

**LAKELAND HOUSING  
AUTHORITY**

**Lakeland, Florida**

**Basic  
Financial Statements and  
Supplementary  
Information**

**December 31, 2022**



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## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Lakeland Housing Authority  
Lakeland, Florida

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of the business-type activities of the Lakeland Housing Authority (the "Authority"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority's business-type activities as of December 31, 2022, and the 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 ("GAAP").

#### *Basis for Opinion*

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

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with GAAP; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

### ***Auditor's Responsibilities for the Audit for the Financial Statements***

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risk. 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, we express no such opinion.
- 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 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***

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

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule and schedule of program costs and advances are presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and are not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance.

September 30, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*

## Lakeland Housing Authority

### MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2022

As management of the Lakeland Housing Authority (the "Authority"), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

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

#### **Financial Highlights**

- The assets of the Authority exceeded its liabilities as of December 31, 2022, by \$27,545,419 (net position), an increase of \$1,481,189 from the previous year.
- The Authority had revenue from the U.S. Department of Housing and Urban Development ("HUD") of \$17,004,451.
- The Authority's cash balance as of December 31, 2022, was \$6,407,267 an increase of \$1,604,764 from the previous year.

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

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

- Statement of Net Position - reports the Authority's assets, liabilities and net position at the end of the fiscal year. You can think of the Authority's net position as the difference between the Authority's rights (assets and deferred outflows of resources) and the Authority's obligations (liabilities and deferred inflows of resources).
- Statement of Revenues, Expenses, and Changes in Net Position - this statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in prior or future periods.
- Statement of Cash Flows - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable etc.).

## Overview of Financial Statements (continued)

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

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

## Financial Analysis

	<u>Statements of Net Position</u>		
	<u>2022</u>	<u>2021</u>	<u>Net change</u>
Current assets	\$ 7,274,222	\$ 5,557,808	\$ 1,716,414
Capital assets, net	18,326,011	18,957,512	(631,501)
Other noncurrent assets	5,629,323	5,520,406	108,917
Total assets	<u>31,229,556</u>	<u>30,035,726</u>	<u>1,193,830</u>
Current liabilities	830,151	1,137,806	(307,655)
Long-term debt	2,333,553	2,382,553	(49,000)
Other noncurrent liabilities	520,433	451,137	69,296
Total liabilities	<u>3,684,137</u>	<u>3,971,496</u>	<u>(287,359)</u>
Net investment in capital assets	15,942,717	16,526,459	(583,742)
Restricted	4,444,950	4,915,645	(470,695)
Unrestricted	7,157,752	4,622,126	2,535,626
Total net position	<u>\$ 27,545,419</u>	<u>\$ 26,064,230</u>	<u>\$ 1,481,189</u>

**Current Assets** increased by \$1,716,414 primarily due to the proceeds from the sale of Arbor Manor.

**Capital Assets** decreased by \$631,501 primarily due to current year depreciation offset by additions.

**Total liabilities** reflect a decrease of \$287,359 primarily from to a reduction in the Authority's accounts payable due to the timing of payments.



## **Financial Analysis (continued)**

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

1. Net investment in capital assets - the Authority's investment in capital assets, net of accumulated depreciation and related debt, is due to capital asset and long-term debt activity.
2. Restricted - the Authority's net position whose use is subject to constraints imposed by law or agreement. As of December 31, 2022, the Authority had \$4,444,950 of restricted net position which consisted of \$1,460,722 of notes receivable and \$757,974 of related accrued interest, which are restricted in their future availability for operations (see Note B-4) and \$2,226,254 restricted for reserve escrow.
3. Unrestricted - the Authority's net position that is neither invested in capital assets nor restricted, which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors. The Authority's unrestricted component of net position is designated for housing-related purposes.

## **Financial Analysis (continued)**

	<u>Changes in Net Position</u>		
	<u>2022</u>	<u>2021</u>	<u>Net Change</u>
Operating revenues			
HUD revenues	\$ 17,004,451	\$ 14,963,948	\$ 2,040,503
Other revenues	3,458,695	4,017,592	(558,897)
Total operating revenues	<u>20,463,146</u>	<u>18,981,540</u>	<u>1,481,606</u>
Operating expenses			
Administrative	3,812,059	3,541,411	270,648
Tenant services	289,295	185,400	103,895
Utilities	299,735	290,720	9,015
Maintenance	2,247,179	1,896,938	350,241
General	940,356	1,469,746	(529,390)
Depreciation	937,913	942,671	(4,758)
Housing assistance payments	13,851,067	12,432,358	1,418,709
Total operating expenses	<u>22,377,604</u>	<u>20,759,244</u>	<u>1,618,360</u>
Operating loss	<u>(1,914,458)</u>	<u>(1,777,704)</u>	<u>(136,754)</u>
Nonoperating revenues (expenses)			
Gain (loss) on sale of assets	3,327,321	(12,668)	3,339,989
Interest income	148,109	162,511	(14,402)
Interest expense	(79,783)	(98,954)	19,171
Total nonoperating revenues (expenses)	<u>3,395,647</u>	<u>50,889</u>	<u>3,344,758</u>
Change in net position before capital contributions.	1,481,189	(1,726,815)	3,208,004
Capital contributions	-	103,308	(103,308)
Change in net position	<u>1,481,189</u>	<u>(1,623,507)</u>	<u>3,104,696</u>
Total net position - beginning	<u>26,064,230</u>	<u>27,687,737</u>	<u>(1,623,507)</u>
Total net position - ending	<u>\$ 27,545,419</u>	<u>\$ 26,064,230</u>	<u>\$ 1,481,189</u>

**Total Operating Revenue** increased by \$1,481,606 due to an increase of HUD operating revenues of \$2,040,503 primarily for the Housing Choice Voucher program.

**Total Operating Expenses** increased by \$1,618,360 during 2022 as compared to 2021. This is primarily the result of the increase in housing assistance payments due to an increase in the amount of residents utilizing vouchers. This increase was offset by decreases in general expenses due to increased costs in the prior year related to the COVID-19 pandemic.

**Nonoperating revenues (expenses)** increased by \$3,344,758 due to the sales proceeds from Arbor Manor received during 2022.

### **Capital Asset and Debt Activity**

At the end of fiscal year 2022, the Authority's net capital assets decreased by \$631,503. The net change was due to depreciation expense of \$937,913 offset by current year additions of \$306,410. The accompanying financial statements include a detailed roll forward of capital assets in Note B-3.

At the end of the fiscal year 2022, the Authority had debt of \$2,383,294, which includes \$49,741 represented as a current liability for the payment on the TD bank loan.

### **Factors Affecting Next Year's Budget**

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

### **Economic Factors**

Significant economic factors affecting the Authority are as follows:

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

**Lakeland Housing Authority**

**STATEMENT OF NET POSITION**

**December 31, 2022**

**ASSETS**

**CURRENT ASSETS**

Cash - unrestricted	\$ 3,710,430
Cash - restricted	2,335,520
Receivables, net	362,500
Due from HUD	641,738
Prepaid expenses	224,034
Total current assets	7,274,222

**NONCURRENT ASSETS**

Cash - restricted	361,317
Capital assets, net	18,326,011
Leased vehicles, net	118,108
Other assets, net	1,385,591
Accrued interest receivable from related parties - restricted	757,974
Notes receivable from related parties - restricted	1,460,722
Other notes and loans receivable	1,545,611
Total noncurrent assets	23,955,334
Total assets	31,229,556

**LIABILITIES**

**CURRENT LIABILITIES**

Current portion of vehicle lease	35,397
Current portion of long-term debt	49,741
Accounts payable	205,419
Accrued salaries and benefits	101,199
Accrued compensated absences	68,129
Accrued interest payable	17,650
Due to other governments	20,933
Tenant security deposits	109,266
Family self-sufficiency escrow	22,602
Unearned revenue	76,672
Other current liabilities	123,143
Total current liabilities	830,151

**NONCURRENT LIABILITIES**

Long-term debt	2,333,553
Vehicle lease	32,630
Accrued compensated absences	126,486
Family self-sufficiency escrow	361,317
Total noncurrent liabilities	2,853,986
Total liabilities	3,684,137

**NET POSITION**

Net investment in capital assets	15,942,717
Restricted	4,444,950
Unrestricted	7,157,752
Total net position	\$ 27,545,419

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

**Lakeland Housing Authority**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**For the year ended December 31, 2022**

<b>OPERATING REVENUES</b>	
HUD operating revenues	\$ 17,004,451
Other government operating grants	204,833
Tenant revenue, net	1,503,554
Other operating revenue	<u>1,750,308</u>
Total operating revenues	<u>20,463,146</u>
<b>OPERATING EXPENSES</b>	
Administrative	3,812,059
Tenant services	289,295
Utilities	299,735
Maintenance	2,247,179
General	940,356
Depreciation	937,913
Housing assistance payments	<u>13,851,067</u>
Total operating expenses	<u>22,377,604</u>
<b>OPERATING LOSS</b>	<u>(1,914,458)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Gain on sale of capital assets	3,327,321
Interest income	148,109
Interest expense	<u>(79,783)</u>
Total nonoperating revenues (expenses)	<u>3,395,647</u>
<b>CHANGE IN NET POSITION</b>	1,481,189
Total net position - beginning of the year	<u>26,064,230</u>
Total net position - end of the year	<u><u>\$ 27,545,419</u></u>

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

Lakeland Housing Authority

STATEMENT OF CASH FLOWS

For the year ended December 31, 2022

**CASH FLOWS FROM OPERATING ACTIVITIES**

HUD operating grants received	\$ 16,496,895
Other government operating grants received	204,833
Collections from tenants	1,461,977
Collections from other sources	1,823,680
Payments to employees	(4,120,160)
Payments to suppliers	(3,527,727)
Housing assistance payments	<u>(13,754,225)</u>
Net cash used in operating activities	<u>(1,414,727)</u>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from the sale of assets	3,464,994
Payments on vehicle lease	(71,606)
Principal payments on long term debt	(47,759)
Interest paid	(62,133)
Purchase of property and equipment	<u>(306,410)</u>
Net cash provided by capital and related financing activities	<u>2,977,086</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest received	72,368
Investment in notes receivable	<u>(29,963)</u>
Net cash provided by investing activities	<u>42,405</u>

**NET INCREASE IN CASH**

	1,604,764
Cash at beginning of the year	<u>4,802,503</u>

**CASH AT END OF THE YEAR**

	<u><u>\$ 6,407,267</u></u>
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**RECONCILIATION TO STATEMENT OF NET POSITION**

Cash - unrestricted	\$ 3,710,430
Cash - restricted current	2,335,520
Cash - restricted noncurrent	<u>361,317</u>
	<u><u>\$ 6,407,267</u></u>

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

**Lakeland Housing Authority**

**STATEMENT OF CASH FLOWS (continued)**

**For the year ended December 31, 2022**

**RECONCILIATION OF OPERATING LOSS TO NET  
CASH USED IN OPERATING ACTIVITIES**

Operating loss	\$ (1,914,458)
Adjustments to reconcile operating loss to net cash used in operating activities	
Depreciation	937,913
Amortization of leased vehicles	38,568
Change in provision for uncollectible accounts	62,012
(Increase) decrease in assets:	
Receivables, net	(61,755)
Due from HUD	(507,556)
Prepaid expenses	161,134
Other assets, net	48,770
Developer fee receivable from related parties	6,291
Increase (decrease) in liabilities:	
Accounts payable	(276,779)
Accrued salaries and benefits	(17,530)
Accrued compensated absences	47,277
Due to other governments	20,933
Tenant security deposits	2,910
Family self-sufficiency escrow	96,842
Unearned revenue	(26,433)
Other current liabilities	(32,866)
Net cash used in operating activities	<u><u>\$ (1,414,727)</u></u>

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

## Lakeland Housing Authority

### NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2022

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

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

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

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

#### ***Blended component units***

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government and are therefore blended with the primary government. The Authority's operations include eleven (11) blended component units, which are included in the basic financial statements and consist of legally separate entities for which the Authority is financially accountable and that have the same governing board as the Authority. The blended component units are as follows:

- Polk County Housing Developers, Inc. ("PCHD")
- West Lake Management, LLC.
- Renaissance at Washington Ridge Master Association, Inc. (limited activity in fiscal year 2022)
- Bonnet Shores GP, Inc. (limited activity in fiscal year 2022)
- Polk County Housing, Inc. (limited activity in fiscal year 2022)
- West Lake Realty, Inc. (limited activity in fiscal year 2022)
- Arbor Manor LTD, LLLP (limited activity in fiscal year 2022)
- Heritage Oaks at Renaissance Development, LLC (no activity in fiscal year 2022)
- West Bartow GP, Inc. (no activity in fiscal year 2022)
- Dakota GP, Inc. (no activity in fiscal year 2022)



## Lakeland Housing Authority

### NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2022

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

***Blended component units (continued)***

- Lakeland - Polk Housing Corporation (“LPHC”) and subsidiaries
  - Dakota Park Limited Partnership, LLLP (“Dakota Park”)
  - Renaissance at Washington Ridge LTD, LLLP (“Renaissance”)
  - Williamstown, LLLP (“Williamstown”)
  - LPHC 2, Inc

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

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

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

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

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

1. Reporting entity (continued)

***Blended component units (continued)***

All of the above component units are related Florida Corporations, except for Arbor Manor LTD, LLLP which is a Florida Limited Liability Limited Partnership. These entities were created as instrumentalities of the Authority for the purpose of providing and developing affordable housing opportunities or implementing housing policies and programs.

***Related organizations***

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

The Authority is related to the following organizations:

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

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

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

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

The Authority provides all operational and administrative support functions for Bonnet Shores on a cost reimbursement basis. The Authority has a note receivable of \$1,009,877 and accrued interest of \$757,974 from Bonnet Shores at December 31, 2022.

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

1. Reporting entity (continued)

***Related organizations (continued)***

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

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

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

The Authority provides all operational and administrative support functions for Colton Meadow on a cost reimbursement basis. In addition, the Authority has provided a portion of their earned developer fees to fund an operating deficit reserve as well as to cover various development expenses over time. As a result of this activity, the Authority has notes receivable from Colton Meadow in the amount of \$813,746 at December 31, 2022.

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

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

2. Government-wide and fund financial statements

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

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

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

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

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

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

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

3. Measurement focus and basis of accounting

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

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

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

As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of bad debt expense of \$62,012.

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

4. Summary of programs

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

*Low Rent Public Housing Programs*

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

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

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

*Central Office Cost Center*

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

*Housing Assistance Payments (“HAP”) Programs*

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

5. Assets, liabilities and net position

a. *Cash and cash equivalents*

For purposes of the statement of cash flows, the Authority considers all unrestricted highly liquid investments with original maturities of three months or less to be cash equivalents. Accordingly, the Authority does not have any cash equivalents as of December 31, 2022.

Lakeland Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2022

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

b. *Receivables*

Receivables consist of revenues earned and not yet received, such as revenue from tenants, management fees and development activities. Amounts due from HUD represent reimbursable expenses or grant subsidies earned that have not been collected as of December 31, 2022. Allowances are determined by management based on the specific accounts and prior experience (see Note B-2).

c. *Notes receivable, restricted*

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

d. *Capital assets*

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

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

Buildings and improvements	15 - 40 years
Equipment	5 - 7 years
Infrastructure	40 years

e. *Impairment of long-lived assets*

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a long-lived asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. Management has determined that there were no impairments as of December 31, 2022.

Lakeland Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2022

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

f. *Tenant security deposits*

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

g. *Accrued compensated absences*

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

h. *Unearned revenue*

Unearned revenue includes amounts collected before revenue recognition criteria are met. As of December 31, 2022, unearned revenue consists of \$13,260 of prepaid rents and \$63,412 of grant advances.

i. *Eliminations*

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

i). *Interprogram due to/from*

In the normal course of operations, certain programs pay for operating shortfalls of other programs as well as common costs which creates interprogram receivables or payables. As of December 31, 2022, the interprogram receivables and payables net to zero and \$3,881,912 are eliminated for the presentation of the Authority as a whole.

In addition, primarily involving the Authority's blended component units, \$1,358,475 of internal loans and receivables and accrued interest payable and receivable of \$742,876 have been eliminated.

Lakeland Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2022

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

i. *Eliminations (continued)*

ii). *Fees for service*

The Authority's COCC internally charges fees to the AMPs and programs of the Authority for services rendered. These charges include management, book-keeping, and asset management fees. For financial reporting purposes \$867,256 of fees for service have been eliminated for the year ended December 31, 2022.

j. *Net position*

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

i). *Net investment in capital assets*

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

ii). *Restricted net position*

This category consists of net position restricted in its use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports \$4,444,950 of restricted net position which consists of the following:

- \$1,460,722 of mortgage notes receivable and \$757,974 of accrued interest associated with the loans (see Note B-4); and
- \$2,226,254 in restricted cash for reserves.

iii). *Unrestricted net position*

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



**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

6. Budgets

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

7. Income taxes

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

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

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

8. Use of estimates

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

9. Leasing activities

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

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

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

10. Impact of recently issued accounting principles

In May 2020, the GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This statement is effective for the Authority's December 31, 2023 fiscal year end.

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This statement is effective for the Authority's December 31, 2024 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Authority's financial statements.

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES**

1. Deposits

As of December 31, 2022, the Authority's cash consists of deposits with a book balance of \$6,407,267.

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

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

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

*Credit Risk* - is the risk that an issuer or other counterparty will fail to meet its obligations in accordance with agreed terms. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies in the United States of America. As of December 31, 2022, the Authority mitigated their exposure to credit risk by following HUD regulations.

*Custodial Credit Risk* - is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority's deposit policy for custodial credit risk requires collateral to be held in the Authority's name by its agent or by the bank's trust department. The Authority's deposits are also insured by the Federal Depository Insurance Corporation up to \$250,000 per financial institution, per depositor. As of December 31, 2022, none of the Authority's total balances held in banks and financial institutions were exposed to custodial credit risk, as all were either fully insured or collateralized.

**Lakeland Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

1. Deposits (continued)

*Restricted cash*

Cash was restricted for the following purposes at December 31, 2022:

Current:		
Replacement reserves	\$	2,226,254
Security deposits		<u>109,266</u>
Total current restricted cash		<u>2,335,520</u>
Noncurrent:		
LPHC Family Self-Sufficiency escrows		38,698
HCV Family Self-Sufficiency escrows		256,685
Public Housing Family Self-Sufficiency escrows		<u>65,934</u>
Total noncurrent restricted cash		<u>361,317</u>
Total restricted cash	\$	<u><u>2,696,837</u></u>

2. Receivables, net

As of December 31, 2022, receivables, net consist of:

Fraud receivables	\$	272,959
Tenant receivables		92,813
Due from landlords		245,454
Due from other governments		17,518
Portability receivables		20,402
Miscellaneous receivables		<u>21,449</u>
Total receivables		670,595
Allowance for doubtful accounts - fraud		(253,157)
Allowance for doubtful accounts - tenants		<u>(54,938)</u>
	\$	<u><u>362,500</u></u>

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

3. Capital assets and leased vehicles, net

A summary of changes in capital assets and leased vehicles is as follows:

	Balance at January 1, 2022	Transfers in/ additions	Transfers out/ deletions	Balance at December 31, 2022
<b>Non-depreciable:</b>				
Land	\$ 1,798,228	\$ 27,500	\$ -	\$ 1,825,728
Construction in progress	151,201	8,683	-	159,884
<b>Total non-depreciable</b>	<b>1,949,429</b>	<b>36,183</b>	<b>-</b>	<b>1,985,612</b>
<b>Depreciated:</b>				
Buildings and improvements	32,358,922	179,769	-	32,538,691
Equipment	1,867,673	3,958	(21,299)	1,850,332
Infrastructure	7,029,202	86,500	-	7,115,702
<b>Total depreciated</b>	<b>41,255,797</b>	<b>270,227</b>	<b>(21,299)</b>	<b>41,504,725</b>
<b>Total capital assets</b>	<b>43,205,226</b>	<b>306,410</b>	<b>(21,299)</b>	<b>43,490,337</b>
<b>Less accumulated depreciation</b>				
Buildings and improvements	(19,981,683)	(724,332)	-	(20,706,015)
Equipment	(1,510,598)	(94,464)	21,299	(1,583,763)
Infrastructure	(2,755,431)	(119,117)	-	(2,874,548)
<b>Total accumulated depreciation</b>	<b>(24,247,712)</b>	<b>(937,913)</b>	<b>21,299</b>	<b>(25,164,326)</b>
<b>Capital assets, net</b>	<b>\$18,957,514</b>	<b>\$ (631,503)</b>	<b>\$ -</b>	<b>\$ 18,326,011</b>
	Balance at January 1, 2022	Transfers in/ Additions	Transfers out/ Deletions	Balance at December 31, 2022
Leased vehicles	\$ 235,523	\$ -	\$ -	\$ 235,523
Leased vehicles amortization	(78,847)	(38,568)	-	(117,415)
<b>Leased vehicles, net</b>	<b>\$ 156,676</b>	<b>\$ (38,568)</b>	<b>\$ -</b>	<b>\$ 118,108</b>

4. Notes, accrued interest and developer fees receivable

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

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

When the notes are paid back they will be considered restricted program income to be used for similar project developments in the future. As of December 31, 2022, all of the notes receivable, associated interest, and developer fees are classified as restricted. The following is a summary of the changes in the notes receivable for the year ended December 31, 2022:

	Balance at January 1, 2022	Additions	Payments/ deletions	Balance at December 31, 2022
Amounts due from related parties:				
Villas at Lake Bonnet mortgage note	\$ 1,009,877	\$ -	\$ -	\$ 1,009,877
Villas at Lake Bonnet accrued interest	682,233	75,741	-	757,974
Colton Meadow mortgage note	450,845	-	-	450,845
Colton Meadow promissory note	362,901	-	-	362,901
West Bartow CRA note	400,000	-	-	400,000
Twin Lakes Estates developer fee	6,291	-	(6,291)	-
Subtotal of amounts due from related parties	<u>2,912,147</u>	<u>75,741</u>	<u>(6,291)</u>	<u>2,981,597</u>
Other notes and loans receivable:				
Second mortgages	501,747	29,963	-	531,710
Third mortgages	251,000	-	-	251,000
Subtotal of other	<u>752,747</u>	<u>29,963</u>	<u>-</u>	<u>782,710</u>
Total	<u>\$ 3,664,894</u>	<u>\$ 105,704</u>	<u>\$ (6,291)</u>	<u>\$ 3,764,307</u>
Total by category:				
Notes receivable from related parties - restricted	\$ 1,460,722	\$ -	\$ -	\$ 1,460,722
Other notes and loans receivable	1,515,648	29,963	-	1,545,611
Accrued interest - restricted	682,233	75,741	-	757,974
Developer fee	6,291	-	(6,291)	-
Total	<u>\$ 3,664,894</u>	<u>\$ 105,704</u>	<u>\$ (6,291)</u>	<u>\$ 3,764,307</u>

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

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

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

On May 27, 2010, as part of a mixed finance arrangement, the Authority has executed a mortgage note with Bonnet Shores whereby the Authority is lending the partnership a maximum of \$2,200,000 in order to enable the partnership to rehabilitate, develop and equip the Lake Bonnet Apartments. The mortgage is subordinated to a first mortgage held by a bank. The mortgage bears interest at 7.5% per annum. Commencing on July 1, 2010, and continuing on the first of each month thereafter until the date of the fourth installment of the Investment Limited Partner's capital contribution, interest only payments are to be paid. After the fourth installment, payments of interest and principal shall be paid out of available cash flow with a maturity date 30 years after the date of the fourth installment. As of December 31, 2022, there was \$757,974 of unpaid accrued interest receivable related to this mortgage.

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

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

The entire outstanding principal sum, together with all accrued and unpaid interest shall be due and payable in full on the date which is 30 years after stabilization. There was no unpaid accrued interest receivable related to this mortgage at December 31, 2022.

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

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

c. *West Bartow LTD., LLLP (“West Bartow”)*

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

d. *Twin Lakes Estates*

The Authority earned a developer fee in the amount of \$508,322 from the Housing Trust Group, LLC for the development of Twin Lakes Estates which is to be paid from future available cash flow of the project. During 2022, the remaining balance of the developer fee was paid.

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

e. *Second mortgages*

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

f. *Third mortgages*

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



**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

5. Noncurrent liabilities

The following is a summary of the changes in noncurrent liabilities for the year ended December 31, 2022:

	Payable at January 1, 2022	Additions	Reductions	Payable at December 31, 2022	Due Within One Year
Notes payable					
Mortgage Payable - TD Bank, N.A	\$ 2,031,053	\$ -	\$ (47,759)	\$ 1,983,294	\$ 49,741
CRA Loan	400,000	-	-	400,000	-
Total notes payable	2,431,053	-	(47,759)	2,383,294	49,741
Vehicle lease	139,633	-	(71,606)	68,027	35,397
Compensated absences	147,338	169,710	(138,981)	178,067	68,129
Family self-sufficiency escrows	287,077	89,264	(15,024)	361,317	-
Total noncurrent liabilities	<u>\$ 3,005,101</u>	<u>\$ 258,974</u>	<u>\$(273,370)</u>	<u>\$ 2,990,705</u>	<u>\$ 153,267</u>

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

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

As of December 31, 2022, the future principal maturities are as follows:

Year-Ended	Principal	Interest	Total Mortgage Payment
2023	\$ 49,741	\$ 53,223	\$ 102,964
2024	51,000	51,964	102,964
2025	52,403	50,561	102,964
2026	53,844	49,120	102,964
2027	47,639	55,325	102,964
2028-2030	1,728,667	115,919	1,844,586
Total	<u>\$ 1,983,294</u>	<u>\$ 376,112</u>	<u>\$ 2,359,406</u>

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

5. Noncurrent liabilities (continued)

*b. CRA Loan*

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

*c. Vehicle leases*

In 2019 and 2021, the Authority entered into several Vehicle Lease agreements with Enterprise Management Fleet, Inc as lessee for the financing of a fleet of vehicles for the Authority’s operational use. The Authority has implemented GASB Statement No. 87, *Leases*, for accounting purposes and, therefore, this lease agreement has been recorded at present value of fixed minimum lease payments as of the commencement date. The leases are for 5 years and have an annual interest rate of 1.25%. The accompanying financial statements include the interest expense of \$473 related to this lease. The carrying value of the assets was \$235,523 with accumulated amortization of \$117,414 as of December 31, 2022 (see Note B-3). The future minimum lease obligations and the net present value of these minimum lease payments as of December 31 are as follows:

Year-Ended	Principal	Interest	Total lease payment
2023	\$ 35,397	\$ 154	\$ 35,551
2024	32,630	14	32,644
Total	\$ 68,027	\$ 168	\$ 68,195

6. Pension plan

The Authority maintains two single employer defined contribution plans for the benefit of regular full-time employees. The Plans are administered by the Mass Mutual Financial Group. In a defined contribution plan, benefits depend solely on amounts available in the plan. The Authority’s Board of Commissioners is authorized to establish and amend plan provisions. Employees are eligible to participate in the plan after six months of employment and after attaining eighteen years of age. Vesting begins after one year of service and participants become 100% vested after five years. The Authority contributes 4% of the participants’ earnings to the plan. The Authority contributed \$303,825 during the year ended December 31, 2022. During 2022, there were \$16,720 of forfeitures.

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

7. Risk management

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

8. Commitments and contingencies

*a. Legal*

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

*b. Grants and contracts*

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

*c. Funds awarded*

The Authority receives funding from HUD through grants and programs to help subsidize the cost of project repairs, improvements and certain operating costs. Unspent funded awards as of December 31, 2022 amounted to the following: \$3,794,591 for Capital Fund Program, \$136,254 for Family Self-Sufficiency Program, and \$102,665 for Resident Opportunity and Supportive Services Program.

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

8. Commitments and contingencies (continued)

*d. Guarantee*

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

9. Related parties

The Authority provides all operational and administrative support to several related organizations on a cost reimbursement basis (see Note A-1), as well as funding certain operational and development shortfalls of these entities. Total operating subsidy passed through to all partnerships during the year ended December 31, 2022 was \$852,967.

As of December 31, 2022 the Authority is reporting several receivables and a payable to related parties as described in Note A-1. The Authority has signed mortgage notes, promissory notes and developer agreements with certain related parties as described in Note B-4.

10. Concentrations

For the year ended December 31, 2022, approximately 71% of all revenues and 60% of all receivables are from HUD.

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

11. Financial data schedule

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

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

12. Subsequent events

Management has evaluated subsequent events through September 30, 2023, the date the financial statements were available to be issued and noted no additional material events occurred that would require disclosure.

13. Condensed blended component unit information

Condensed component unit information for the Authority's major blended component units as listed in Note A-1 is presented on the following pages.

Condensed Statement of Net Position

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units	Total
<b>ASSETS</b>					
Current assets	\$ 58,954	\$ 10,176	\$ 3,059,568	\$ 227,777	\$ 3,356,475
Capital assets, net	36,770	-	15,663,178	22,567	15,722,515
Noncurrent assets	-	1,119,279	703,000	-	1,822,279
<b>TOTAL ASSETS</b>	<b>95,724</b>	<b>1,129,455</b>	<b>19,425,746</b>	<b>250,344</b>	<b>20,901,269</b>
<b>LIABILITIES</b>					
Current liabilities	203,617	2,990	3,156,371	333,417	3,696,395
Noncurrent liabilities	16,278	5,553	3,899,152	-	3,920,983
<b>TOTAL LIABILITIES</b>	<b>219,895</b>	<b>8,543</b>	<b>7,055,523</b>	<b>333,417</b>	<b>7,617,378</b>
<b>NET POSITION</b>					
Net investment in capital assets	36,770	-	13,279,884	22,567	13,339,221
Restricted	-	-	2,226,254	-	2,226,254
Unrestricted	(160,941)	1,120,912	(3,135,915)	(105,640)	(2,281,584)
<b>TOTAL NET POSITION</b>	<b>\$ (124,171)</b>	<b>\$ 1,120,912</b>	<b>\$ 12,370,223</b>	<b>\$ (83,073)</b>	<b>\$ 13,283,891</b>

**Lakeland Housing Authority**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**For the year ended December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

13. Condensed blended component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units	Total
<b>OPERATING REVENUES</b>					
Management fees	\$ 473,871	\$ -	\$ -	\$ -	\$ 473,871
Tenant revenue	-	-	2,023,799	-	2,023,799
Other operating revenue	559,614	408,843	67,807	171,480	1,207,744
Total operating revenues	<u>1,033,485</u>	<u>408,843</u>	<u>2,091,606</u>	<u>171,480</u>	<u>3,705,414</u>
<b>OPERATING EXPENSES</b>					
Operating expenses	1,179,712	315,664	2,144,213	386,956	4,026,545
Depreciation	13,328	-	812,788	-	826,116
Total operating expenses	<u>1,193,040</u>	<u>315,664</u>	<u>2,957,001</u>	<u>386,956</u>	<u>4,852,661</u>
<b>OPERATING INCOME (LOSS)</b>	<u>(159,555)</u>	<u>93,179</u>	<u>(865,395)</u>	<u>(215,476)</u>	<u>(1,147,247)</u>
<b>NONOPERATING REVENUES</b>					
Interest income - unrestricted	-	34,106	1,692	219	36,017
Interest expense	-	-	(78,808)	-	(78,808)
Total nonoperating revenues	<u>-</u>	<u>34,106</u>	<u>(77,116)</u>	<u>219</u>	<u>(42,791)</u>
<b>TRANSFERS</b>					
Transfers in	-	-	1,277,311	-	1,277,311
Transfers out	-	-	-	(617,023)	(617,023)
<b>CHANGE IN NET POSITION</b>	<u>(159,555)</u>	<u>127,285</u>	<u>334,800</u>	<u>(832,280)</u>	<u>(529,750)</u>
Total net position - beginning of the year	<u>35,384</u>	<u>993,627</u>	<u>12,035,423</u>	<u>749,207</u>	<u>13,813,641</u>
<b>TOTAL NET POSITION - ENDING OF THE YEAR</b>	<u>\$ (124,171)</u>	<u>\$ 1,120,912</u>	<u>\$12,370,223</u>	<u>\$ (83,073)</u>	<u>\$ 13,283,891</u>

**Lakeland Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
For the year ended December 31, 2022

**NOTE B - DETAILED NOTES (continued)**

13. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	West Lake Management, LLC	PCHD	LPHC and Subsidiaries	Other Blended Component Units	Total
<b>NET CASH PROVIDED BY (USED IN):</b>					
Operating activities	\$ (69,100)	\$ (100,465)	\$ (126,736)	\$ 81,990	\$ (214,311)
Investing activities	-	34,106	1,692	219	36,017
<b>NET INCREASE (DECREASE)</b>	(69,100)	(66,359)	(125,044)	82,209	(178,294)
Cash at beginning of the year	69,100	76,535	2,633,034	-	2,778,669
<b>CASH AT END OF THE YEAR</b>	<b>\$ -</b>	<b>\$ 10,176</b>	<b>\$ 2,507,990</b>	<b>\$ 82,209</b>	<b>\$ 2,600,375</b>

**SUPPLEMENTARY INFORMATION**



Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022																	
Line Item No.	Account Description	AMP 1 Operating (Various Public Housing Sites) 14.850	AMP 1 Capital (Various Public Housing Sites) 14.872	AMP 2 Operating (Dakota Park) 14.850	AMP 2 Capital (Dakota Park) 14.872	AMP 3 Operating (Renaissance at Washington Ridge) 14.850	AMP 3 Capital (Renaissance at Washington Ridge) 14.872	AMP 4 Operating (Hampton Hills) 14.850	AMP 4 Capital (Hampton Hills) 14.872	AMP 5 Operating (Cottages at Williamstown) 14.850	AMP5 Capital (Cottages at Williamstown) 14.872	AMP 6 Operating (Twin Lakes Estates Phase I) 14.850	AMP 6 Capital (Twin Lakes Estates Phase I) 14.872	AMP 7 Operating (Twin Lakes Estates Phase II) 14.850	AMP 7 Capital (Twin Lakes Estates Phase II) 14.872	Total AMPS	
111	Cash - Unrestricted	101,375	-	-	-	-	-	342,839	-	-	-	-	-	-	-	-	444,214
113	Cash - other restricted	65,934	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,934
114	Cash - Tenant Security Deposits	17,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,400
100	Total Cash	184,709	-	-	-	-	-	342,839	-	-	-	-	-	-	-	-	527,548
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	287,984	-	-	-	-	-	-	-	-	-	-	-	-	-	-	287,984
125	Accounts Receivable - Miscellaneous	7,816	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,816
126	Accounts Receivable - Tenants - Dwelling Rents	17,576	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,576
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(8,392)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(8,392)
128	Fraud recovery	119	-	-	-	-	-	-	-	-	-	-	-	-	-	-	119
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	305,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	305,103
142	Prepaid Expenses and Other Assets	64,822	-	-	-	-	-	505	-	-	-	-	-	-	-	-	65,327
144	Interprogram due from	-	-	-	-	-	-	57,498	-	-	-	-	-	-	-	-	57,498
150	Total Current Assets	554,634	-	-	-	-	-	400,842	-	-	-	-	-	-	-	-	955,476
161	Land	1,466,869	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,466,869
162	Buildings	6,294,510	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,294,510
163	Furniture, Equipment & Machinery - Dwellings	26,718	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,718
164	Furniture, Equipment & Machinery - Administration	872,409	-	-	-	-	-	2,249	-	-	-	-	-	-	-	-	874,658
166	Accumulated Depreciation	(11,277,664)	-	-	-	-	-	(2,249)	-	-	-	-	-	-	-	-	(11,279,913)
167	Construction In Progress	159,884	-	-	-	-	-	-	-	-	-	-	-	-	-	-	159,884
168	Infrastructure	4,646,846	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,646,846
160	Total Fixed Assets, Net of Accumulated Depreciation	2,189,572	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,189,572
171	Notes, loans, and mortgages receivable - Noncurrent	2,521,696	-	1,393,411	-	-	-	402,070	-	-	-	-	-	-	-	-	4,317,177
174	Other Assets	38,346	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38,346
180	Total Non-Current Assets	4,749,614	-	1,393,411	-	-	-	402,070	-	-	-	-	-	-	-	-	6,545,095
190	Total Assets	5,304,248	-	1,393,411	-	-	-	802,912	-	-	-	-	-	-	-	-	7,500,571

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022

Line Item No.	Account Description	AMP 1 Operating (Various Public Housing Sites) 14.850	AMP 1 Capital (Various Public Housing Sites) 14.872	AMP 2 Operating (Dakota Park) 14.850	AMP 2 Capital (Dakota Park) 14.872	AMP 3 Operating (Renaissance at Washington Ridge) 14.850	AMP 3 Capital (Renaissance at Washington Ridge) 14.872	AMP 4 Operating (Hampton Hills) 14.850	AMP 4 Capital (Hampton Hills) 14.872	AMP 5 Operating (Cottages at Williamstown) 14.850	AMP5 Capital (Cottages at Williamstown) 14.872	AMP 6 Operating (Twin Lakes Estates Phase I) 14.850	AMP 6 Capital (Twin Lakes Estates Phase I) 14.872	AMP 7 Operating (Twin Lakes Estates Phase II) 14.850	AMP 7 Capital (Twin Lakes Estates Phase II) 14.872	Total AMPS
312	Accounts Payable <= 90 Days	102,765	-	-	-	-	-	-	-	-	-	-	-	-	-	102,765
321	Accrued Wage/Payroll Taxes Payable	4,821	-	-	-	-	-	1,055	-	-	-	-	-	-	-	5,876
322	Accrued Compensated Absences	2,884	-	-	-	-	-	805	-	-	-	-	-	-	-	3,689
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	17,400	-	-	-	-	-	-	-	-	-	-	-	-	-	17,400
342	Unearned Revenues	1,141	-	-	-	-	-	-	-	-	-	-	-	-	-	1,141
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	26,209	-	-	-	-	-	1,592	-	-	-	-	-	-	-	27,801
347	Interprogram due to	460,657	-	-	-	-	-	-	-	-	-	-	-	-	-	460,657
310	Total Current Liabilities	615,877	-	-	-	-	-	3,452	-	-	-	-	-	-	-	619,329
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	65,934	-	-	-	-	-	-	-	-	-	-	-	-	-	65,934
354	Accrued compensated Absences - Non Current	5,357	-	-	-	-	-	1,495	-	-	-	-	-	-	-	6,852
355	Loan liability - noncurrent	303,000	-	-	-	-	-	-	-	-	-	-	-	-	-	303,000
350	Total Noncurrent Liabilities	374,291	-	-	-	-	-	1,495	-	-	-	-	-	-	-	375,786
300	Total Liabilities	990,168	-	-	-	-	-	4,947	-	-	-	-	-	-	-	995,115
508.4	Net investment in capital assets	2,189,572	-	-	-	-	-	-	-	-	-	-	-	-	-	2,189,572
511.4	Restricted Net Assets	2,218,696	-	-	-	-	-	-	-	-	-	-	-	-	-	2,218,696
512.4	Unrestricted Net Assets	(94,188)	-	1,393,411	-	-	-	797,965	-	-	-	-	-	-	-	2,097,188
513	Total Equity	4,314,080	-	1,393,411	-	-	-	797,965	-	-	-	-	-	-	-	6,505,456
600	<b>Total Liabilities and Equity</b>	<b>5,304,248</b>	<b>-</b>	<b>1,393,411</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>802,912</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,500,571</b>
70300	Net Tenant Rental Revenue	152,764	-	-	-	-	-	2,005	-	-	-	-	-	-	-	154,769
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	152,764	-	-	-	-	-	2,005	-	-	-	-	-	-	-	154,769
70600	HUD PHA Grants	560,098	287,984	127,486	-	501,155	-	2,376	-	179,918	-	27,704	-	14,328	-	1,701,049
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	109,557	-	-	-	-	-	-	-	-	-	-	-	-	-	109,557
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	154,085	-	-	-	-	-	-	-	-	-	-	-	-	-	154,085
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	(28,189)	-	-	-	-	-	-	-	(28,189)
70000	<b>Total Revenue</b>	<b>976,504</b>	<b>287,984</b>	<b>127,486</b>	<b>-</b>	<b>501,155</b>	<b>-</b>	<b>(23,808)</b>	<b>-</b>	<b>179,918</b>	<b>-</b>	<b>27,704</b>	<b>-</b>	<b>14,328</b>	<b>-</b>	<b>2,091,271</b>

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022																	
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91100	Administrative Salaries	74,081	-	-	-	-	-	2,192	-	-	-	-	-	-	-	-	76,273
91300	Management Fee	130,631	111,570	-	-	-	-	1,080	-	-	-	-	-	-	-	-	243,281
91310	Bookkeeping Fee	8,010	-	-	-	-	-	23	-	-	-	-	-	-	-	-	8,033
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee Benefit Contributions - Administrative	20,553	-	-	-	-	-	939	-	-	-	-	-	-	-	-	21,492
91600	Office Expenses	88,226	-	-	-	-	-	840	-	-	-	-	-	-	-	-	89,066
91700	Legal Expenses	51,534	-	-	-	-	-	1,929	-	-	-	-	-	-	-	-	53,463
91800	Travel	10,807	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,807
91900	Other Administrative Expenses	196,488	-	-	-	-	-	7,650	-	-	-	-	-	-	-	-	204,138
92000	Asset Management Fee	-	-	-	-	-	-	30	-	-	-	-	-	-	-	-	30
92100	Tenant Services - Salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee Benefit Contributions - Tenant Services	106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106
92400	Tenant Services - Other	18,137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,137
93100	Water	17,004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,004
93200	Electricity	29,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,893
93600	Sewer	31,447	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,447
93800	Other utilities expense	56,517	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56,517
94100	Ordinary Maintenance and Operations - Labor	76,049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,049
94200	OMO - Materials and Other	44,375	1,769	-	-	-	-	261	-	-	-	-	-	-	-	-	46,405
94300	Ordinary Maintenance and Operations - Contract Costs	86,775	-	-	-	-	-	300	-	-	-	-	-	-	-	-	87,075
94500	Employee Benefit Contributions - Ordinary Maintenance	22,290	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,290
96110	Property Insurance	59,523	-	-	-	-	-	(425)	-	-	-	-	-	-	-	-	59,098
96120	Liability Insurance	8,414	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,414
96130	Workmen's Compensation	4,687	-	-	-	-	-	48	-	-	-	-	-	-	-	-	4,735
96200	Other General Expenses	43,680	-	127,486	-	501,155	-	-	-	179,918	-	27,704	-	14,328	-	-	894,271
96210	Compensated Absences	3,644	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,644
96400	Bad Debt - Tenant Rents	14,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,685
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	1,097,556	113,339	127,486	-	501,155	-	14,867	-	179,918	-	27,704	-	14,328	-	-	2,076,353
97000	Excess Operating Revenue over Operating Expenses	(121,052)	174,645	-	-	-	-	(38,675)	-	-	-	-	-	-	-	-	14,918

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022

Line Item No.	Account Description	AMP 1 Operating (Various Public Housing Sites) 14.850	AMP 1 Capital (Various Public Housing Sites) 14.872	AMP 2 Operating (Dakota Park) 14.850	AMP 2 Capital (Dakota Park) 14.872	AMP 3 Operating (Renaissance at Washington Ridge) 14.850	AMP 3 Capital (Renaissance at Washington Ridge) 14.872	AMP 4 Operating (Hampton Hills) 14.850	AMP 4 Capital (Hampton Hills) 14.872	AMP 5 Operating (Cottages at Williamstown) 14.850	AMP5 Capital (Cottages at Williamstown) 14.872	AMP 6 Operating (Twin Lakes Estates Phase I) 14.850	AMP 6 Capital (Twin Lakes Estates Phase I) 14.872	AMP 7 Operating (Twin Lakes Estates Phase II) 14.850	AMP 7 Capital (Twin Lakes Estates Phase II) 14.872	Total AMPS
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	99,958	-	-	-	-	-	-	-	-	-	-	-	-	-	99,958
90000	Total Expenses	1,197,514	113,339	127,486	-	501,155	-	14,867	-	179,918	-	27,704	-	14,328	-	2,176,311
10010	Operating transfers in	174,645	-	-	-	-	-	-	-	-	-	-	-	-	-	174,645
10020	Operating transfers out	-	(174,645)	-	-	-	-	-	-	-	-	-	-	-	-	(174,645)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between Programs and Projects - in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Programs and Projects - out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	174,645	(174,645)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>10000</b>	<b>Excess (deficiency) of total revenue over (under) total expenses</b>	<b>(46,365)</b>	-	-	-	-	-	<b>(38,675)</b>	-	-	-	-	-	-	-	<b>(85,040)</b>
11030	Beginning Equity	4,360,445	-	1,393,411	-	-	-	836,640	-	-	-	-	-	-	-	6,590,496
11040	Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	636	-	240	-	1,296	-	3	-	576	-	120	-	168	-	3,039
11210	Number of Unit Months Leased	624	-	237	-	1,291	-	3	-	575	-	119	-	166	-	3,015
11270	Excess Cash	(283,462)	-	-	-	-	-	395,646	-	-	-	-	-	-	-	112,184

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022												
Line Item No.	Account Description	Central Office Cost Center	Business Activities	Blended Component Units	Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Family Self-Sufficiency Program 14.896	ROSS Program 14.870	YouthBuild Program 17.274	Eliminations	Total Primary Government
111	Cash - Unrestricted	32,698	2,942,243	244,507	-	10,213	4,115	26,033	2,627	3,780	-	3,710,430
113	Cash - other restricted	-	-	2,264,952	256,685	-	-	-	-	-	-	2,587,571
114	Cash - Tenant Security Deposits	-	950	90,916	-	-	-	-	-	-	-	109,266
100	Total Cash	32,698	2,943,193	2,600,375	256,685	10,213	4,115	26,033	2,627	3,780	-	6,407,267
121	Accounts Receivable - PHA Projects	-	-	19,034	1,368	-	-	-	-	-	-	20,402
122	Accounts Receivable - HUD Other Projects	-	-	39,846	303,656	-	-	4,077	6,175	-	-	641,738
125	Accounts Receivable - Miscellaneous	483	931	4,531	245,454	-	7,688	-	-	17,518	-	284,421
126	Accounts Receivable - Tenants - Dwelling Rents	-	1,528	72,174	-	-	1,535	-	-	-	-	92,813
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	(45,011)	-	-	(1,535)	-	-	-	-	(54,938)
128	Fraud recovery	-	-	-	272,840	-	-	-	-	-	-	272,959
128.1	Allowance for doubtful accounts - fraud	-	-	-	(253,157)	-	-	-	-	-	-	(253,157)
120	Total Receivables, net of allowances for doubtful accounts	483	2,459	90,574	570,161	-	7,688	4,077	6,175	17,518	-	1,004,238
142	Prepaid Expenses and Other Assets	6,071	1,825	74,659	17,516	48,006	-	-	-	10,630	-	224,034
144	Interprogram due from	-	3,608,894	-	-	191,561	23,959	-	-	-	(3,881,912)	-
150	Total Current Assets	39,252	6,556,371	2,765,608	844,362	249,780	35,762	30,110	8,802	31,928	(3,881,912)	7,635,539
161	Land	-	301,687	57,172	-	-	-	-	-	-	-	1,825,728
162	Buildings	-	42,424	26,201,757	-	-	-	-	-	-	-	32,538,691
163	Furniture, Equipment & Machinery - Dwellings	-	-	4,463	-	-	-	-	-	-	-	31,181
164	Furniture, Equipment & Machinery - Administration	56,784	-	840,320	47,389	-	-	-	-	-	-	1,819,151
166	Accumulated Depreciation	(43,755)	(33,940)	(13,763,553)	(43,165)	-	-	-	-	-	-	(25,164,326)
167	Construction In Progress	-	-	-	-	-	-	-	-	-	-	159,884
168	Infrastructure	-	86,500	2,382,356	-	-	-	-	-	-	-	7,115,702
160	Total Fixed Assets, Net of Accumulated Depreciation	13,029	396,671	15,722,515	4,224	-	-	-	-	-	-	18,326,011
171	Notes, loans, and mortgages receivable - Noncurrent	-	482,580	1,065,901	-	-	-	-	-	-	(2,101,351)	3,764,307
174	Other Assets	118,108	-	1,347,245	-	-	-	-	-	-	-	1,503,699
180	Total Non-Current Assets	131,137	879,251	18,135,661	4,224	-	-	-	-	-	(2,101,351)	23,594,017
190	Total Assets	170,389	7,435,622	20,901,269	848,586	249,780	35,762	30,110	8,802	31,928	(5,983,263)	31,229,556

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022												
Line Item No.	Account Description	Central Office Cost Center	Business Activities	Blended Component Units	Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Family Self-Sufficiency Program 14.896	ROSS Program 14.870	YouthBuild Program 17.274	Eliminations	Total Primary Government
312	Accounts Payable <= 90 Days	2,459	8,765	90,963	-	-	-	-	-	467	-	205,419
321	Accrued Wage/Payroll Taxes Payable	36,063	-	43,915	14,328	-	-	-	1,017	-	-	101,199
322	Accrued Compensated Absences	27,207	-	28,768	7,038	-	-	1,427	-	-	-	68,129
325	Accrued interest payable	-	-	760,526	-	-	-	-	-	-	(742,876)	17,650
333	Accounts Payable - Other Government	-	-	-	20,933	-	-	-	-	-	-	20,933
341	Tenant Security Deposits	-	950	90,916	-	-	-	-	-	-	-	109,266
342	Unearned Revenues	-	305	11,814	12,319	47,116	5	-	-	3,972	-	76,672
343	Current portion of L-T debt - capital projects	-	-	49,741	-	-	-	-	-	-	-	49,741
345	Other current liabilities	68,027	-	900	-	-	-	-	-	-	-	68,927
346	Accrued liabilities - other	65,458	-	51,586	-	-	-	-	-	-	-	144,845
347	Interprogram due to	128,840	-	3,007,136	233,401	-	-	26,033	7,785	18,060	(3,881,912)	-
310	Total Current Liabilities	328,054	10,020	4,136,265	288,019	47,116	5	27,460	8,802	22,499	(4,624,788)	862,781
351	Long-term debt, net of current - capital projects	-	-	2,333,553	-	-	-	-	-	-	-	2,333,553
353	Noncurrent Liabilities - Other	-	-	38,698	256,685	-	-	-	-	-	-	361,317
354	Accrued compensated Absences - Non Current	50,526	-	53,387	13,071	-	-	2,650	-	-	-	126,486
355	Loan liability - noncurrent	-	-	1,055,475	-	-	-	-	-	-	(1,358,475)	-
350	Total Noncurrent Liabilities	50,526	-	3,481,113	269,756	-	-	2,650	-	-	(1,358,475)	2,821,356
300	Total Liabilities	378,580	10,020	7,617,378	557,775	47,116	5	30,110	8,802	22,499	(5,983,263)	3,684,137
508.4	Net investment in capital assets	13,029	396,671	13,339,221	4,224	-	-	-	-	-	-	15,942,717
511.4	Restricted Net Assets	-	-	2,226,254	-	-	-	-	-	-	-	4,444,950
512.4	Unrestricted Net Assets	(221,220)	7,028,931	(2,281,584)	286,587	202,664	35,757	-	-	9,429	-	7,157,752
513	Total Equity	(208,191)	7,425,602	13,283,891	290,811	202,664	35,757	-	-	9,429	-	27,545,419
600	<b>Total Liabilities and Equity</b>	<b>170,389</b>	<b>7,435,622</b>	<b>20,901,269</b>	<b>848,586</b>	<b>249,780</b>	<b>35,762</b>	<b>30,110</b>	<b>8,802</b>	<b>31,928</b>	<b>(5,983,263)</b>	<b>31,229,556</b>
70300	Net Tenant Rental Revenue	-	12,888	2,023,799	-	-	-	-	-	-	(628,641)	1,562,815
70400	Tenant Revenue - Other	-	-	2,751	-	-	-	-	-	-	-	2,751
70500	Total Tenant Revenue	-	12,888	2,026,550	-	-	-	-	-	-	(628,641)	1,565,566
70600	HUD PHA Grants	-	-	-	14,129,323	574,763	407,926	131,651	59,739	-	-	17,004,451
70710	Management Fee	432,948	-	-	-	-	-	-	-	-	(432,948)	-
70720	Asset Management Fee	30	-	-	-	-	-	-	-	-	(30)	-
70730	Bookkeeping Fee	130,710	-	-	-	-	-	-	-	-	(130,710)	-
70740	Front Line Service Fee	135,568	-	-	-	-	-	-	-	-	(135,568)	-
70750	Other Fees	182,800	-	-	-	-	-	-	-	-	(168,000)	14,800
70800	Other government grants	-	-	-	-	-	-	-	-	204,833	-	204,833
71100	Investment Income - Unrestricted	-	2,535	36,017	-	-	-	-	-	-	-	148,109
71400	Fraud recovery	-	-	-	1,952	-	-	-	-	-	-	1,952
71500	Other revenue	66,110	13,558	1,678,864	29,370	-	-	-	-	-	(208,431)	1,733,556
71600	Gain/Loss on Sale of Fixed Assets	-	3,355,510	-	-	-	-	-	-	-	-	3,327,321
70000	<b>Total Revenue</b>	<b>948,166</b>	<b>3,384,491</b>	<b>3,741,431</b>	<b>14,160,645</b>	<b>574,763</b>	<b>407,926</b>	<b>131,651</b>	<b>59,739</b>	<b>204,833</b>	<b>(1,704,328)</b>	<b>24,000,588</b>

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022												
Line Item No.	Account Description	Central Office Cost Center	Business Activities	Blended Component Units	Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Family Self-Sufficiency Program 14.896	ROSS Program 14.870	YouthBuild Program 17.274	Eliminations	Total Primary Government
91100	Administrative Salaries	509,705	-	1,093,802	433,843	7,962	-	-	-	129,489	-	2,251,074
91300	Management Fee	-	-	-	189,667	-	-	-	-	-	(432,948)	-
91310	Bookkeeping Fee	-	-	-	122,677	-	-	-	-	-	(130,710)	-
91400	Advertising and Marketing	1,299	-	4,167	1,321	-	-	-	-	-	-	6,787
91500	Employee Benefit Contributions - Administrative	137,833	-	160,186	124,869	1,974	-	-	-	38,626	-	484,980
91600	Office Expenses	103,276	5,854	187,717	95,275	-	-	-	-	15,422	-	496,610
91700	Legal Expenses	12,633	28,576	30,806	55,005	-	-	-	-	522	-	181,005
91800	Travel	19,892	-	27,409	13,918	-	-	-	-	29,511	-	101,537
91900	Other Administrative Expenses	35,524	3,018	325,894	50,355	865	473	-	5,838	7,960	(343,999)	290,066
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	(30)	-
92100	Tenant Services - Salaries	-	-	879	4,638	-	-	105,973	47,581	42,972	-	202,043
92300	Employee Benefit Contributions - Tenant Services	-	-	229	1,569	-	-	19,161	5,202	5,132	-	31,399
92400	Tenant Services - Other	-	-	37,566	-	150	-	-	-	-	-	55,853
93100	Water	-	-	21,348	-	-	-	-	-	-	-	38,352
93200	Electricity	68	-	60,329	-	-	-	-	-	-	-	90,290
93600	Sewer	-	-	42,968	-	-	-	-	-	-	-	74,415
93800	Other utilities expense	1,438	-	38,723	-	-	-	-	-	-	-	96,678
94100	Ordinary Maintenance and Operations - Labor	-	-	711,791	-	-	-	-	-	-	-	787,840
94200	OMO - Materials and Other	13,893	3,391	138,419	14,341	-	-	-	-	1,303	-	217,752
94300	Ordinary Maintenance and Operations - Contract Costs	6,042	548,764	370,723	6,097	-	-	-	-	25	-	1,018,726
94500	Employee Benefit Contributions - Ordinary Maintenance	817	-	199,754	-	-	-	-	-	-	-	222,861
96110	Property Insurance	7,273	-	172,929	8,112	-	-	-	-	8,921	-	256,333
96120	Liability Insurance	979	-	34,526	3,256	-	-	-	-	2,193	-	49,368
96130	Workmen's Compensation	16,504	-	43,324	14,817	264	-	2,440	1,118	4,969	-	88,171
96200	Other General Expenses	38,822	12,206	221,533	3,908	-	-	-	-	-	(796,641)	374,099
96210	Compensated Absences	87,118	-	54,196	20,675	-	-	4,077	-	-	-	169,710
96400	Bad Debt - Tenant Rents	-	-	47,327	-	-	-	-	-	-	-	62,012
96600	Bad Debt - Other	-	-	-	2,675	-	-	-	-	-	-	2,675
96710	Interest of Mortgage (or Bonds) Payable	975	-	78,808	-	-	-	-	-	-	-	79,783
96900	Total Operating Expenses	994,091	601,809	4,105,353	1,167,018	11,215	473	131,651	59,739	287,045	(1,704,328)	7,730,419
97000	Excess Operating Revenue over Operating Expenses	(45,925)	2,782,682	(363,922)	12,993,627	563,548	407,453	-	-	(82,212)	-	16,270,169

See independent auditor's report.

Lakeland Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: FL011 FYED: 12/31/2022												
Line Item No.	Account Description	Central Office Cost Center	Business Activities	Blended Component Units	Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Family Self-Sufficiency Program 14.896	ROSS Program 14.870	YouthBuild Program 17.274	Eliminations	Total Primary Government
97300	Housing Assistance Payments	-	-	-	12,935,287	559,986	333,884	-	-	-	-	13,829,157
97350	HAP Portability-in	-	-	-	21,910	-	-	-	-	-	-	21,910
97400	Depreciation Expense	4,393	4,242	826,116	3,204	-	-	-	-	-	-	937,913
90000	Total Expenses	998,484	606,051	4,931,469	14,127,419	571,201	334,357	131,651	59,739	287,045	(1,704,328)	22,519,399
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	(174,645)	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	174,645	-
10040	Operating transfers from/to component unit	-	(660,288)	660,288	-	-	-	-	-	-	-	-
10093	Transfers between Programs and Projects - in	-	-	-	-	-	-	-	-	82,212	(82,212)	-
10094	Transfers between Programs and Projects - out	-	(82,212)	-	-	-	-	-	-	-	82,212	-
10100	Total other financing sources (Uses)	-	(742,500)	660,288	-	-	-	-	-	82,212	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(50,318)	2,035,940	(529,750)	33,226	3,562	73,569	-	-	-	-	1,481,189
11030	Beginning Equity	(157,873)	5,389,662	13,813,641	257,585	199,102	(37,812)	-	-	9,429	-	26,064,230
11040	Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	290,811	-	-	-	-	-	-	290,811
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	12	2,212	19,563	720	600	-	-	-	-	26,146
11210	Number of Unit Months Leased	-	12	2,103	16,357	570	539	-	-	-	-	22,596
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	112,184

See independent auditor's report.



Lakeland Housing Authority

SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES

For the year ended December 31, 2022

PROGRAM NUMBER	FL14P011 501-17	FL14P011 501-19	FL14P011 501-20	FL14P011 501-21	FL14P011 501-22	Total
<b>BUDGET AMOUNT</b>	\$ 608,069	\$ 971,182	\$ 1,107,656	\$ 1,085,963	\$ 892,964	\$ 4,665,834
<b>ADVANCES</b>						
Cash receipts - prior years	\$ 583,259	\$ -	\$ -	\$ -	\$ -	\$ 583,259
Cash receipts - current year	-	-	-	-	-	-
Cumulative as of December 31, 2022	583,259	-	-	-	-	583,259
<b>COSTS</b>						
Prior years	583,259	-	-	-	-	583,259
Current year	-	287,984	-	-	-	287,984
Cumulative as of December 31, 2022	583,259	287,984	-	-	-	871,243
<b>RECEIVABLES DUE FROM HUD</b>	\$ -	\$ 287,984	\$ -	\$ -	\$ -	\$ 287,984
<b>SOFT COSTS</b>						
Prior years	\$ 535,150	\$ -	\$ -	\$ -	\$ -	\$ 535,150
Current year	-	287,984	-	-	-	287,984
Cumulative as of December 31, 2022	535,150	287,984	-	-	-	823,134
<b>HARD COSTS</b>						
Prior years	48,109	-	-	-	-	48,109
Current year	-	-	-	-	-	-
Cumulative as of December 31, 2022	48,109	-	-	-	-	48,109
<b>CUMULATIVE HARD AND SOFT COSTS</b>	\$ 583,259	\$ 287,984	\$ -	\$ -	\$ -	\$ 871,243

See independent auditor's report.

**Lakeland Housing Authority**

**SCHEDULE OF FAMILY SELF-SUFFICIENCY AND RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES PROGRAM COSTS AND ADVANCES**

**For the year ended December 31, 2022**

<b>PROGRAM NUMBER</b>	ROSS 211590	FSS22 FL4330	FSS23 FL5215
<b>BUDGET AMOUNT</b>	\$ 198,900	\$ 127,574	\$ 140,331
<b>ADVANCES</b>			
Cash receipts - prior years	\$ -	\$ -	\$ -
Cash receipts - current year	90,060	127,574	-
Cumulative as of December 31, 2022	90,060	127,574	-
<b>COSTS</b>			
Prior years	36,496	-	-
Current year	59,739	127,574	4,077
Cumulative as of December 31, 2022	96,235	127,574	4,077
<b>RECEIVABLES DUE FROM HUD</b>	\$ 6,175	\$ -	\$ 4,077

See independent auditor's report.

**SINGLE AUDIT SECTION**

**Lakeland Housing Authority**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**For the year ended December 31, 2022**

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Assistance Listing ("AL") Number	Federal Expenditures
<b><u>U.S. Department of Housing and Urban Development ("HUD"):</u></b>		
<u>Received directly from HUD:</u>		
Public and Indian Housing	14.850	\$ 1,413,065
Resident Opportunity and Supportive Services	14.870	59,739
Housing Voucher Cluster		
Housing Choice Vouchers Program	14.871	\$ 14,129,323
Emergency Housing Voucher, Housing Choice Vouchers Program	14.871	574,763
Mainstream Vouchers Program	14.879	407,926
Subtotal Housing Voucher Cluster		15,112,012
Family Self-Sufficiency Program	14.896	131,651
Public Housing Capital Fund Program	14.872	287,984
<b>TOTAL</b>		<b>17,004,451</b>
<b><u>U.S. Department of Labor:</u></b>		
<u>Pass through from the State of Florida:</u>		
YouthBuild Program	17.274	204,833
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>		<b>\$ 17,209,284</b>

**NOTE A - BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Lakeland Housing Authority (the "Authority") and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program ("HCV"), AL Number 14.871, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the total expenditures paid by the Authority.

**NOTE B - INDIRECT COST RATE**

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

**NOTE C - SUB-RECIPIENTS**

During the year ended December 31, 2022, the Authority had no sub-recipients.

**NOTE D - NONCASH ASSISTANCE AND OTHER**

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended December 31, 2022.

See independent auditor's report.



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

Board of Commissioners  
Lakeland Housing Authority  
Lakeland, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Lakeland Housing Authority (the “Authority”), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated September 30, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority’s internal control over financial reporting (“internal control”) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority’s internal control.

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

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

## **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

September 30, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*



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

Board of Commissioners  
Lakeland Housing Authority  
Lakeland, Florida

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

***Qualified Opinions***

We have audited the Lakeland Housing Authority's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2022. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Qualified Opinion on Housing Voucher Cluster and Public and Indian Housing***

In our opinion, except for the noncompliance described in the Basis for Qualified Opinions section of our report, 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 the Housing Voucher Cluster and the Public and Indian Housing program for the year ended December 31, 2022.

***Basis for Qualified Opinions***

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.

*Matters Giving Rise to Qualified Opinion on Housing Voucher Cluster and Public and Indian Housing*

As described in the accompanying schedule of findings and questions costs, the Authority did not comply with requirements regarding the Housing Voucher Cluster as described in **Finding No. 2022-001** for Eligibility and the Public and Indian Housing program as described in **Finding No. 2022-002** for Eligibility.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

***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 controls over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

***Auditor's Responsibilities for the Audit of Compliance***

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

### ***Other Matters***

*Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### **Report on Internal Control over Compliance**

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses.

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

*A significant deficiency in internal control over compliance* is a deficiency, or 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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items **Finding No. 2022-001** and **2022-002** to be material weaknesses.

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

*Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

September 30, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam  
CPAs and Associates, LLP*

Lakeland Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

December 31, 2022

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weaknesses identified? **No**

Significant deficiencies identified? **None Reported**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weaknesses identified? **Yes (Finding No. 2022-001 and 2022-002)**

Significant deficiencies identified? **None Reported**

Type of auditor's report issued on compliance for major programs:

- Housing Voucher Cluster - **Qualified (Finding No. 2022-001)**
- Public and Indian Housing - **Qualified (Finding No. 2022-002)**

There were no additional audit findings that are required to be reported in accordance with 2 CFR 200.516(a).

The programs tested as major programs are as follows:

- Housing Voucher Cluster
  - Housing Choice Vouchers Program - AL No. 14.871
  - Mainstream Vouchers Program - AL No. 14.879
- Public and Indian Housing - AL No. 14.850

The threshold for distinguishing types A and B programs was **\$750,000**

Did the auditee qualify as a low-risk auditee? **Yes**

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

**None**

Lakeland Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

December 31, 2022

C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

**2022-001 Eligibility**

Housing Voucher Cluster  
*Material Weakness in Internal Control*  
*Material Noncompliance*

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

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

Criteria: The Authority's Administrative Plan and 24 CFR 982.516 requires internal controls to be in place to ensure proper procedures are being followed in compliance with HUD requirements regarding complete and accurate tenant files.

Context: The auditor randomly selected 43 tenant files out of the population, which we consider to be a statistically valid sample size. The auditor reviewed the tenant files and support to ensure that proper procedure are being followed and that the Authority is in compliance with HUD requirements regarding timely, complete, and accurate tenant files.

Cause: The Authority did not have the available staff to fully implement the established internal controls to ensure proper compliance with regards to timely recertifications and collection of required HUD documentation to complete a tenants file. In addition, during the year the Authority was in the process of implementing Moving-to-Work program, as well as catching up from post-COVID waivers and extensions.

Effect: The Authority is not in compliance with HUD requirements regarding eligibility which could result in the incorrect amount of rental assistance provided.

Questioned Costs: None.

Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regards to eligibility. The Authority needs to consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Management Response: See Corrective Action Plan.

**Lakeland Housing Authority**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)**

**December 31, 2022**

**C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS (continued)**

**2022-002 Eligibility**

Public and Indian Housing Program – AL No. 14.850  
*Material Weakness in Internal Control*  
*Material Noncompliance*

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

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

Criteria: The Authority's ACOP and 24 CFR 960.259 requires internal controls to be in place to ensure proper procedures are being followed in compliance with HUD requirements regarding complete and accurate tenant files.

Context: The auditor randomly selected 30 tenant files out of the population, which is considered to be a statistically valid sample. The auditor reviewed the tenant files and support to ensure that proper procedure are being followed and that the Authority is in compliance with HUD requirements regarding timely, complete, and accurate tenant files.

Cause: The Authority did not have the available staff to fully implement the established internal controls to ensure proper compliance with regards to timely recertifications and collection of required HUD documentation to complete a tenants file.

Effect: The Authority is not in full compliance with HUD requirements regarding eligibility which could result in the incorrect amount of rental assistance provided.

Questioned Costs: None.

Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regards to eligibility. The Authority needs to consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Management Response: See Corrective Action Plan.

**D. SUMMARY OF PRIOR YEAR AUDIT FINDINGS**

**None**



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### MAIN OFFICE

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## CORRECTIVE ACTION PLAN

September 30, 2023

U.S. Department of Housing and Urban Development

The Lakeland Housing Authority respectfully submits the following corrective action plan for the year ended December 31, 2022.

Berman Hopkins Wright & LaHam, CPAs and Associates, LLP  
8035 Spyglass Hill Road  
Melbourne, FL 32940

Audit period: January 1, 2022 – December 31, 2022

The findings from the December 31, 2022 schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

### FINDINGS – FEDERAL AWARD PROGRAMS AUDIT

#### 2022-001 Eligibility

Housing Voucher Cluster

*Material Weakness in Internal Control*

*Material Noncompliance*

Condition: Out of an approximate population of 1436 HCV Families and 37 PORTs for a total 1473 Families on HCV and, 43 or .03% HCV Families files were tested, and the following deficiencies were noted:

- 13 files had incorrect utility allowance calculations,
- 12 files had an incorrect income calculation,
- 2 files utilized incorrect payment standard, and
- 1 file was missing the 214 declaration for all tenants in household.

Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regard to eligibility. The Authority needs to consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Action Taken: This audit provides an opportunity for the Lakeland Housing Authority staff in correcting problems identified during the audit, we are implementing new procedures and



increasing staff proficiency. The plan is as follows:

- The department under the supervision of Carlos Pizarro has hired an additional Quality Control and Compliance Specialist Courtney Mitchell, from now until done she will be leading with the assistance of the program's Assistant Manager Alondra Baez a full 100% file audit,
- The current staff will be re-trained on income calculation, file management, fair housing, occupancy, inspections, SEMAP, etc...
- The staff will continue to use a quality control sheet while processing all recertifications or changes,
- The HCV program issued a task order to one of the consultants to help us monitor the progress of our internal file audit.

## 2022-002 Eligibility

Public and Indian Housing Program – AL No. 14.850

*Material Weakness in Internal Control*

*Material Noncompliance*

Condition: Out of an approximate population of 257 tenants, 30 or 8.5% tenant files were tested, and the following deficiencies were noted:

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

Auditor Recommendations: The Authority should consider reevaluating their established procedures and controls in place to ensure full compliance in regard to eligibility. The Authority needs to consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Action Taken: This audit provides an opportunity for the Lakeland Housing Authority staff to correct problems identified during the audit, we are implementing new procedures and increasing staff proficiency. The plan is as follows:

- The department under the supervision of Carlos Pizarro has entered into a contract with a company named Preferred Compliance, we will be asking them to do a 100% review on all the public housing files, they are already reviewing all the files including admissions for the Low-Income Housing Tax Credits,
- The current staff will be re-trained on income calculation, file management, fair housing, occupancy, inspections, etc...
- The staff will continue to use a quality control sheet while processing all recertifications or changes,

If the Department of Housing and Urban Development has questions regarding this plan, please contact Carlos R. Pizarro, Senior Vice-President at [cpizarro@lakelandhousing.org](mailto:cpizarro@lakelandhousing.org) or (863) 797-9370.

Respectfully,

A handwritten signature in blue ink, appearing to read "Benjamin Stevenson", written over a horizontal line.

Benjamin Stevenson  
Executive Director