Tenant services	20,121	26,699	-	-	4,547	-	51,367
Utilities	53,441	117,097	100,672	8,057	106,929	-	386,196
Ordinary maintenance and operations	198,641	121,692	134,683	-	170,029	-	625,045
Protective services	-	107,474	-	-	16,613	-	124,087
Insurance	21,691	45,134	34,108	(7,371)	59,943	-	153,505
General	4,307	7,946	51,341	694,629	79,840	194,603	1,032,666
Depreciation	<u>278,966</u>	<u>773,672</u>	<u>763,336</u>	<u>-</u>	<u>337,813</u>	<u>-</u>	<u>2,153,787</u>
Total operating expenses	<u>783,660</u>	<u>1,408,232</u>	<u>1,285,953</u>	<u>698,610</u>	<u>963,890</u>	<u>194,623</u>	<u>5,334,968</u>
Operating loss	<u>(112,100)</u>	<u>(553,125)</u>	<u>(410,755)</u>	<u>(698,610)</u>	<u>(127,787)</u>	<u>(194,620)</u>	<u>(2,096,997)</u>
Non-operating revenues (expenses):							
Investment income	72	108	108	-	-	16	304
Interest expense	(111,785)	(236,176)	(319,437)	(26,657)	(408,292)	(42,408)	(1,144,755)
Extraordinary maintenance	<u>-</u>	<u>-</u>	<u>-</u>	<u>(947)</u>	<u>-</u>	<u>-</u>	<u>(947)</u>
Net non-operating revenue (expenses)	<u>(111,713)</u>	<u>(236,068)</u>	<u>(319,329)</u>	<u>(27,604)</u>	<u>(408,292)</u>	<u>(42,392)</u>	<u>(1,145,398)</u>
Special items - capital contributions	<u>-</u>	<u>-</u>	<u>856,532</u>	<u>517,168</u>	<u>10,866</u>	<u>3,673,485</u>	<u>5,058,051</u>
Change in net position	(223,813)	(789,193)	126,448	(209,046)	(525,213)	3,436,473	1,815,656
Net position, beginning of year	<u>6,761,670</u>	<u>11,544,983</u>	<u>8,472,681</u>	<u>981,112</u>	<u>(13,031,353)</u>	<u>-</u>	<u>14,729,093</u>
Net position, end of year	<u>\$ 6,537,857</u>	<u>\$ 10,755,790</u>	<u>\$ 8,599,129</u>	<u>\$ 772,066</u>	<u>\$ (13,556,566)</u>	<u>\$ 3,436,473</u>	<u>\$ 16,544,749</u>

See accompanying notes to financial statements.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Jefferson County Housing Authority (the "Authority") is a governmental entity created under State of Colorado statute for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in Jefferson County, Colorado. The Authority is responsible for operating certain low-rent housing programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended. The Authority owns and operates 600 units of affordable housing in Jefferson County and administers an average of 1,550 housing choice vouchers per month including 50 VASH vouchers, and 150 Mainstream Non-Elderly (NED).

The Authority is governed by a board of commissioners which is essentially autonomous but is responsible to HUD. A chief executive officer is appointed by the Authority's board of commissioners to manage the day-to-day operations of the Authority.

B. Basis of Accounting / Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized on a fund basis. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("GASB 34"), as amended. GASB 34 requires the financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of Required Supplementary Information.

The Authority has also adopted GASB 33, *Accounting and Financial Reporting for Nonexchange Transactions* ("GASB 33"). GASB 33 establishes accounting and financial reporting standards for non-exchange transactions including financial or capital resources. The Authority's primary source of non-exchange revenue relates to grants and subsidies. Grants and subsidies revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting / Financial Statement Presentation (continued)

On January 30, 2008, HUD issued *PIH Notice 2008-9* which requires that housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported on HUD's Financial Data Schedule ("FDS") as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the FDS as unrestricted.

Both administrative fees and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fees and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

C. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statements No. 14 and No. 34*, the Authority's basic financial statements include those of the Jefferson County Housing Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based on the application of the above criteria, this report includes all programs and activities operated by the Authority, including the following component units:

**JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

Discretely Presented Component Units ("DPCU's"):

The discretely presented component unit column of the financial statements includes the financial data of the Authority's discretely presented component units as of December 31, 2021. These units are reported in a separate column to emphasize that they are legally separate from the Authority.

Lewis Court Apartments, LLLP

Lewis Court Apartments, LLLP ("Lewis Court") was formed for the purpose of owning and operating a 50-unit low-income housing project in Golden, Colorado. Lewis Court is a tax credit partnership which borrowed proceeds of the Authority's NSP redevelopment grant. The general partner of Lewis Court, Lewis Court LLC, is wholly owned by the Authority. Lewis Court LLC has an ownership percentage of .01%.

Hidden Lake Homes, LLLP

Hidden Lake Homes, LLLP ("Hidden Lake") was formed for the purpose of owning and operating a 72-unit affordable housing project in Westminster, Colorado. Hidden Lake is a tax credit partnership which borrowed proceeds of the Authority's HOME and CDBG grants. The general partner of Hidden Lake, Hidden Lake Homes GP LLC, is wholly owned by the Authority. Hidden Lake Homes GP LLC has an ownership percentage of .01%.

El Rancho, LLLP

El Rancho, LLLP ("El Rancho") was formed for the purpose of owning and operating a 55-unit affordable housing project in Evergreen, Colorado. El Rancho is a tax credit partnership which borrowed proceeds of the Authority's HOME and CDBG grants. The general partner of El Rancho, El Rancho GP LLC, is wholly owned by the Authority. El Rancho GP LLC has an ownership percentage of .01%.

Ford LIHTC, LLLP

Ford LIHTC, LLLP ("Ford") was formed for the purpose of owning and operating a 44-unit affordable housing project in Golden, Colorado know as Flats on Ford Street. Ford is a tax credit partnership which borrowed proceeds of the Authority's CDBG grant. The general partner of Ford, Ford LIHTC GP LLC, is wholly owned by the Authority. Ford LIHTC GP LLC has an ownership percentage of .01%.

Caesar LIHTC, LLLP

Caesar LIHTC, LLC ("Caesar") was formed for the purpose of owning and operating a 108-unit affordable housing project in Wheat Ridge, Colorado know as Caesar Square Apartments. Caesar is a tax credit company. The Managing Member of Caesar, Caesar LLC, has an ownership percentage of .09%.

**JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

Discretely Presented Component Units ("DPCU's"): (continued)

Allison Village, LLLP

Allison Village, LLLP ("Allison Village") was formed for the purpose of owning and operating a 100-unit affordable housing project in Arvada, Colorado. Allison Village is a tax credit partnership. The general partner of Allison Village, Allison Village GP LLC, is wholly owned by the Authority. Allison Village GP LLC has an ownership percentage of .009%.

The Authority's DPCU's are presented for financial reporting purposes as of and for the year ended December 31, 2021 and reported under the "Discretely Presented Component Units" column on the Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position. Separately issued financial statements for the DPCU's can be obtained by writing to the Director of Finance, Jefferson County Housing Authority, 1941 West 48th Avenue, Wheat Ridge, Colorado, 80033.

Blended Component Units:

The Authority's blended component units are included in the Primary Government column of the Authority's financial statements to emphasize that they are in substance, the same as the primary government.

Jeffco Housing Corporation ("Jeffco")

Jeffco is a non-profit corporation formed in 1988 to obtain certain federal funds set aside for community housing development organizations. The proceeds were used to provide safe, decent, and sanitary affordable housing for low-income families and individuals in Jefferson County. Jeffco owns various housing projects which are managed by the Authority.

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Single Member LLC's

Lewis Court LLC ("LCLLC"), Hidden Lake Homes GP LLC ("HLLLC"), El Rancho GP LLC ("ERLLC") and Allison Village GP LLC ("AVLLC") are entities created by the Authority to facilitate the financing of construction for Lewis Court, Hidden Lake, and El Rancho. The sole member of LCLLC, HLLLC, ERLLC and AVLLC is the Authority. LCLLC, HLLLC, ERLLC and AVLLC have no employees and all functions are provided by employees of the Authority.

D. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Section 8 Housing Choice Vouchers

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the contract rent on a dwelling unit, subject to HUD limitations, and the amount of rent contribution by a participating family.

Mainstream Vouchers

The objective of the Mainstream Vouchers Program is to aid non-elderly persons with disabilities in obtaining decent, safe, and sanitary rental housing.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Description of Programs (continued)

Section 8 New Construction Substantial Rehabilitation Program

The Section 8 New Construction and Substantial Rehabilitation program allows for the construction, purchase and rehabilitation of low-income housing units to be subsidized for a contracted period of time. Both for profit and not-for-profit developers may provide low-income housing under this program. Developers must obtain their own financing and HUD subsidizes rents once the units are occupied.

Family Unification Vouchers Program ("FUP")

FUP is a program under which housing assistance is provided under the HCV program in partnership with Public Child Welfare Agencies ("PCWAs") to two groups:

1. Families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care.
2. Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older. As required by statute, 2 of 45 a FUP voucher issued to such a youth may only be used to provide housing assistance for the youth for a maximum of 36 months.

Community Development Block Grants - Entitlements Grants ("CDBG")

The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1,180 general units of local government and states.

The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low and moderate-income persons. Grantees may pass-through funds to sub-grantees, such as the Authority.

Section 8 Housing Choice Vouchers CARES Act Funding Program

During the year ending December 31, 2021, the Authority was awarded CARES Act funding as part of the Section 8 Housing Choice Vouchers Program. These funds are to be used to prevent, prepare for, and respond to the Coronavirus ("COVID-19"), as well as help the Authority maintain normal operations during the period impacted by COVID-19.

Emergency Housing Vouchers

The purpose of Emergency Housing Vouchers is to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability

Emergency Rental Assistance Program

The Emergency Rental Assistance program was established to assist households that are unable to pay rent or utilities. Funding is provided by the U.S. Department of the Treasury to the County of Jefferson (the "County"), which is then passed-through to the Authority as the sub-grantee. The Authority is responsible for determining eligibility of the applicants on behalf of the County.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Cash and Cash Equivalents

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

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

It is the Authority's policy to maintain collateralization in accordance with HUD requirements. For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase.

F. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for accounts, which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled, but earned as of year-end.

G. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

H. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

I. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

- Buildings and improvements 30-40 Years
- Furniture and equipment 5-10 Years

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Capital Assets, Net (continued)

The Authority has established a capitalization threshold of \$5,000.

J. 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 capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. For the year then ended December 31, 2021, there were no assets considered to be impaired.

K. Notes Receivable

The Authority has utilized funds in accordance with HUD guidelines to assist in the construction and redevelopment of numerous public housing developments through the issuance of mortgage notes. When preparing financial statements in accordance with GAAP, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow, and current economic trends and conditions. Management utilizes these estimates and judgments in connection with establishing an allowance for uncollectable amounts during an accounting period.

L. Investment in Limited Partnerships

Investment in Limited Partnerships is reported using the equity method of accounting. Under the equity method, the Authority's investment consists of equity contributions and an accumulated share of income or loss from the Limited Partnership based on the percentage of the partner's ownership interest.

The Authority regularly assesses its investment in limited partnerships for the existence of impairment. Impairment typically occurs when the carrying value of the Authority's investment in a limited partnership exceeds the estimated value of the investment as determined by management. The estimated value generally consists of remaining future housing tax credits and other tax benefits allocable to, and the estimated residual value if any, of the investment available to the Authority. The residual value is estimated by management based on current economic and capital market conditions, operational results and the terms of the limited partnership's agreements which provide for distributions to the Authority upon the liquidation of the limited partnership or sale or disposition of its assets.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

M. Accrued Compensated Absences

The Authority provides paid leave for its regular full-time employees for vacations, holidays, illness and certain other qualifying absences. Employees are limited to a maximum of one calendar year's accrual. Personal leave may be accrued up to a maximum of 960 hours for employees hired before May 8, 2018. Employees hired after May 8, 2018 may accrue up to a maximum of 150 hours of vacation leave and 150 hours of sick leave. These compensated absences are recognized as salary costs in the financial statements when earned. Compensated absences which have been earned but not paid as of year-end have been accrued in the accompanying financial statements. Any accrued compensated absence amounts are paid out to employees upon termination of employment to the extent required by law.

N. Unearned Revenue

The Authority's unearned revenue consists of the payment of rent by residents that is applicable to future periods.

O. Inter-Program Receivables and Payables

Inter-program receivables and payables are all classified as either current assets or current liabilities, and are the result of the use of a concentrated account depository as the common paymaster for most of the programs of the Authority. Cash settlements are made monthly. All inter-program balances are reconciled, and inter-program receivables and payables balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes. Detail balances by program are found in the Financial Data Schedule of this report.

P. Taxes

The Authority is a unit of local government and is exempt from real estate, sales and income taxes.

Q. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue. Operating expenses are costs incurred in the operation of the program. The Authority classifies all other revenues and expenses as non-operating.

R. Use of Management Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect certain 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. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, and contingencies. Actual results could differ significantly from these estimates.

**JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

S. Equity Classifications

Equity is classified as net position and displayed in three components:

Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position - Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other resources that do not meet the definition of "restricted" or "net investment in capital assets."

T. Economic Dependency

The Section 8 Housing Choice Vouchers program of the Authority is economically dependent on operating grants and subsidies from HUD. The programs operate at a loss prior to receiving the grants.

U. Budgets and Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of grant periods.

NOTE 2. CASH ON DEPOSIT

As of December 31, 2021, the Authority had funds on deposit in checking and money market accounts.

As of December 31, 2021, the carrying amount of the Primary Government's cash and cash equivalents (including restricted cash) was \$19,381,839 and the bank balances approximated \$19,800,771. Cash and cash equivalents consists of the following:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Unrestricted	\$ 10,360,713	\$ 1,560,506	\$ 11,921,219
Tenant security deposits	240,162	113,352	353,514
Restricted	<u>8,780,964</u>	<u>6,958,437</u>	<u>15,739,401</u>
Total cash and cash equivalents	<u>\$ 19,381,839</u>	<u>\$ 8,632,295</u>	<u>\$ 28,014,134</u>

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 2. CASH ON DEPOSIT (continued)

Of the Primary Government's bank balances, \$827,128 was covered by federal depository insurance and the remaining \$18,973,643 was collateralized with the pledging financial institution as of December 31, 2021.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. As of December 31, 2021, the Authority's bank balances were not exposed to custodial credit risk.

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following at December 31, 2021:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts receivable - tenants, net	\$ 19,155	\$ 4,203	\$ 23,358
Accounts receivable - HUD	363,772	-	363,772
Accounts receivable - other government	1,254,718	-	1,254,718
Accounts receivable - miscellaneous	<u>2,013,791</u>	<u>88,084</u>	<u>2,101,875</u>
 Total accounts receivable, net	 <u>\$ 3,651,436</u>	 <u>\$ 92,287</u>	 <u>\$ 3,743,723</u>

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$287,441 as of December 31, 2021.

Accounts Receivable - HUD

Accounts receivable - HUD represents amounts due to the Authority for amounts expended under grant agreements that have not been reimbursed as of December 31, 2021. Management estimates the amount to be fully collectible and as such has made no allowance for doubtful accounts.

Accounts Receivable - Other Government

Accounts receivable - other government represents amounts owed to the Authority by other federal agencies and state and local governments. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts due to the Authority from its discretely presented component unit entities related to administrative and operating costs for services provided, and certain development costs. Management estimates these amounts to be fully collectible and as such has made no allowance for doubtful accounts.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 4. DEVELOPER FEE RECEIVABLE

The Authority entered into developer fee agreements with multiple limited partnerships, in which they will earn fees for services rendered in connection with the development of the entities. Any unpaid portion of the developer fee is non-interest bearing and is payable from available cash flow in accordance with the partnership agreements. As of December 31, 2021, the Authority had a developer fee receivable of \$3,289,329, of which \$38,549 is considered current.

NOTE 5. RESTRICTED DEPOSITS

Restricted deposits consist of the following as of December 31, 2021:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Housing assistance payment reserves	\$ 489,514	\$ -	\$ 489,514
Emergency housing vouchers reserves	177,551	-	177,551
Tenant security deposits	240,162	113,352	353,514
Replacement reserves	1,845,605	5,377,163	7,222,768
Program income - Rehab Program	911,742	-	911,742
Other reserves	<u>5,356,552</u>	<u>1,581,274</u>	<u>6,937,826</u>
Total restricted deposits	<u>\$ 9,021,126</u>	<u>\$ 7,071,789</u>	<u>\$ 16,092,915</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers program for future housing assistance payments.

Emergency housing vouchers reserves are restricted for use only in the Emergency Housing Vouchers program for future program expenditures. Of the total restricted funds, \$104,051 of the funds are restricted for future housing assistance payments and \$73,500 of the funds are restricted for future tenant services expenses.

Tenant security deposits are held in trust and restricted for refund at the time the tenant vacates the apartment, provided the apartment's physical condition is satisfactory.

Replacement and other reserves represent amounts held under the terms of various agreements by which the Authority is required to set aside specified amounts for future expenditures. These restricted deposits are held in separate accounts and generally are not available for operating purposes.

Program income - Rehab Program cash is restricted for use in the Rehab Program. The program generates income from bank interest and repayment of principal and interest on loans that were made to homeowners. Program income is only available to use on home rehab projects and related administrative expenses for grantees who meet the Program's requirements.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 6. INVESTMENT IN LIMITED PARTNERSHIPS

Investment in limited partnerships represents ownership interests in numerous limited partnerships that are considered discretely presented component units for financial reporting purposes. The limited partnerships operate apartment complexes which provide low income housing eligible for tax credits in accordance with Section 42 of the Internal Revenue Code. The investment in the limited partnerships is accounted for under the equity method, because the Authority exercises significant influence over its operating and financial activities. Accordingly, the investment is carried at cost and adjusted for the proportionate share of earnings or losses. As of December 31, 2021, the Authority's investments in limited partnerships totaled \$700,200.

NOTE 7. NOTES RECEIVABLE

Notes receivable of the primary government consists of the following at December 31, 2021:

<u>Description</u>	<u>Amount</u>
Two (2) notes receivable with Lewis Court Apartments, LLLP in the amounts of \$1,240,000 and \$1,100,000, respectively, accruing interest at 4.19%, with payments due from available cash. Principal and accrued interest are due December 2042. The notes are secured by the underlying property.	\$ 2,340,000
Note receivable with Lewis Court Apartments, LLLP accruing interest at 8%, with payments due in monthly installments of \$2,201. The note matures in August 2043, and is secured by the underlying property.	140,457
Note receivable with Hidden Lake Homes, LLLP. The note is non-interest bearing and payments due from available cash. The note matures in December 2048, and is secured by the underlying property.	216,821
Two (2) notes receivable with Hidden Lake Homes, LLLP in the amounts of \$600,000 and \$900,000, respectively, accruing interest at 3%, with payments due from available cash. Principal and accrued interest are due December 2046. The notes are secured by the underlying property.	1,500,000
Note receivable with El Rancho, LLLP. The note bears interest at 2.95% and payments due from available cash. The note matures in December 2048, and is secured by the underlying property.	2,036,770
Note receivable with El Rancho, LLLP. The note bears interest at 2.00% and payments due from available cash. The note matures in December 2048, and is secured by the underlying property.	800,000
The Authority has made loans with CDBG and HOME funds to homeowners through its Rehab Program. Interest accrues at rates between 0% to 5%. Due to the nature of the loans, and because the Authority's security interest is considered low priority, management has established an allowance for doubtful accounts of \$14,100 at December 31, 2021. This allowance is re-evaluated and adjusted on an annual basis.	1,531,851
The Authority is required to return funds previously advanced by Jefferson County for use in the Rehab Program, therefore, a related payable in the amount of \$47,731 is included as a current liability at December 31, 2021. This balance will be repaid as the underlying notes receivable are paid in full either through pay down of the notes by the note holders or sale of the underlying properties.	15,500

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 7. NOTES RECEIVABLE (continued)

<u>Description</u>	<u>Amount</u>
Three (3) notes receivable with Caesar LIHTC, LLC in the amounts of \$1,000,000, \$9,653,000, and \$4,745,000, respectively, accruing interest at 5%, 4.50%, and 5%, respectively, with payments due from available cash. Principal and accrued interest are due April 1, 2052. The notes are secured by the underlying property.	15,398,000
Notes receivable with Ford LIHTC, LLLP, in the amount of \$1,230,000, accruing interest at 1.12%, with payments due from available cash. Principal and accrued interest are due October 28, 2050. The note is secured by the underlying property.	1,230,000
The Authority has made loans with HOME funds to assist with the construction of 44 units of affordable housing at The Flats at Ford Street in Golden, Colorado. The loan bears interest at 1% per month and matures on October 28, 2050. The loan is secured by the underlying property.	440,000
The Authority has made loans with CDBG funds to assist with the construction of 44 units of affordable housing at The Flats at Ford Street in Golden, Colorado. The loan bears interest at 1% per month and matures on October 28, 2050. The loan is secured by the underlying property.	440,000
Two (2) notes receivable with Allison Village, LLLP in the amounts of \$2,430,000 and \$300,000, respectively, accruing interest at 3.00% annually. No payments are required until the maturity date of June 1, 2051, at which then all unpaid principal and accrued interest shall be due. The notes are secured by the underlying property.	<u>2,730,000</u>
Total notes receivable	<u>\$ 28,819,399</u>

Accrued interest on the aforementioned notes receivable totaled \$1,981,491 at December 31, 2021.

NOTE 8. CAPITAL ASSETS, NET

The following is a summary of the primary government's changes in capital assets for the year ended December 31, 2021:

<u>Description</u>	<u>December 31, 2020</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>December 31, 2021</u>
<u>Non-depreciable capital assets:</u>					
Land	\$ 9,823,748	\$ 7,692	\$ (872,224)	\$ -	\$ 8,959,216
Construction in progress	<u>1,458,428</u>	<u>1,237,729</u>	<u>(2,604,351)</u>	<u>-</u>	<u>91,806</u>
Total	<u>11,282,176</u>	<u>1,245,421</u>	<u>(3,476,575)</u>	<u>-</u>	<u>9,051,022</u>
<u>Depreciable capital assets:</u>					
Buildings	39,286,201	1,207,997	(2,785,882)	-	37,708,316
Furniture and equipment	<u>3,314,858</u>	<u>495,477</u>	<u>(636,643)</u>	<u>-</u>	<u>3,083,692</u>
Total	<u>42,601,059</u>	<u>1,613,474</u>	<u>(3,422,525)</u>	<u>-</u>	<u>40,792,008</u>
Less: accumulated depreciation	<u>20,707,034</u>	<u>1,160,323</u>	<u>(1,748,400)</u>	<u>-</u>	<u>20,118,957</u>
Net capital assets	<u>\$ 33,176,201</u>	<u>\$ 1,698,572</u>	<u>\$ (5,150,700)</u>	<u>\$ -</u>	<u>\$ 29,724,073</u>

Depreciation expense for the fiscal year ended December 31, 2021 amounted to \$1,160,323.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 8. CAPITAL ASSETS, NET (continued)

The Authority's discretely presented component unit's capital assets activity for the year ended December 31, 2021 was as follows:

Description	December 31, 2020	Additions	Disposals	Transfers	December 31, 2021
<u>Non-depreciable capital assets:</u>					
Land	\$ 7,499,089	\$ 2,430,000	\$ -	\$ -	\$ 9,929,089
Construction in progress	<u>4,891,990</u>	<u>31,551,575</u>	<u>-</u>	<u>(9,495,048)</u>	<u>26,948,517</u>
Total	<u>12,391,079</u>	<u>33,981,575</u>	<u>-</u>	<u>(9,495,048)</u>	<u>36,877,606</u>
<u>Depreciable capital assets:</u>					
Buildings	\$ 44,999,982	\$ 35,022	\$ -	\$ 8,730,633	\$ 53,765,637
Furniture and equipment	<u>1,113,175</u>	<u>52,335</u>	<u>(3,254)</u>	<u>764,415</u>	<u>1,926,671</u>
Total	<u>46,113,157</u>	<u>87,357</u>	<u>(3,254)</u>	<u>9,495,048</u>	<u>55,692,308</u>
Less: accumulated depreciation	<u>5,720,662</u>	<u>2,153,787</u>	<u>(3,254)</u>	<u>-</u>	<u>7,871,195</u>
Net capital assets	<u>\$ 52,783,574</u>	<u>\$ 31,915,145</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 84,698,719</u>

Depreciation expense for the fiscal year ended December 31, 2021 amounted to \$2,153,787.

NOTE 9. ACCRUED COMPENSATED ABSENCES

The Authority uses the vesting method for the recording of compensated absences whereas benefits are accrued for which payment is probable.

As of December 31, 2021, accrued compensated absences amounted to \$362,843 and consisted of the following activity:

Description	Primary Government	Discretely Presented Component Units	Total Reporting Entity (Memorandum Only)
Beginning compensated absences	\$ 289,183	\$ -	\$ 289,183
Compensated absences expense	351,638	11,205	362,843
Compensated absences redeemed	<u>(289,183)</u>	<u>-</u>	<u>(289,183)</u>
Ending compensated absences	351,638	11,205	362,843
Less: current portion	<u>351,638</u>	<u>11,205</u>	<u>362,843</u>
Compensated absences, net of current portion	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 10. LOANS PAYABLE

The Primary Government has loans payable consisting of the following as of December 31, 2021:

<u>Description</u>	<u>Amount</u>
5.00% note payable, due in monthly installments of \$10,314, including interest, with a maturity date of October 2031, secured by a deed of trust on the Parkview Village West property.	\$ 750,845
Non-interest bearing note payable. Principal due concurrently with primary Parkview West note payable in August of 2029. The note is secured by the deed of trust.	86,141
4.75% note payable, due in monthly installments of \$20,117, including interest, with a maturity date of October 2027, secured by a deed of trust on the Aspen Ridge property.	2,670,117
4.75% note payable, due in monthly installments of \$7,373, including interest, with a maturity date of October 2027, secured by a deed of trust on the Redwood Village property.	978,332
3.65% note payable, due in monthly interest-only installments of \$8,517, with a maturity date of November 2021, secured by a deed of trust on the Viking Square property. The Authority paid off the balance and refinanced the loan with ANB Bank in the amount of \$4,800,000. The terms are 3.44% note payable, due in monthly installments of \$19,810, with a maturity date of October 2036, secured by a deed of trust on the Viking Square property.	4,794,408
4.50% mortgage note payable, due in monthly installments of \$20,518, including interest, with a maturity date of February 2032, secured by a deed of trust on the Glendale property and a security interest in all deposit accounts at the financing bank and its subsidiaries.	2,000,059
5.25% note payable, due in monthly installments of \$20,346, including interest, with a maturity date of October 2029, secured by a deed of trust on the Parkview Village property. The Authority paid off the balance and refinanced the loan with ANB Bank in the amount of \$5,000,000. The terms are 3.43% note payable, due in monthly installments of \$20,606, with a maturity date of December 2036, secured by a deed of trust on the Parkview Village property.	5,000,000
4.89% note payable, due in monthly installments of \$14,149, including interest, that matured in August 2022 and was paid in full. The note is secured by a deed of trust on the Canyon Gate property.	95,650
3.1% mortgage note payable, due in monthly installments of \$7,673, including interest, with a maturity date of January 1, 2046, secured by real property.	<u>1,553,810</u>
Total loans payable	17,929,362
Less: current portion	<u>681,027</u>
Total loans payable, excluding current portion	<u>\$ 17,248,335</u>

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 10. LOANS PAYABLE (continued)

Annual debt service for principal and interest over the next five years and in five-year increments thereafter is as follows:

Year	Principal	Interest	Total
2022	\$ 681,027	\$ 686,870	\$ 1,367,897
2023	611,413	652,441	1,263,854
2024	636,882	633,465	1,270,347
2025	667,088	603,259	1,270,347
2026	696,860	565,342	1,262,202
2027-2031	5,462,027	1,921,909	7,383,936
2032-2036	8,447,122	1,304,939	9,752,061
2037-2041	374,275	86,081	460,356
2042-2046	<u>352,668</u>	<u>23,566</u>	<u>376,234</u>
	<u>\$ 17,929,362</u>	<u>\$ 6,477,872</u>	<u>\$ 24,407,234</u>

Debt activity for the primary government for year ended December 31, 2021 consisted of the following:

Description	December 31, 2020	Advances	Principal Reductions	December 31, 2021
Loan payable	\$ <u>13,395,437</u>	\$ <u>9,800,000</u>	\$ <u>(5,266,075)</u>	\$ <u>17,929,362</u>

The DPCU's have loans payable consisting of the following as of December 31, 2021:

Description	Amount
El Rancho is financing the construction of the project in part with a 4.14% construction note payable and a 5.50% construction note payable with ANB Bank. Interest-only payments are due monthly through the construction period. The notes may be drawn to a maximum of \$12,880,135 and are secured by a deed of trust on the El Rancho property. The notes are expected to be converted to permanent financing at the end of the construction period with a maturity date of August 2036.	\$ 5,016,541
8.00% note payable to the Authority, due in monthly installments of \$2,201, including interest, matures August 2043, secured by a deed of trust on the Lewis Court property.	139,193
Two (2) notes payable to the Authority in the amounts of \$1,240,000 and \$1,100,000, respectively, accruing interest at 4.19%, with payments due from available cash. Principal and accrued interest are due December 2042. The notes are secured by the underlying Lewis Court property.	2,340,000

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 10. LOANS PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
Two (2) notes payable to the Authority in the amounts of \$600,000 and \$900,000, respectively, accruing interest at 3%, with payments due from available cash. Principal and accrued interest are due December 2046. The notes are secured by the underlying Hidden Lake property.	1,500,000
0.00% note payable to the Authority, due in annual installments to the extent of available cash flow, matures December 2048, secured by a deed of trust on the Hidden Lake property.	216,821
2.95% note payable to the Authority, due in annual installments to the extent of available cash flow, matures December 2048, secured by a deed of trust on the El Rancho property.	2,036,770
2.00% note payable to the Authority, due in annual installments to the extent of available cash flow, matures December 2048, secured by a deed of trust on the El Rancho property.	800,000
4.90% note payable to FirstBank, due in monthly installments of principal and interest of \$18,207, until July 2034, secured by a deed of trust on the Hidden Lake property, net of unamortized debt issuance costs of \$156,504, based on an effective interest rate of 5.5%.	3,075,463
0.00% note payable to the State of Colorado, due in annual installments to the extent of available cash flow, matures April 2059, secured by a deed of trust on the El Rancho property.	528,000
Three (3) notes payable to the Authority in the amounts of \$1,230,000, \$440,000, and \$440,000, respectively, accruing interest at 1.12%, 1%, and 1%, respectively, with payments due from available cash. Principal and accrued interest are due October 28, 2050. The notes are secured by the underlying Ford property.	2,110,000
4.50%, \$9,653,000 note payable to the Authority, due in annual installments to the extent of available cash flow, matures April 1, 2052, secured by a deed of trust on the Caesar property.	9,653,000
5.00%, \$4,745,000 note payable to the Authority, due in annual installments to the extent of available cash flow, matures April 1, 2052, secured by a deed of trust on the Caesar property.	4,745,000
5.00%, \$1,000,000 note payable to the Authority, an affiliate of the Managing Member, due in annual installments to the extent of available cash flow, matures April 1, 2052, secured by a deed of trust on the Caesar property.	1,000,000
3.75%, \$17,300,000 bonds payable to FirstBank. During the construction phase, interest only payments are due. The loan will convert to the permanent phase no later than two years from July 10, 2020. The loan will mature sixteen years after the conversion date or August 1, 2038, secured by a deed of trust on the Caesar property.	13,948,714
1.00%, \$707,144 note payable to Impact Development Fund. Interest accrues through the initial ten years. The loan will convert to permanent on its 11th anniversary. The loan will mature 216 months from July 10, 2020, secured by a deed of trust on the Caesar property.	686,938
3.75%, \$11,060,000 note payable to Bank of Colorado. During the construction phase, interest only payments are due. The loan will convert to the permanent phase no later than two years from October 28, 2020. The loan will mature sixteen years after the conversion date or October 28, 2038, secured by a deed of trust on the Ford property.	9,493,523

**JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021**

NOTE 10. LOANS PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
Two (2) notes payable to the Authority in the amounts of \$2,430,000 and \$300,000, respectively, accruing interest at 3.00% annually. No payments are required until the maturity date of June 1, 2051, at which then all unpaid principal and accrued interest shall be due. The notes are secured by the underlying Allison Village property.	2,730,000
3.45%, \$19,000,000 bonds payable to FirstBank. During the construction phase, interest only payments are due. The loan will convert to the permanent phase no later than two years from June 25, 2021. The loan will mature sixteen years after the conversion date or June 25, 2039, secured by a deed of trust on the Allison Village property.	<u>5,349,172</u>
Total loans payable	65,369,135
Less: current portion	<u>9,493,523</u>
Total loans payable, excluding current portion	<u>\$ 55,875,612</u>

NOTE 11. PENSION PLAN

The Authority provides eligible employees with a defined contribution employee retirement plan (401(k)). The plan and the contributions to it are authorized by the Authority's Board of Commissioners. This is a mandatory plan under which the employee is required to contribute 3%. The Authority will match up to 10% of the employees' contribution. Contributions are maintained by the plan administrator, Colorado County Officials and Employees Retirement Association. In 2021, the Authority paid \$211,305 as a matching contribution.

<u>Years of Participation</u>	<u>Vested Percentage</u>
1 year	0%
2 years	20%
3 years	40%
4 years	60%
5 years	80%
6 years	100%

NOTE 12. DEFERRED COMPENSATION PLAN

The Authority offers its employees a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. Employee contributions are made to and maintained by the plan administrator, Colorado County Officials and Employees Retirement Association, which maintains an individual account for each participant. Pursuant to GASB Statement No. 32, Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans, since the Authority is not the owner or trustee of these assets, the plan assets are not reported on the Authority's financial statements. The Authority will match up to 4% of the employees' contribution. The maximum amount that the Authority will match between the Employee Retirement Plan and the Deferred Compensation Plan is 10%.

NOTE 13. GAIN ON SALE OF ASSETS

On January 1, 2021, the Authority sold a parcel of land in the amount of \$22,685. This resulted in a net gain on sale of the land in the amount of \$1,838.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 13. GAIN ON SALE OF ASSETS (continued)

During the year ended December 31, 2021, the Authority's blended component unit, Jeffco Housing Corporation, sold multiple properties totaling \$8,191,121. This resulted in a net gain on sale of assets in the amount of \$5,392,495.

NOTE 14. RESTRICTED NET POSITION

At December 31, 2021, restricted net position of the primary government consisted of the following:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Housing assistance payment reserves	\$ 489,514	\$ -	\$ 489,514
Emergency housing voucher reserves	104,051	-	104,051
Replacement reserves	-	5,377,163	5,377,163
Other reserves	<u>-</u>	<u>1,581,274</u>	<u>1,581,274</u>
Total restricted net position	<u>\$ 593,565</u>	<u>\$ 6,958,437</u>	<u>\$ 7,552,002</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers program for future housing assistance payments.

Emergency housing vouchers reserves are restricted for use only in the Emergency Housing Vouchers program for future housing assistance payments.

Replacement and other reserves represent amounts held under the terms of various agreements by which the Authority is required to set aside specified amounts for future expenditures. These restricted deposits are held in separate accounts and generally are not available for operating purposes.

NOTE 15. CONDENSED INFORMATION FOR THE BLENDED COMPONENT UNITS

	<u>Jeffco Housing Corporation</u>
Assets:	
Current assets	\$ 2,700,484
Capital assets, net	4,210,480
Non-current assets	<u>2,337,737</u>
Total assets	<u>9,248,701</u>
Liabilities:	
Current liabilities	2,167,319
Non-current	<u>86,141</u>
Total liabilities	<u>2,253,460</u>
Net Position:	
Net investment in capital assets	4,124,339
Unrestricted	<u>2,870,902</u>
Net position	<u>\$ 6,995,241</u>

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 15. CONDENSED INFORMATION FOR THE BLENDED COMPONENT UNITS (continued)

Operating revenues:	
Tenant revenue	\$ 2,171,271
Other governmental grants	100,000
Other revenues	<u>5,455,022</u>
Total operating revenues	<u>7,726,293</u>
Operating expenses:	
Administrative	514,377
Utilities	236,420
Repairs and maintenance	1,224,093
Protective services	43,316
General	185,429
Depreciation	<u>249,337</u>
Total operating expenses	<u>2,452,972</u>
Other income (expense):	
Investment Income	51,962
Interest expense	<u>(42,999)</u>
Net other (expense)	<u>8,963</u>
Equity transfer out	<u>(7,058,260)</u>
Net loss	<u>\$ (1,775,976)</u>

NOTE 16. CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of the funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of December 31, 2021, the Authority estimates that no material liabilities will result from such audits.

NOTE 17. VULNERABILITY - IMPACT OF COVID-19

The severity of the impact of COVID-19 on the Authority's operations will depend on a number of factors, including, but not limited to, the duration and severity of the pandemic and the extent and severity of the impact on the Authority's tenants, all of which are uncertain and cannot be predicted. The Authority's future results could be adversely impacted by delays in rent collections, portability payments from certain PHA's, as well as grant reimbursements. Management is unable to predict with absolute certainty the impact of COVID-19 on its financial condition, results of operations or cash flows.

JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2021

NOTE 18. 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 purchased commercial insurance with various deductibles and coverage to cover liability, property, worker's compensation, errors, omissions, and employee defalcation risk. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 19. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through October 26, 2022 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

**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**

To the Board of Commissioners of the
Jefferson County Housing Authority:

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 (primary government) and the discretely presented component units of the Jefferson County Housing Authority (the "Authority") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated October 26, 2022. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of noncompliance associated with the discretely presented component units.

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 may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

Novogradac & Company LLP

October 26, 2022
Toms River, New Jersey

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

To the Board of Commissioners of the
Jefferson County Housing Authority:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Jefferson County Housing Authority (the "Authority") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2021. 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, 2021.

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.

Auditors' 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 have not been identified.

Report on Internal Control over Compliance (continued)

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.

Novogradec & Company LLP

October 26, 2022
Toms River, New Jersey

**JEFFERSON COUNTY HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2021**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Total Federal Expenditures
United States Department of Housing and Urban Development - Direct Programs:			
Housing Voucher Cluster			
Mainstream Vouchers	14.879	N/A	\$ 2,124,820
Section 8 Housing Choice Vouchers	14.871	N/A	19,066,138
Section 8 Housing Choice Vouchers CARES	14.HCC	N/A	992,420
Emergency Housing Vouchers	14.EHV	N/A	149,388
Family Unification Vouchers	14.880	N/A	<u>395,747</u>
Total Housing Voucher Cluster			<u>22,728,513</u>
Section 8 Project-Based Cluster			
Section 8 New Construction and Substantial Rehabilitation	14.182	N/A	<u>1,336,846</u>
Total Section 8 Project-Based Cluster			<u>1,336,846</u>
Subtotal United States Department of Housing and Urban Development - Direct Programs			<u>24,065,359</u>
United States Department of Housing and Urban Development Pass Through Programs From:			
City of Lakewood, Colorado Community Development Block Grants/Entitlement Grants	14.218	N/A	61,030
Jefferson County, Colorado Community Development Block Grants/Entitlement Grants	14.218	N/A	440,000
City of Westminster, Colorado Community Development Block Grants/Entitlement Grants	14.218	N/A	<u>27,798</u>
Subtotal United States Department of Housing and Urban Development Pass Through Programs			<u>528,828</u>
United States Department of Treasury Pass Through Programs:			
Emergency Rental Assistance Program	21.023	N/A	<u>2,464,228</u>
Subtotal United States Department of Treasury Pass Through Programs:			<u>2,464,228</u>
Total Expenditures of Federal Awards			<u>\$ 27,058,415</u>

**JEFFERSON COUNTY HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Jefferson County Housing Authority (the "Authority") under programs of the federal government for year ended December 31, 2021. The information in the 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 operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

NOTE 3. INDIRECT COST RATE

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

**JEFFERSON COUNTY HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
DECEMBER 31, 2021**

I. Summary of Auditors' Results

Financial Statements

- | | | |
|----|---|---------------|
| 1. | Type of auditors' report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None reported |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards

- | | | |
|----|--|---------------|
| 1. | Internal control over compliance: | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None Reported |
| 2. | Type of auditors' report on compliance for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | No |

4. Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
	Housing Voucher Cluster :
14.871	Section 8 Housing Choice Vouchers
14.879	Mainstream Vouchers
14.HCC	Section 8 Housing Choice Vouchers CARES Act
14.EHV	Emergency Housing Vouchers
14.880	Family Unification Program
21.023	Emergency Rental Assistance Program

- | | | |
|----|--|-----------|
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$811,752 |
| 6. | Auditee qualified as low-risk Auditee? | Yes |

JEFFERSON COUNTY HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
DECEMBER 31, 2021

II. Financial Statement Findings

There were no findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

III. Federal Award Findings and Questioned Costs

There were no findings or questioned costs relating to federal awards.

IV. Summary of Prior Audit Findings

There were no findings or questioned costs in the prior year.

Jefferson County Housing Authority									
Financial Data Schedule (FDS)									
December 31, 2021									
Line Item #	Account Description	14.MSC MAINSTREAM CARES ACT FUNDING	14.879 MAINSTREAM VOUCHERS	14.871 HOUSING CHOICE VOUCHERS	14.HCC HCV CARES ACT FUNDING	14.182 N/C S/R SECTION 8 PROGRAMS	14.880 FAMILY UNIFICATION PROGRAM (FUP)	1 BUSINESS ACTIVITIES	
ASSETS:									
CURRENT ASSETS:									
Cash:									
111	Cash - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ 1,462,967	\$ -	\$ 6,248,455	
112	Cash - restricted - modernization and developmen	-	-	-	-	-	-	-	
113	Cash - other restricted	-	-	489,514	-	152,194	-	7,405,164	
114	Cash - tenant security deposits	-	-	-	-	42,190	-	144,123	
115	Cash - restricted for payment of current liability:	-	-	-	-	-	-	-	
100	Total cash	-	-	489,514	-	1,657,351	-	13,797,742	
Accounts and notes receivables									
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	
122	Accounts receivable - HUD other projects	-	322,407	38,465	-	-	-	-	
124	Accounts receivable - other governmen	-	-	-	-	-	-	-	
125	Accounts receivable - miscellaneous	-	-	-	-	-	-	2,052,340	
126	Accounts receivable- tenants	-	-	-	-	6,606	-	181,345	
126.1	Allowance for doubtful accounts - tenant:	-	-	-	-	(4,845)	-	(160,009)	
126.2	Allowance for doubtful accounts - othe:	-	-	-	-	-	-	-	
127	Notes, loans, & mortgages receivable- curren	-	-	-	-	-	-	-	
128	Fraud recovery	-	-	90,791	-	-	-	-	
128.1	Allowance for doubtful accounts - fraud	-	-	(90,791)	-	-	-	-	
129	Accrued interest receivable	-	-	-	-	-	-	69,064	
120	Total receivables, net of allowances for doubtful account	-	322,407	38,465	-	1,761	-	2,142,740	
Current investments									
131	Investments - unrestricted	-	-	-	-	-	-	-	
132	Investments - restricted	-	-	-	-	-	-	-	
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	-	-	-	-	1,697	-	55,602	
143	Inventories	-	-	-	-	-	-	-	
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	
144	Interprogram - due from	-	-	1,090,588	-	-	-	4,721,635	
145	Assets held for sale	-	-	-	-	-	-	-	
150	TOTAL CURRENT ASSETS	-	322,407	1,618,567	-	1,660,809	-	20,717,719	
NONCURRENT ASSETS:									
Fixed assets:									
161	Land	-	-	-	-	334,134	-	7,650,761	
162	Buildings	-	-	-	-	5,056,677	-	25,378,270	
163	Furniture, equipment & machinery - dwelling	-	-	-	-	912,761	-	1,565,854	
164	Furniture, equipment & machinery - administrati	-	-	104,057	-	-	-	-	
165	Leasehold improvements	-	-	-	-	-	-	-	
166	Accumulated depreciator	-	-	(63,861)	-	(5,402,431)	-	(10,114,435)	
167	Construction in Progress	-	-	-	-	-	-	91,806	
168	Infrastructure	-	-	-	-	-	-	-	
160	Total fixed assets, net of accumulated depreciator	-	-	40,196	-	901,141	-	24,572,256	
Other non-current assets:									
171	Notes, loans and mortgages receivable - non-curren	-	-	-	-	-	-	27,579,399	
172	Notes, loans and mortgages receivable-non-current - past du	-	-	-	-	-	-	-	
173	Grants receivable - non-curren	-	-	-	-	-	-	-	
174	Other assets	-	-	-	-	-	-	4,694,098	
176	Investment in joint ventures	-	-	-	-	-	-	700,200	
180	TOTAL NONCURRENT ASSETS	-	-	40,196	-	901,141	-	57,545,953	
200	Deferred Outflow of Resources:	-	-	-	-	-	-	-	
190	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ -	\$ 322,407	\$ 1,658,763	\$ -	\$ 2,561,950	\$ -	\$ 78,263,672	

Jefferson County Housing Authority								
Financial Data Schedule (FDS)								
December 31, 2021								
Line Item #	Account Description	14.MSC MAINSTREAM CARES ACT FUNDING	14.879 MAINSTREAM VOUCHERS	14.871 HOUSING CHOICE VOUCHERS	14.HCC HCV CARES ACT FUNDING	14.182 N/C S/R SECTION 8 PROGRAMS	14.880 FAMILY UNIFICATION PROGRAM (FUP)	1 BUSINESS ACTIVITIES
LIABILITIES AND EQUITY								
Liabilities:								
Current Liabilities:								
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable ≤ 90 days	-	-	-	-	5,972	-	414,224
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	138,301
322	Accrued compensated absences - current portion	-	-	107,122	-	22,510	-	193,508
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	42,190	-	144,123
342	Unearned revenue	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	95,650	-	585,377
344	Current portion of L-T debt - operating borrowing:	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	47,730
346	Accrued liabilities - other	-	-	-	-	-	-	68,078
347	Interprogram - due to	-	250,927	443,076	-	285,358	120,490	1,848,396
310	TOTAL CURRENT LIABILITIES	-	250,927	550,198	-	451,680	120,490	3,439,737
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects/mortgage	-	-	-	-	-	-	17,162,194
352	Long-term debt, net of current - operating borrowing:	-	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-	-
354	Accrued compensated absences - noncurrent	-	-	-	-	-	-	-
355	Loan Liability - Non Current	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities:	-	-	-	-	-	-	-
350	TOTAL NONCURRENT LIABILITIES	-	-	-	-	-	-	17,162,194
300	TOTAL LIABILITIES	-	250,927	550,198	-	451,680	120,490	20,601,931
400	Deferred Inflow of Resource:	-	-	-	-	-	-	-
EQUITY:								
508.4	Net Investment in Capital Assets	-	-	40,196	-	805,491	-	6,824,685
511.4	Restricted Net Position	-	-	489,514	-	-	-	-
512.4	Unrestricted Net Position	-	71,480	578,855	-	1,304,779	(120,490)	50,837,056
513	TOTAL EQUITY	-	71,480	1,108,565	-	2,110,270	(120,490)	57,661,741
600	TOTAL LIABILITIES, DEFERRED INFLOWS AND EQUITY	\$ -	\$ 322,407	\$ 1,658,763	\$ -	\$ 2,561,950	\$ -	\$ 78,263,672

Jefferson County Housing Authority									
Financial Data Schedule (FDS)									
December 31, 2021									
Line Item #	Account Description	14.218 COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS	14.EHV EMERGENCY HOUSING VOUCHER	21.023 EMERGENCY RENTAL ASSISTANCE PROGRAM	COMPONENT UNIT BLENDED	COMPONENT UNIT DISCRETELY PRESENTED	ELIMINATION	TOTAL	
ASSETS:									
CURRENT ASSETS:									
Cash:									
111	Cash - unrestricted	\$ -	\$ -	\$ -	\$ 2,649,291	\$ 1,560,506	\$ -	\$ 11,921,219	
112	Cash - restricted - modernization and developmen	-	-	-	-	-	-	-	
113	Cash - other restricted	-	177,551	-	556,541	6,958,437	-	15,739,401	
114	Cash - tenant security deposits	-	-	-	53,849	113,352	-	353,514	
115	Cash - restricted for payment of current liability:	-	-	-	-	-	-	-	
100	Total cash	-	177,551	-	3,259,681	8,632,295	-	28,014,134	
Accounts and notes receivables									
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	
122	Accounts receivable - HUD other projects	-	2,900	-	-	-	-	363,772	
124	Accounts receivable - other governmen	-	-	1,254,718	-	-	-	1,254,718	
125	Accounts receivable - miscellaneous:	-	-	-	-	88,084	-	2,140,424	
126	Accounts receivable- tenants	-	-	-	27,854	61,483	-	277,288	
126.1	Allowance for doubtful accounts - tenant:	-	-	-	(31,796)	(57,280)	-	(253,930)	
126.2	Allowance for doubtful accounts - othe:	-	-	-	-	-	-	-	
127	Notes, loans, & mortgages receivable- curren	-	-	-	-	-	-	-	
128	Fraud recovery	-	-	-	-	-	-	90,791	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(90,791)	
129	Accrued interest receivable	-	-	-	-	-	-	69,064	
120	Total receivables, net of allowances for doubtful account	-	2,900	1,254,718	(3,942)	92,287	-	3,851,356	
Current investments									
131	Investments - unrestricted	-	-	-	-	-	-	-	
132	Investments - restricted	-	-	-	-	-	-	-	
135	Investments - restricted for payment of current liability:	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	-	-	-	1,286	77,929	-	136,514	
143	Inventories	-	-	-	-	-	-	-	
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	
144	Interprogram - due from	437,692	69,620	-	-	-	(6,319,535)	-	
145	Assets held for sale	-	-	-	-	-	-	-	
150	TOTAL CURRENT ASSETS	437,692	250,071	1,254,718	3,257,025	8,802,511	(6,319,535)	32,001,984	
NONCURRENT ASSETS:									
Fixed assets:									
161	Land	-	-	-	974,321	9,929,089	-	18,888,305	
162	Buildings	-	-	-	7,273,369	53,765,637	-	91,473,953	
163	Furniture, equipment & machinery - dwelling	-	-	-	501,020	1,926,671	-	4,906,306	
164	Furniture, equipment & machinery - administration	-	-	-	-	-	-	104,057	
165	Leasehold improvements	-	-	-	-	-	-	-	
166	Accumulated depreciator	-	-	-	(4,538,230)	(7,871,195)	-	(27,990,152)	
167	Construction in Progress	-	-	-	-	26,948,517	-	27,040,323	
168	Infrastructure	-	-	-	-	-	-	-	
160	Total fixed assets, net of accumulated depreciator	-	-	-	4,210,480	84,698,719	-	114,422,792	
Other non-current assets:									
171	Notes, loans and mortgages receivable - non-curren	-	-	-	1,240,000	-	-	28,819,399	
172	Notes, loans and mortgages receivable-non-current - past due	-	-	-	-	-	-	-	
173	Grants receivable - non-curren	-	-	-	-	-	-	-	
174	Other assets	-	-	-	541,196	236,411	-	5,471,705	
176	Investment in joint ventures	-	-	-	-	-	-	700,200	
180	TOTAL NONCURRENT ASSETS	-	-	-	5,991,676	84,935,130	-	149,414,096	
200	Deferred Outflow of Resources:	-	-	-	-	-	-	-	
190	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ 437,692	\$ 250,071	\$ 1,254,718	\$ 9,248,701	\$ 93,737,641	\$ (6,319,535)	\$ 181,416,800	

Jefferson County Housing Authority								
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December 31, 2021								
Line Item #	Account Description	14.218 COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS	14.EHV EMERGENCY HOUSING VOUCHER	21.023 EMERGENCY RENTAL ASSISTANCE PROGRAM	COMPONENT UNIT BLENDED	COMPONENT UNIT DISCRETELY PRESENTED	ELIMINATION	TOTAL
LIABILITIES AND EQUITY								
Liabilities:								
Current Liabilities:								
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable ≤ 90 days	-	-	-	46,233	5,952,204	-	6,418,633
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	138,301
322	Accrued compensated absences - current portion	-	-	-	28,498	11,205	-	362,843
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	7,361	-	-	-	-	7,361
332	Accounts payable - PHA projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	53,849	85,023	-	325,185
342	Unearned revenue	-	73,500	-	-	22,447	-	95,947
343	Current portion of L-T debt - capital projects	-	-	-	-	9,493,523	-	10,174,550
344	Current portion of L-T debt - operating borrowing:	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	173,556	-	221,286
346	Accrued liabilities - other	-	-	-	-	171,593	-	239,671
347	Interprogram - due to	-	77,831	1,254,718	2,038,739	-	(6,319,535)	-
310	TOTAL CURRENT LIABILITIES	-	158,692	1,254,718	2,167,319	15,909,551	(6,319,535)	17,983,777
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects/mortgage	-	-	-	86,141	55,875,612	-	73,123,947
352	Long-term debt, net of current - operating borrowing:	-	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	5,407,729	-	5,407,729
354	Accrued compensated absences - noncurrent	-	-	-	-	-	-	-
355	Loan Liability - Non Current	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities:	-	-	-	-	-	-	-
350	TOTAL NONCURRENT LIABILITIES	-	-	-	86,141	61,283,341	-	78,531,676
300	TOTAL LIABILITIES	-	158,692	1,254,718	2,253,460	77,192,892	(6,319,535)	96,515,453
400	Deferred Inflow of Resource:	-	-	-	-	-	-	-
EQUITY:								
508.4	Net Investment in Capital Assets	-	-	-	4,124,339	19,329,584	-	31,124,295
511.4	Restricted Net Position	-	104,051	-	-	6,958,437	-	7,552,002
512.4	Unrestricted Net Position	437,692	(12,672)	-	2,870,902	(9,743,272)	-	46,224,330
513	TOTAL EQUITY	437,692	91,379	-	6,995,241	16,544,749	-	84,900,627
600	TOTAL LIABILITIES, DEFERRED INFLOWS AND EQUITY	\$ 437,692	\$ 250,071	\$ 1,254,718	\$ 9,248,701	\$ 93,737,641	\$ (6,319,535)	\$ 181,416,080

Jefferson County Housing Authority								
Financial Data Schedule (FDS)								
December 31, 2021								
Line Item #	Account Description	14.MSC MAINSTREAM CARES ACT FUNDING	14.879 MAINSTREAM VOUCHERS	14.871 HOUSING CHOICE VOUCHERS	14.HCC HCV CARES ACT FUNDING	14.182 N/C S/R SECTION 8 PROGRAMS	14.880 FAMILY UNIFICATION PROGRAM (FUP)	1 BUSINESS ACTIVITIES
REVENUE:								
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ 535,022	\$ -	\$ 6,082,038
70400	Tenant revenue - other	-	-	-	-	5,029	-	76,294
70500	Total tenant revenue	-	-	-	-	540,051	-	6,158,332
70600	HUD PHA grants	-	2,250,328	19,403,773	992,420	1,336,846	218,950	-
70610	Capital grants	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-
70730	Book keeping fee	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	371	-	43	-	791,198
71200	Mortgage interest income	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-
71301	Cost of sale of assets	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	16,345	-	-	-	-
71500	Other revenue	-	-	140,328	-	1,542	-	3,762,163
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-	1,838
72000	Investment income - restricted	-	-	-	-	(41)	-	-
70000	TOTAL REVENUE	-	2,250,328	19,560,817	992,420	1,878,441	218,950	10,713,531
EXPENSES:								
Administrative								
91100	Administrative salaries	-	114,328	821,212	-	204,550	-	1,625,903
91200	Auditing fees	-	-	-	-	374	-	47,423
91300	Outside management fees	-	-	-	-	79,200	-	294,268
91310	Book-keeping fee	-	-	-	-	-	-	-
91400	Advertising and marketing	-	-	-	-	-	-	7,437
91500	Employee benefit contributions- administrative	-	-	196,905	-	65,489	-	415,477
91600	Office expenses	-	-	126,190	-	49,141	-	366,087
91700	Legal expenses	-	-	11,767	-	-	-	66,145
91800	Travel	-	-	6,268	-	3,497	-	125,139
91810	Allocated overhead	-	-	-	-	-	-	-
91900	Other	-	-	57,587	-	19,227	-	1,292,462
	Total administrative	-	114,328	1,219,929	-	421,478	-	4,240,341
92000	Asset Management Fee	-	-	-	-	-	-	-
Tenant services								
92100	Tenant services - salaries	-	-	-	-	-	-	-
92200	Relocation costs	-	-	-	-	-	-	-
92300	Employee benefit contributions- tenant services	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-
	Total tenant services	-	-	-	-	-	-	-

Jefferson County Housing Authority								
Financial Data Schedule (FDS)								
December 31, 2021								
Line Item #	Account Description	14.MSC MAINSTREAM CARES ACT FUNDING	14.879 MAINSTREAM VOUCHERS	14.871 HOUSING CHOICE VOUCHERS	14.HCC HCV CARES ACT FUNDING	14.182 N/C S/R SECTION 8 PROGRAMS	14.880 FAMILY UNIFICATION PROGRAM (FUP)	1 BUSINESS ACTIVITIES
	Utilities							
93100	Water	-	-	-	-	25,265	-	214,929
93200	Electricity	-	-	-	-	8,010	-	184,515
93300	Gas	-	-	-	-	19,067	-	139,649
93400	Fuel	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	18,928	-	158,256
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-
	Total utilities	-	-	-	-	71,270	-	697,349
	Ordinary maintenance & operation							
94100	Ordinary maintenance and operations - labor	-	-	-	-	109,433	-	400,674
94200	Ordinary maintenance and operations - materials & other	-	-	5,390	-	261,032	-	788,557
94300	Ordinary maintenance and operations - contract costs	-	-	-	-	191,134	-	924,919
94500	Employee benefit contributions- ordinary maintenance	-	-	74,729	-	24,374	-	173,579
	Total ordinary maintenance	-	-	80,119	-	585,973	-	2,287,729
	Protective services							
95100	Protective services - labor	-	-	-	-	-	-	-
95200	Protective services- other contract costs	-	-	-	-	4,032	-	59,924
95300	Protective services - other	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-	-
	Total protective services	-	-	-	-	4,032	-	59,924
	General expenses							
96100	Insurance premiums	-	-	-	-	58,507	-	312,567
96130	Workmen's Compensation	-	-	7,727	-	14,865	-	56,031
96140	All Oher Insurance	-	-	-	-	-	-	-
96200	Other general expenses	-	-	-	-	-	-	148,399
96210	Compensated absences	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	7,199	-	198,848
96500	Bad debt- mortgages	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-
96700	Interest expense	-	-	-	-	-	-	-
96710	Amortization of bond issue costs	-	-	-	-	12,341	-	562,857
96800	Severance expense	-	-	-	-	-	-	-
	Total general expenses	-	-	7,727	-	92,912	-	1,278,702
96900	TOTAL OPERATING EXPENSES	-	114,328	1,307,775	-	1,175,665	-	8,564,045
97000	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	-	2,136,000	18,253,042	992,420	702,776	218,950	2,149,486
97100	Extraordinary maintenance	-	-	-	-	-	-	30,470
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-
97300	Housing assistance payments	-	2,010,492	17,758,363	992,420	-	395,747	-
97350	HAP Portability - in	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	17,525	-	44,709	-	848,752
97500	Fraud losses	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	-	2,124,820	19,083,663	992,420	1,220,374	395,747	9,443,267

Jefferson County Housing Authority								
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OTHER FINANCING SOURCES (USES)								
10010	Operating transfers in	-	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	-	-	-
10091	Inter Project excess cash transfer in	-	-	-	-	-	-	-
10092	Inter Project excess cash transfer out	-	-	-	-	-	-	-
10093	Transfers between program and project in	-	-	-	-	-	-	-
10094	Transfers between program and project out	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	-	125,508	477,154	-	658,067	(176,797)	1,270,264
MEMO ACCOUNT INFORMATION:								
11020	Required annual debt principal payments	-	-	-	-	-	-	-
11030	Beginning equity	-	(54,028)	631,411	-	1,452,203	56,307	49,333,217
11040	Prior period adjustments and equity transfers	-	-	-	-	-	-	7,058,260
11170	Administrative fee equity	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-
11190	Unit months available	-	1,800	19,506	-	1,584	395	-
11210	Number of unit months leased	-	1,741	18,577	-	1,489	395	-

Jefferson County Housing Authority								
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REVENUE:								
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ 2,155,726	\$ 3,184,439	\$ -	\$ 11,957,225
70400	Tenant revenue - other	-	-	-	15,545	7,782	-	104,650
70500	Total tenant revenue	-	-	-	2,171,271	3,192,221	-	12,061,875
70600	HUD PHA grants	-	240,767	-	-	-	-	24,443,084
70610	Capital grants	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-
70730	Book keeping fee	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-
70800	Other government grants	528,828	-	2,464,228	100,000	-	-	3,093,056
71100	Investment income - unrestricted	-	-	-	51,962	304	-	843,878
71200	Mortgage interest income	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-
71301	Cost of sale of assets	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	16,345
71500	Other revenue	-	-	-	62,527	45,750	(940,074)	3,072,236
71600	Gain or loss on sale of fixed assets	-	-	-	5,392,495	-	-	5,394,333
72000	Investment income - restricted	-	-	-	-	-	-	(41)
70000	TOTAL REVENUE	528,828	240,767	2,464,228	7,778,255	3,238,275	(940,074)	48,924,766
EXPENSES:								
Administrative								
91100	Administrative salaries	8,473	47,849	-	201,172	290,926	-	3,314,413
91200	Auditing fees	-	-	-	-	30,940	-	78,737
91300	Outside management fees	-	-	-	98,968	270,124	(472,436)	270,124
91310	Book-keeping fee	-	-	-	-	-	-	-
91400	Advertising and marketing	-	-	-	-	-	-	7,437
91500	Employee benefit contributions- administrative	-	-	-	66,822	40,371	-	785,064
91600	Office expenses	-	-	-	15,942	14,933	-	572,293
91700	Legal expenses	-	-	-	5,580	48,204	-	131,696
91800	Travel	-	-	-	9,481	-	-	144,385
91810	Allocated overhead	-	-	-	-	-	-	-
91900	Other	-	-	-	116,412	102,922	(467,638)	1,120,972
	Total administrative	8,473	47,849	-	514,377	798,420	(940,074)	6,425,121
92000	Asset Management Fee	-	-	-	-	9,895	-	9,895
Tenant services								
92100	Tenant services - salaries	-	-	-	-	46,820	-	46,820
92200	Relocation costs	-	-	-	-	-	-	-
92300	Employee benefit contributions- tenant services	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	4,547	-	4,547
	Total tenant services	-	-	-	-	51,367	-	51,367

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	Utilities							
93100	Water	-	-	-	86,838	142,133	-	469,165
93200	Electricity	-	-	-	51,142	138,239	-	381,906
93300	Gas	-	-	-	55,470	73,455	-	287,641
93400	Fuel	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-
93600	Sewer	-	-	-	42,970	110	-	220,264
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	32,259	-	32,259
	Total utilities	-	-	-	236,420	386,196	-	1,391,235
	Ordinary maintenance & operation							
94100	Ordinary maintenance and operations - labor	-	-	-	125,865	163,293	-	799,265
94200	Ordinary maintenance and operations - materials & other	-	-	-	866,260	89,282	-	2,010,521
94300	Ordinary maintenance and operations - contract costs	-	-	-	205,808	372,470	-	1,694,331
94500	Employee benefit contributions- ordinary maintenance	-	-	-	26,160	-	-	298,842
	Total ordinary maintenance	-	-	-	1,224,093	625,045	-	4,802,959
	Protective services							
95100	Protective services - labor	-	-	-	-	107,474	-	107,474
95200	Protective services- other contract costs	-	-	-	43,316	16,613	-	123,885
95300	Protective services - other	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-	-
	Total protective services	-	-	-	43,316	124,087	-	231,359
	General expenses							
96100	Insurance premiums	-	-	-	122,035	148,504	-	641,613
96130	Workmen's Compensation	-	-	-	24,372	5,001	-	107,996
96140	All Other Insurance	-	-	-	-	-	-	-
96200	Other general expenses	87,783	-	2,464,228	-	971,727	-	3,672,137
96210	Compensated absences	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	39,022	59,885	-	304,954
96500	Bad debt- mortgages	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	1,054	-	1,054
96700	Interest expense	-	-	-	-	-	-	-
96710	Amortization of bond issue costs	-	-	-	42,999	1,144,755	-	1,762,952
96800	Severance expense	-	-	-	-	-	-	-
	Total general expenses	87,783	-	2,464,228	228,428	2,330,926	-	6,490,706
96900	TOTAL OPERATING EXPENSES	96,256	47,849	2,464,228	2,246,634	4,325,936	(940,074)	19,402,642
97000	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	432,572	192,918	-	5,531,621	(1,087,661)	-	29,522,124
97100	Extraordinary maintenance	-	-	-	-	947	-	31,417
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-
97300	Housing assistance payments	-	101,539	-	-	-	-	21,258,561
97350	HAP Portability - in	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	249,337	2,153,787	-	3,314,110
97500	Fraud losses	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	96,256	149,388	2,464,228	2,495,971	6,480,670	(940,074)	44,006,730

Jefferson County Housing Authority								
Financial Data Schedule (FDS)								
December 31, 2021								
Line Item #	Account Description	14.218 COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS	14.EHV EMERGENCY HOUSING VOUCHER	21.023 EMERGENCY RENTAL ASSISTANCE PROGRAM	COMPONENT UNIT BLENDED	COMPONENT UNIT DISCRETELY PRESENTED	ELIMINATION	TOTAL
OTHER FINANCING SOURCES (USES)								
10010	Operating transfers in	-	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	5,058,051	-	5,058,051
10091	Inter Project excess cash transfer in	-	-	-	-	-	-	-
10092	Inter Project excess cash transfer out	-	-	-	-	-	-	-
10093	Transfers between program and project in	-	-	-	-	-	-	-
10094	Transfers between program and project out	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	5,058,051	-	5,058,051
10000	EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	432,572	91,379	-	5,282,284	1,815,656	-	9,976,087
MEMO ACCOUNT INFORMATION:								
11020	Required annual debt principal payments	-	-	-	-	-	-	-
11030	Beginning equity	5,120	-	-	8,771,217	14,729,093	-	74,924,540
11040	Prior period adjustments and equity transfers	-	-	-	(7,058,260)	-	-	-
11170	Administrative fee equity	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-
11190	Unit months available	-	252	-	-	-	-	23,537
11210	Number of unit months leased	-	74	-	-	-	-	22,276