

HOUSING AUTHORITY OF THE CITY OF WARRENTON

**FINANCIAL STATEMENTS
&
SUPPLEMENTAL INFORMATION**

YEAR ENDED DECEMBER 31, 2013

HOUSING AUTHORITY OF THE CITY OF WARRENTON
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HOUSING AUTHORITY OF THE CITY OF WARRENTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2013

Management's Discussion and Analysis

The Management's Discussion and Analysis (the "MD&A") is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of Housing Authority of the City of Warrenton's, (the "Authority") financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent years' challenges), and (d) identify issues or concerns. This will now be presented at the front of each year's financial statements.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the financial statements, which follow this section.

Financial Highlights

- Net position at December 31, 2013, decreased to \$1,767,808. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net position. Net position was \$1,805,973 for 2012.
- The business-type activities operating revenue at December 31, 2013, increased to \$610,529. Total operating revenue was \$522,338 for 2012.
- The total operating expenses of all programs for December 31, 2013, decreased to \$648,828. Total operating expenses were \$689,969 for 2012.
- There were no capital grant contributions at December 31, 2013. Capital grant contributions were \$24,451 for 2012.

Overview of the Financial Statements

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

This MD&A is intended to serve as an introduction to the Authority's basic financial statements.

The following statements are included:

- Statement of Net Position – reports current financial resources (short-term expendable resources) with capital assets and long-term obligations.
- Statement of Revenue, Expenses, and Changes in Fund Net Position – reports operating and nonoperating revenue, by major source along with operating and nonoperating expenses and capital contributions.
- Statement of Cash Flows – reports cash flows from operating, investing, capital, non-capital activities.

Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidy and capital grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income (as defined in the HUD regulations).

Capital Fund Grants – The Authority's capital funds are received from the federal government through a formula driven computation. These funds are used to upgrade our facilities at various developments to give our residents the decent and safe living environment they need. Each year's grant funds must be entirely obligated within two years of inception of the grant, and entirely expended within four years.

FINANCIAL ANALYSIS

The following tables focus on the net position and the change in net position of the primary government as a whole.

TABLE 1 – STATEMENT OF NET POSITION

	<u>2013</u>	<u>2012</u>	<u>Variance</u>	<u>% Change</u>
Current Assets	\$ 817,677	\$ 200,667	\$ 617,010	307.48%
Capital Assets, Net	1,604,710	1,740,368	(135,658)	-7.79%
Total Assets	<u>\$ 2,422,387</u>	<u>\$ 1,941,035</u>	<u>\$ 481,352</u>	24.80%
Current Liabilities	\$ 646,054	\$ 131,152	\$ 514,902	392.60%
Noncurrent Liabilities	8,525	3,910	4,615	118.03%
Total Liabilities	<u>654,579</u>	<u>135,062</u>	<u>519,517</u>	384.65%
Net Position:				
Net Investment in Capital Assets	1,604,710	1,740,368	(135,658)	-7.79%
Unrestricted	163,098	65,605	97,493	148.61%
Total Net Position	<u>1,767,808</u>	<u>1,805,973</u>	<u>(38,165)</u>	-2.11%

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

Current assets increased by \$617,010 due primarily to an increase in cash as a result of the Authority not reimbursing Thomson Housing Authority (THA) for its share of operating expenses paid for by THA on behalf of the East Georgia Housing Authority Partnership (EGHAP) consortium.

Capital assets decreased by \$135,658 due to annual depreciation expense exceeding current year capital asset purchases.

Current liabilities increased by \$514,902 primarily due to an increase in accounts payable as a result of the Authority not reimbursing THA for its share of operating expenses paid for by THA on behalf of EGHAP.

Noncurrent liabilities increased by \$4,615 due to an increase in the noncurrent portion of compensated absences liability.

TABLE 2 – STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN FUND NET POSITION

The following schedule compares the revenue and expenses for the current and previous years. The Authority is engaged only in business-type activities.

	<u>2013</u>	<u>2012</u>	<u>Variance</u>	<u>% Change</u>
Operating Revenues				
Rental Income	\$ 197,088	\$ 195,346	\$ 1,742	0.89%
Federal Grants	411,910	326,943	84,967	25.99%
Other	<u>1,531</u>	<u>49</u>	<u>1,482</u>	3024.49%
Total Operating Revenues	<u>610,529</u>	<u>522,338</u>	<u>88,191</u>	16.88%
Operating Expenses				
Administration	147,611	141,377	6,234	4.41%
Tenant Services	-	30	(30)	-100.00%
Utilities	75,138	61,193	13,945	22.79%
Maintenance	246,312	287,984	(41,672)	-14.47%
Protective Services	806	6,318	(5,512)	-87.24%
General	43,303	53,523	(10,220)	-19.09%
Depreciation	<u>135,658</u>	<u>139,544</u>	<u>(3,886)</u>	-2.78%
Total Operating Expenses	<u>648,828</u>	<u>689,969</u>	<u>(41,141)</u>	-5.96%
Operating Income (loss)	<u>(38,299)</u>	<u>(167,631)</u>	<u>129,332</u>	-77.15%
Nonoperating revenues (expenses):				
Interest Revenue	134	140	(6)	-4.29%
Capital Contributions	<u>-</u>	<u>24,451</u>	<u>(24,451)</u>	-100.00%
Total Nonoperating Activity	<u>134</u>	<u>24,591</u>	<u>(24,457)</u>	-99.46%
Change in Net Position	(38,165)	(143,040)	104,875	-73.32%
Beginning Net Position	<u>1,805,973</u>	<u>1,949,013</u>	<u>(143,040)</u>	-7.34%
Ending Net Position	<u>\$ 1,767,808</u>	<u>\$ 1,805,973</u>	<u>\$ (38,165)</u>	-2.11%

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND NET POSITION

The decrease in net position was \$38,165 due primarily to an operating loss.

The Authority had an operating loss of \$38,299 including non-cash depreciation expense of \$135,658 versus an operating loss of \$167,631 and depreciation expense of \$139,544 in the prior year.

Total operating revenue increased by \$88,191 to \$610,529 due to a 25.99 percent increase in federal grants.

Total operating expenses decreased by \$41,141 to \$648,828 due to a decreases in maintenance, protective services, and general expenses that were partially offset by increases in utilities and administration expenses.

There were no capital grant contributions at December 31, 2013 as the Authority had no ongoing modernization projects. Capital grant contributions were \$24,451 for 2012.

CAPITAL ASSETS

As of December 31, 2013, investment in capital assets for its business-type activities was \$1,604,710 net of accumulated depreciation. This investment in capital assets includes land, buildings, improvements, and equipment.

There were no major capital asset purchases during 2013.

There were no capital asset disposals during 2013.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflation, recession and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.

FINANCIAL CONTACT

This financial report is designed to provide a general overview of the finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to Ms. Kelly Evans, Executive Director, Housing Authority of the City of Warrenton, 706-465-3479.



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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City of Warrenton

Report on the Financial Statements

We have audited the basic financial statements of the Housing Authority of the City of Warrenton (the "Authority"), as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority, as of December 31, 2013, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 1-4 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the Authority's basic financial statements. The accompanying supplementary information including the financial data schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development and is not a required part of the financial statements.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2014 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Henderson & DeJohn, LLC

Birmingham, AL
September 26, 2014



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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*

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City of Warrenton

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 basic financial statements of the Housing Authority of the City of Warrenton (the "Authority"), as of and for the year ended December 31, 2013, 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 26, 2014.

Internal Control over Financial Reporting

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

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Responses, we identified certain deficiencies in internal control that we consider to be material weaknesses.

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. We consider the deficiency described in the accompanying Schedule of Findings and Responses to be a material weakness listed as item 2013-001.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described in the accompanying Schedule of Findings and Responses as item 2013-001.

We noted certain matters that we reported to management of the Authority in a separate letter dated September 26, 2014.

The Authority's Response to Findings

The Authority's response to the findings identified in our audit is described in the accompanying Schedule of Findings and Responses. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

Henderson & DeJohn, LLC
Birmingham, AL
September 26, 2014

HOUSING AUTHORITY OF THE CITY OF WARRENTON
STATEMENT OF NET POSITION
ENTERPRISE FUND
DECEMBER 31, 2013

ASSETS

Unrestricted cash and cash equivalents	\$	634,659
Restricted cash and cash equivalents		13,113
Investments		130,486
Tenants receivable, net		3,431
Accrued interest receivable		87
Prepaid expenses and other assets		18,947
Inventories, net		16,954
Capital assets:		
Land		337,183
Buildings and equipment, net of depreciation		1,267,527
Total capital assets		1,604,710
Total assets		2,422,387

LIABILITIES

Accounts payable		4,682
Accrued liabilities		10,895
Intergovernmental payables		613,481
Tenant security deposits		13,113
Unearned revenue		1,041
Long-term liabilities:		
Due within one year:		
Compensated absences, current portion		2,842
Due in more than one year:		
Compensated absences, net of current portion		8,525
Total liabilities		654,579

NET POSITION

Net investment in capital assets		1,604,710
Unrestricted		163,098
Total net position	\$	1,767,808

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

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
 ENTERPRISE FUND
 FOR YEAR ENDED DECEMBER 31, 2013

OPERATING REVENUES	
Rental income	\$ 197,088
Federal grants	411,910
Other	<u>1,531</u>
 Total operating revenues	 <u>610,529</u>
OPERATING EXPENSES	
Administration	147,611
Utilities	75,138
Maintenance	246,312
Protective services	806
General	43,303
Depreciation	<u>135,658</u>
 Total operating expenses	 <u>648,828</u>
 Operating income (loss)	 <u>(38,299)</u>
NONOPERATING REVENUES (EXPENSES)	
Interest revenue	<u>134</u>
 Change in net position	 <u>(38,165)</u>
Total net position - beginning of the year	<u>1,805,973</u>
Total net position - end of the year	<u><u>\$ 1,767,808</u></u>

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

HOUSING AUTHORITY OF THE CITY OF WARRENTON
STATEMENT OF CASH FLOWS
ENTERPRISE FUND
FOR YEAR ENDED DECEMBER 31, 2013

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$	195,162
Federal grants		411,910
Other receipts		1,531
Payments to suppliers		(337,862)
Payments on behalf of the Authority by EGHAP		550,196
Payments to or on behalf of employees		<u>(206,221)</u>
 Net cash provided (used) by operating activities		 <u>614,716</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest revenue		55
Purchase of investments		<u>(24)</u>
 Net cash provided (used) by investing activities		 <u>31</u>

Net increase (decrease) in cash and cash equivalents	614,747
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Balances - beginning of the year	<u>33,025</u>
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Balances - end of the year	<u><u>\$ 647,772</u></u>
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RECONCILIATION OF INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES

Operating income (loss)	\$	(38,299)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Depreciation expense		135,658
Change in assets and liabilities:		
Receivables, net		392
Inventories, net		(986)
Prepays and other assets		(1,566)
Accounts payable		(5,893)
Intergovernmental payables		549,755
Unearned revenue		1,041
Other liabilities		(32,498)
Accrued liabilities		686
Compensated absences		6,153
Tenant security deposits		<u>273</u>

Net cash provided (used) by operating activities	\$	<u><u>614,716</u></u>
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The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED DECEMBER 31, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority of the City of Warrenton (the “Authority”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority has previously implemented GASB Statement 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*. Certain significant changes in the statements are as follows: The financial statements will include a Management’s Discussion and Analysis (MD&A) section providing an analysis of the Authority’s overall financial position and results of operations.

The Authority is a special-purpose government engaged only in business-type activities and therefore, presents only the financial statements required for enterprise funds, in accordance with GASB Statement 34, paragraph 138. For these governments, basic financial statements and required supplemental information consist of:

- Management’s Discussion and Analysis (MD&A)
- Enterprise fund financial statements consisting of –
 - Statement of Net Position
 - Statement of Revenues, Expenses and Changes in Fund Net Position
 - Statement of Cash Flows
- Notes to financial statements
- Required supplemental information other than MD&A

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the “enterprise fund” in the basic financial statements. Significant Authority policies are described below.

A. The Reporting Entity

The Authority was established as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing affordable housing to low and moderate income families in McDuffie County, Georgia. The governing body of the Authority is composed of a 4 member appointed Board of Commissioners (the “Board”). The Mayor appoints the Board, who in turn hires the Executive Director. The Authority is governed by its charter and by-laws, state and local laws and federal regulations. The Chairman and Vice-Chairman of the Board are also members of the Executive Board for the East Georgia Housing Authorities Partnership consortium. The consortium Executive Board is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Authority’s management. The Authority has no component units.

B. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Authority’s financial statements are accounted for on the flow of economic resources management focus using the accrual basis of accounting. The accounting objectives are a determination of net income, financial position, and changes in cash flow.

All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with a proprietary fund’s activities are included on the Statement of Net Position. Proprietary fund net position is segregated into Net Investment in Capital Assets, Restricted Net Position and Unrestricted Net Position. Revenues are recognized when they are earned and expenses are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the proprietary funds are rental charges to tenants and operating subsidy grants from HUD. Operating expenses for proprietary funds include the cost of administrative expenses, maintenance expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. The Authority applies restricted resources to fund restricted costs and unrestricted resources to fund unrestricted costs. All material inter-program accounts and transactions are eliminated in the preparation of the basic financial statements.

The Authority has previously adopted GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. In accordance with this statement, the Authority accounted for all grants that qualify as non-exchange transactions, recognizing receivables and revenues when all applicable eligibility requirements are met. In addition, capital contributions are recorded on the Statement of Revenues, Expenses and Changes in Fund Net Position after income before contributions and before changes in net position.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 NOTES TO FINANCIAL STATEMENTS
 FOR YEAR ENDED DECEMBER 31, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following three net position categories:

- *Net investment in capital assets* – Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.
- The *restricted* component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.
- The *unrestricted* component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component on net position.

C. Cash, Cash Equivalents and Investments

Cash and cash equivalents include cash on hand, demand deposits and money market accounts. For purposes of the statement of cash flows, the Authority considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. The carrying amounts reported on the balance sheet approximate fair values because of the short maturities of those investments.

D. Receivables

All receivables are current and due within one year. Receivables are reported net of an allowance for uncollectible accounts. Allowances are reported when accounts are proven to be uncollectible.

E. Restricted Assets and Liabilities

Debt covenants, HUD regulations, and inter-local agreements restrict the use of certain assets. Restricted assets are offset by related liabilities in accordance with their liquidity.

F. Inventories

Inventories are accounted for under the consumption method and recorded at the lower of cost or market, net of an allowance for obsolete inventory. Materials and supplies are recorded as inventories when purchased and as expenditures when used. Allowances are reported when materials and supplies are deemed obsolete.

G. Prepaid Items

Prepaid items consist of payments made to vendors for services that will benefit future periods.

H. Capital Assets

Capital assets include property, furniture, equipment and machinery. Capital assets with initial, individual costs that equal or exceed \$500 and estimated useful lives of over one year are recorded as capital assets. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. Construction in progress consists of capital improvements funded by modernization grant programs. Capital assets are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings & Improvements	10-20
Improvements other than buildings	10-20
Furniture, equipment, and machinery	3-10

I. Compensated Absences

The Authority's policy allows each Consortium employee to accumulate up to 320 vacation hours and be paid for them upon separation. Additionally, each employee may accumulate up to 240 hours of sick leave to be paid out upon retirement only. Time accrued beyond that is forfeited unless exception is granted by the Board. The majority of employees utilize their annual accrual of vacation and sick leave during the year accrued. The amount of accrued compensated absences is allocated by the "lead" Authority in the Consortium as all employees are employees of Thompson Housing Authority, the "lead" Authority. Based on this allocation, the Authority records compensated absences in the period they are earned and uses a systematic allocation process to allocate between short-term and long-term liability classification.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED DECEMBER 31, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Unearned Revenue

The Authority recognizes revenues as earned. An amount received in advance of the period in which it is earned is recorded as a liability under unearned revenue.

K. Use of Estimates

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

L. Recent Accounting Pronouncements

The Authority's management has assessed the potential impact of GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* and determined this is not applicable as the Authority provides no other postemployment benefits.

The Authority adopted GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*. The objective of this Statement is to improve financial reporting for a governmental financial reporting entity. This Statement addresses reporting entity issues that have arisen since the issuance of Statement No. 14, *The Financial Reporting Entity*, and the related financial reporting requirements of Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*. The adoption of GASB 61 had no material effect on the Authority's basic financial statements.

The Authority adopted GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. The objective of this Statement is to either (a) properly classify certain items that were previously reported as assets and liabilities as deferred outflows of resources or deferred inflows of resources or (b) recognize certain items that were previously reported as assets and liabilities as outflows of resources (expenses or expenditures) or inflows of resources (revenues). These determinations are based on the definitions of those elements in Concepts Statement No. 4, *Elements of Financial Statements*. The adoption of GASB 65 had no material effect on the Authority's basic financial statements.

NOTE 2 – CASH DEPOSITS AND INVESTMENTS

Cash and investments may be invested in the following HUD-approved vehicles:

- Direct obligations of the federal government backed by the full faith and credit of the United States;
- Obligations of government agencies;
- Securities of government sponsored agencies;
- Demand and savings deposits; and,
- Time deposits and repurchase agreements.

At December 31, 2013, cash was in bank deposits or money market funds that were insured or collateralized with securities held by the Authority or by its agent in the Authority's name. The investments were in certificates of deposit. Cash and Investments balances at December 31, 2013 totaled \$647,772 and \$130,486, respectively.

Interest Rate Risk – The Authority's formal investment policy does not specifically address the exposure to this risk.

Credit Risk – The Authority's formal investment policy does not specifically address credit risk. Credit risk is generally evaluated based on the credit ratings issued by nationally recognized statistical rating organizations.

Custodial Credit Risk – The Authority's policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Concentration of Credit Risk – The Authority's investment policy does not restrict the amount that the Authority may invest in any one issuer.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED DECEMBER 31, 2013

NOTE 3 – CAPITAL ASSETS

A. Changes in Capital Assets

Capital asset activity for the year ended December 31, 2013 was as follows:

	Beginning Balance	Additions	Retirements	Reclassifications	Ending Balance
Capital assets not being depreciated					
Land	337,183	-	-	-	337,183
Total capital assets not being depreciated	<u>337,183</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>337,183</u>
Capital assets being depreciated					
Buildings and improvements	4,218,800	-	-	-	4,218,800
Equipment	125,913	-	-	-	125,913
Total capital assets being depreciated	<u>4,344,713</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,344,713</u>
Less accumulated depreciation for:					
Buildings and improvements	(2,870,645)	(120,785)	-	-	(2,991,430)
Equipment	(70,883)	(14,873)	-	-	(85,756)
Total accumulated depreciation	<u>(2,941,528)</u>	<u>(135,658)</u>	<u>-</u>	<u>-</u>	<u>(3,077,186)</u>
Capital assets, net	<u>\$ 1,740,368</u>	<u>\$ (135,658)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,604,710</u>

B. Capital Contributions

The Authority receives capital grants from HUD. The Authority recognized no capital contributions for the fiscal year ended December 31, 2013.

NOTE 4 – LONG-TERM LIABILITIES

Long-term liabilities at December 31, 2013 consisted of the following:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Accrued compensated absences	\$ 5,214	\$ 6,209	\$ 56	\$ 11,367	\$ 2,842
Total long-term liabilities	<u>\$ 5,214</u>	<u>\$ 6,209</u>	<u>\$ 56</u>	<u>\$ 11,367</u>	<u>\$ 2,842</u>

NOTE 5 – PENSION PLAN (DEFINED CONTRIBUTION)

The Authority provides pension benefits for its employees through a defined contribution plan, which is administered by *Metropolitan Life*. The plan was adopted by the Board on January 1, 1970. Only the Board has the authority to approve any amendments to the plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible for the plan after six months of service. As all employees are employees of the East Georgia Housing Authorities Partnership (EGHAP), the EGHAP contributes an amount equal to 13.5% of each employee's base salary to the plan, with each member of EGHAP covering their share of the cost based on a percentage of units methodology. During the year ended December 31, 2013, the Authority's contributions were approximately \$12,751. Employees are not required to make, nor did they make, any contributions to the plan.

NOTE 6 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has mitigated this risk by obtaining insurance coverage from commercial insurance companies. Premiums paid for insurance coverage are recorded as expenses of the funds affected. The various insurance policies are subject to deductible amounts and maximum coverage's. If the deductibles and maximums are exceeded, this could cause the Authority to suffer losses if a loss is incurred from any such incidents. The ultimate outcome of uninsured losses cannot presently be determined, and no provision for any liability that may result, if any, has been made in the financial statements. During the current year and the prior three years, settled claims have not exceeded coverage levels, and insurance coverage, by major categories of risk, is consistent with prior year.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED DECEMBER 31, 2013

NOTE 7 – CONCENTRATION OF RISK

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on availability of funding.

NOTE 8 – COMMITMENTS AND CONTINGENCIES

Grants

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE 9 – AFFILIATED AUTHORITY

The Authority is affiliated with the East Georgia Housing Authorities Partnership (EGHAP). EGHAP is comprised of the Housing Authority of the City of Thomson, the Housing Authority of the City of Harlem, the Housing Authority of the City of Crawfordville, and the Housing Authority of the City of Warrenton. This partnership provides for centralized administrative and maintenance staff to run all authorities. Shared costs are allocated on a percentage of number of units methodology and charged monthly to the members. This affiliation does not meet the criteria under GASB 61 for the inclusion in the reporting entity of the Authority, nor does it represent a related party. As of December 31, 2013, the Authority owed \$602,494 in reimbursable expenses to the Housing Authority of the City of Thomson for the operations of the Housing Authority of the City of Warrenton. This amount is included as part of intergovernmental payables on the Statement of Net Position.

NOTE 10 – SUBSEQUENT EVENTS

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about the conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through September 26, 2014 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements

NOTE 11 – FINANCIAL DATA SCHEDULE

The Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format excludes depreciation expense from operating activities and includes investment revenue in operating activities, which differs from the presentation of the basic financial statements.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR YEAR ENDED DECEMBER 31, 2013

12-01 East Georgia Housing Authorities Partnership (EGHAP) Allocation

Condition and Criteria:

The Warrenton Housing Authority is a member of the East Georgia Housing Authorities Partnership "EGHAP", a consortium of the Housing Authority of the City of Thomson, the Housing Authority of the City of Warrenton, the Housing Authority of the City of Harlem and the Housing Authority of the City of Crawfordville. In accordance with the Consortium Agreement, administrative expenses are allocated on a percentage basis to all members utilizing a percentage of number of unit's methodology. It was determined during the review of travel expenses that this allocation methodology was not being correctly applied for fiscal year 2012. This resulted in an adjustment to the Housing Authority of the City of Warrenton's financial statements in the amount of \$11,094.

Cause:

Reimbursed travel, equipment, office supplies and training costs were not being charged correctly to the Housing Authority of the City of Warrenton. The transition to a consortium format in an integrated financial system led to these issues.

Effect:

The Housing Authority of the City of Warrenton financial statements were misstated as they did not include costs which should have been allocated to the Authority to accurately reflect expenses.

Auditor's Recommendation:

It is our recommendation that the Authority implement procedures that include periodic review and approval of the allocation entries as well as establish a process with the Fee Accountant which includes providing the supporting documentation to properly record these costs among EGHAP members.

Grantee Response:

Please consider this the formal response to the Schedule of Finding in the Housing Authority of the City of Warrenton and the Housing Authority of the City of Thomson audit for year ending December 31, 2012. The Authority accepts your finding of deficiency concerning allocation of cost across multiple authorities within the consortia. The areas of response include 1) the complexity of merging multiple authorities into Consortia, and 2) the failure of the Department of Housing and Urban Development to authorize the change of Fiscal Year End for Harlem and Crawfordville Housing Authorities in a timely manner.

The Executive Board of the East Georgia Housing Authority Partners knowingly entered into the consortia with the understanding that the transition to a unified financial system would be a multi-year endeavor. In 2012 & 2013, the consortia created a Finance Department to address concerns related to increased oversight of a consortia financial model. Major steps included integration of the Warrenton, Harlem, and Crawfordville accounts payable on the Thomson Housing Authority system, creation of a joint Finance Department, the hiring of a joint Finance Director, and major network and computer system upgrades. All employees were transferred under the lead agency, the Thomson Housing Authority, and payroll was centralized. Department Directors were assigned to oversee maintenance and occupancy in an effort to achieve greater oversight of expenses and collections.

The single biggest change in 2012, as it relates to the audit, was the assignment of expenses to general ledger accounts at the authority level instead of passing that responsibility to the Fee Accountant. This included an expanded, more specific Chart of Accounts. The choice to transition to this level of responsibility was made to allow a more granular review of expenses and to increase oversight on the budget. This difficult and cumbersome transition continued into FY 2013.

The Board of Commissioners submitted the request to change the fiscal year end of the Harlem and Crawfordville Housing Authorities in September 2011. Final approval of the fiscal year end change was given in January 2013. Consortia approval by HUD is not required under 24 CFR Part 945. However, alignment of the fiscal year end is required under federal law. The delay in approving the fiscal year end change destabilized the consortia transition and made the timely alignment of the four authority's chart of accounts almost impossible.

It is the expectation of the consortia that all issues related to this finding shall be corrected as advised by your firm by the end of the 2013 joint fiscal year.

Current Status:

No similar finding in the current year.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
SCHEDULE OF FINDINGS AND RESPONSES
FOR YEAR ENDED DECEMBER 31, 2013

2013-001 East Georgia Housing Authorities Partnership (EGHAP) Reimbursement of Expenses

Condition and Criteria:

The Warrenton Housing Authority is a member of the East Georgia Housing Authorities Partnership "EGHAP", a consortium of the Housing Authority of the City of Thomson, the Housing Authority of the City of Warrenton, the Housing Authority of the City of Harlem, and the Housing Authority of the City of Crawfordville. In accordance with Section 13 of the Consortium Agreement, all operating expenses are to be paid by Thomson Housing Authority, the "lead agency" in the consortium, on a monthly reimbursement basis from the other three authorities based on a percentage of units for each Authority. It was determined during review of accounts payable that the reimbursement of expenses had not been made for FYE 2012 or 2013 resulting in an outstanding liability at year-end payable to Thomson Housing Authority in the amount of \$602,494.

Cause:

During the implementation of incorporating all agency transactions within the consortium accounting department, internal controls were not in place to ensure compliance with Section 13 of the Consortium Agreement.

Effect:

The Housing Authority of the City of Warrenton is not in compliance with Section 13 of the Consortium Agreement, which states that monthly reimbursement of expenses should be made to the lead agency. As a result, the lead agency's cash balance at year-end did not reflect the true amount of cash that the lead agency had rights to and could have possibly prevented the timely payment of expenses.

Auditor's Recommendation:

It is our recommendation that the Authority strengthen internal controls over financial reporting for the Consortium. This should include procedures which include monthly review and approval of expenses incurred and the reimbursements made to the lead agency in accordance with Section 13 of the Consortium Agreement. Additionally, this process should include providing the Fee Accountant with supporting documentation to properly account for these reimbursements among EGHAP members.

Grantee Response:

Please consider this the formal response to the Schedule of Finding in the Housing Authority of the City of Crawfordville, the Housing Authority of the City of Harlem, and the Housing Authority of the City of Warrenton audit for year ending December 31, 2013. The Authority accepts your finding of deficiency concerning reimbursement of cost from each authority within the consortia to the "lead agency," the City of Thomson Housing Authority. The areas of response include 1) the complexity of merging multiple authorities into Consortia, and 2) the proper allocation of expenses to each authority as an intergovernmental transfer or due to/due from.

The Executive Board of the East Georgia Housing Authority Partners knowingly entered into the consortia with the understanding that the transition to a unified financial system would be a multi-year endeavor. In 2012 & 2013, the consortia created a Finance Department to address concerns related to increased oversight of a consortia financial model. Major steps included integration of the Warrenton, Harlem, and Crawfordville accounts payable on the Thomson Housing Authority system, creation of a joint Finance Department, the hiring of a joint Finance Director, and major network and computer system upgrades. All employees were transferred under the lead agency, the Thomson Housing Authority, and payroll was centralized. Department Directors were assigned to oversee maintenance and occupancy in an effort to achieve greater oversight of expenses and collections.

During this period of transition, the Consortia had both members of the newly formed Finance Department resign. This resulted in significant staffing shortages. Upon internal review, it was determined that reconciliations were not maintained properly and the 2012 and 2013 payables had been force reconciled.

HOUSING AUTHORITY OF THE CITY OF WARRENTON
SCHEDULE OF FINDINGS AND RESPONSES (CONTINUED)
FOR YEAR ENDED DECEMBER 31, 2013

The accounts payable ledger for all four authorities had to be reviewed and reconciled by the Executive Director. In November, 2013, a new Financial Analyst was brought in and the unified fiscal year was closed for all four authorities for the first time. At this time, the computer database for all four authorities was merged and consolidated. Information Technology Protocol requires significant testing to insure no data is lost in transition and all records are complete. This was a time consuming endeavor that was satisfactorily completed in January, 2014.

The single biggest change in 2012 & 2013, as it relates to the audit, was the assignment of expenses to general ledger accounts at the authority level instead of passing that responsibility to the Fee Accountant. This included an expanded, more specific Chart of Accounts. The choice to transition to this level of responsibility was made to allow a more granular review of expenses and to increase oversight on the budget. This difficult and cumbersome transition continued into FY 2013. The Board of Commissioners submitted the request to change the fiscal year end of the Harlem and Crawfordville Housing Authorities in September 2011. Final approval of the fiscal year end change was given in January 2013. Consortia approval by HUD is not required under 24 CFR Part 945. However, alignment of the fiscal year end is required under federal law. The delay in approving the fiscal year end change destabilized the consortia transition and made the timely alignment of the four authority's chart of accounts almost impossible.

Subsequent to a 2012 finding by the auditors, a complete review of the allocation of expenses was completed by the Executive Director. This review carried into 2014. Each disbursement was reviewed for appropriate allocation. It was determined that software settings were not properly set at the time of installation and a more specific approach could be achieved by adjusting those settings. Corrections were made, with help of SACS Software technical support, and the distribution and allocation of costs to each authority was substantially improved.

The decision was made by management to not begin the process of reimbursement to the "lead agency," the Thomson Housing Authority, until a full review of payables was complete, the software was accurately setup, and procedures were in place to fully document and substantiate the reimbursement amounts. This was not achieved until April of 2014. At that point, the Finance Department began setting up the system for the multiple bank accounts and check coding. After resolving issues with each Authority's bank, reimbursement checks were finally cut to the Thomson Housing Authority in May, 2014. They are accurate and well documented.

It should be noted that the reimbursements were fully accrued and accounted for by the fee accountant as internal governmental payables and receivables on the general ledger of the respective housing authority. An amended budget of actual receipts and expenditures for 2013 for each authority was retroactively approved by the Consortia Executive Board at the April, 2014 board meeting prior to disbursement of accrued payables by each authority in May, 2014. It is the view of the Authority that the funds were most secure in the respective accounts, and the fiduciary responsibility was best carried out by a methodical review and documentation prior to disbursement.

It should also be noted that at no time was any authority in arrears to a vendor for nonpayment. All invoices were paid as appropriate. The Consortia took steps at the beginning of its formation to guarantee the "lead agency" had the resources available to carry the agencies through this considerable transition.

Given all of these changes and the lessons learned, the Consortia will amend Section 13 of the Consortia Agreement at its next regular general meeting to allow for quarterly instead of monthly reimbursements.

It is the expectation of the Consortia that all issues related to this finding shall be corrected as advised by your firm by the end of the 2014 joint fiscal year.



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To the Board of Commissioners
 Housing Authority of the City of Warrenton

Independent Accountant's Report on Applying Agreed-Upon Procedure

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Warrenton (the "Authority") and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended December 31, 2013, and have issued our report thereon dated September 26, 2014. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Authority's Financial Data Schedule dated September 26, 2014, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the financial statement package and the FDS, which includes the auditor's report, is available in its entirety from the Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit report. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Balance Sheet, Revenue and Expense	Financial Data Schedule, all CFDA's	X	
2	Footnotes	Footnotes to audited basic financial statements	X	
3	Type of opinion on FDS	Auditor's supplemental Report on FDS	X	
4	Basic financial Statements and auditor's reports require to be submitted electronically	Basic financial statements (inclusive of auditor reports)	X	

Henderson & DeJohn, LLC

Birmingham, AL
 September 26, 2014

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 FINANCIAL DATA SCHEDULE – BALANCE SHEET
 DECEMBER 31, 2013

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$634,659	\$634,659		\$634,659
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$13,113	\$13,113		\$13,113
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$647,772	\$647,772		\$647,772
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$3,432	\$3,432		\$3,432
126.1 Allowance for Doubtful Accounts - Tenants	(\$1)	(\$1)		(\$1)
126.2 Allowance for Doubtful Accounts - Other				
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable	\$87	\$87		\$87
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$3,518	\$3,518		\$3,518
131 Investments - Unrestricted	\$130,486	\$130,486		\$130,486
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$18,947	\$18,947		\$18,947
143 Inventories	\$18,844	\$18,844		\$18,844
143.1 Allowance for Obsolete Inventories	(\$1,890)	(\$1,890)		(\$1,890)
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$817,677	\$817,677		\$817,677
161 Land	\$337,183	\$337,183		\$337,183
162 Buildings	\$4,153,488	\$4,153,488		\$4,153,488
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration	\$125,913	\$125,913		\$125,913
165 Leasehold Improvements	\$65,312	\$65,312		\$65,312
166 Accumulated Depreciation	(\$3,077,186)	(\$3,077,186)		(\$3,077,186)
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,604,710	\$1,604,710		\$1,604,710
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$1,604,710	\$1,604,710		\$1,604,710
190 Total Assets	\$2,422,387	\$2,422,387		\$2,422,387

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 FINANCIAL DATA SCHEDULE – BALANCE SHEET
 DECEMBER 31, 2013

200	Deferred Outflow of Resources			
290	Total Assets and Deferred Outflow of Resources	\$2,422,387	\$2,422,387	\$2,422,387
311	Bank Overdraft			
312	Accounts Payable <= 90 Days	\$4,682	\$4,682	\$4,682
313	Accounts Payable >90 Days Past Due			
321	Accrued Wage/Payroll Taxes Payable	\$3,893	\$3,893	\$3,893
322	Accrued Compensated Absences - Current Portion	\$2,842	\$2,842	\$2,842
324	Accrued Contingency Liability			
325	Accrued Interest Payable			
331	Accounts Payable - HUD PHA Programs			
332	Account Payable - PHA Projects			
333	Accounts Payable - Other Government	\$613,481	\$613,481	\$613,481
341	Tenant Security Deposits	\$13,113	\$13,113	\$13,113
342	Unearned Revenue	\$1,041	\$1,041	\$1,041
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			
344	Current Portion of Long-term Debt - Operating Borrowings			
345	Other Current Liabilities			
346	Accrued Liabilities - Other	\$7,002	\$7,002	\$7,002
347	Inter Program - Due To			
348	Loan Liability - Current			
310	Total Current Liabilities	\$646,054	\$646,054	\$646,054
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352	Long-term Debt, Net of Current - Operating Borrowings			
353	Non-current Liabilities - Other			
354	Accrued Compensated Absences - Non Current	\$8,525	\$8,525	\$8,525
355	Loan Liability - Non Current			
356	FASB 5 Liabilities			
357	Accrued Pension and OPEB Liabilities			
350	Total Non-Current Liabilities	\$8,525	\$8,525	\$8,525
300	Total Liabilities	\$654,579	\$654,579	\$654,579
400	Deferred Inflow of Resources			
508.4	Net Investment in Capital Assets	\$1,604,710	\$1,604,710	\$1,604,710
511.4	Restricted Net Position			
512.4	Unrestricted Net Position	\$163,098	\$163,098	\$163,098
513	Total Equity - Net Assets / Position	\$1,767,808	\$1,767,808	\$1,767,808
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	\$2,422,387	\$2,422,387	\$2,422,387

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 FINANCIAL DATA SCHEDULE – INCOME STATEMENT
 FOR YEAR ENDED DECEMBER 31, 2013

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$185,007	\$185,007		\$185,007
70400 Tenant Revenue - Other	\$12,081	\$12,081		\$12,081
70500 Total Tenant Revenue	\$197,088	\$197,088	\$0	\$197,088
70600 HUD PHA Operating Grants	\$411,910	\$411,910		\$411,910
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$134	\$134		\$134
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$1,531	\$1,531		\$1,531
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$610,663	\$610,663	\$0	\$610,663
91100 Administrative Salaries	\$63,369	\$63,369		\$63,369
91200 Auditing Fees	\$7,200	\$7,200		\$7,200
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$35,424	\$35,424		\$35,424
91600 Office Expenses	\$32,328	\$32,328		\$32,328
91700 Legal Expense	\$75	\$75		\$75
91800 Travel	\$2,230	\$2,230		\$2,230
91810 Allocated Overhead				
91900 Other	\$6,985	\$6,985		\$6,985
91000 Total Operating - Administrative	\$147,611	\$147,611	\$0	\$147,611
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0
93100 Water	\$12,681	\$12,681		\$12,681
93200 Electricity	\$10,909	\$10,909		\$10,909
93300 Gas	\$44,461	\$44,461		\$44,461
93400 Fuel				
93500 Labor				

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 FINANCIAL DATA SCHEDULE – INCOME STATEMENT
 FOR YEAR ENDED DECEMBER 31, 2013

93600 Sewer	\$7,087	\$7,087		\$7,087
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$75,138	\$75,138	\$0	\$75,138
94100 Ordinary Maintenance and Operations - Labor	\$67,176	\$67,176		\$67,176
94200 Ordinary Maintenance and Operations - Materials and Other	\$57,618	\$57,618		\$57,618
94300 Ordinary Maintenance and Operations Contracts	\$82,819	\$82,819		\$82,819
94500 Employee Benefit Contributions - Ordinary Maintenance	\$38,699	\$38,699		\$38,699
94000 Total Maintenance	\$246,312	\$246,312	\$0	\$246,312
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs	\$806	\$806		\$806
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$806	\$806	\$0	\$806
96110 Property Insurance	\$13,473	\$13,473		\$13,473
96120 Liability Insurance	\$3,528	\$3,528		\$3,528
96130 Workmen's Compensation	\$1,486	\$1,486		\$1,486
96140 All Other Insurance	\$3,988	\$3,988		\$3,988
96100 Total insurance Premiums	\$22,475	\$22,475	\$0	\$22,475
96200 Other General Expenses				
96210 Compensated Absences	\$6,209	\$6,209		\$6,209
96300 Payments in Lieu of Taxes	\$10,987	\$10,987		\$10,987
96400 Bad debt - Tenant Rents	\$3,632	\$3,632		\$3,632
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$20,828	\$20,828	\$0	\$20,828
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$513,170	\$513,170	\$0	\$513,170
97000 Excess of Operating Revenue over Operating Expenses	\$97,493	\$97,493	\$0	\$97,493
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$135,658	\$135,658		\$135,658
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$648,828	\$648,828	\$0	\$648,828
10010 Operating Transfer In	\$133,311	\$133,311	(\$133,311)	\$0
10020 Operating transfer Out	(\$133,311)	(\$133,311)	\$133,311	\$0

HOUSING AUTHORITY OF THE CITY OF WARRENTON
 FINANCIAL DATA SCHEDULE – INCOME STATEMENT
 FOR YEAR ENDED DECEMBER 31, 2013

10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(\$38,165)	(\$38,165)	\$0	(\$38,165)
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$1,805,973	\$1,805,973		\$1,805,973
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors				
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	1200	1200		1200
11210 Number of Unit Months Leased	1177	1177		1177
11270 Excess Cash	\$92,958	\$92,958		\$92,958
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0