

NORTHEAST OREGON HOUSING AUTHORITY

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED MARCH 31, 2021

**WITH
REPORT OF INDEPENDENT AUDITORS**

**NORTHEAST OREGON HOUSING AUTHORITY
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YEAR ENDED MARCH 31, 2021**

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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners of the
Northeast Oregon Housing Authority:

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities (primary government) and the discretely presented component unit of the Northeast Oregon Housing Authority (the "Authority") as of and for the year ended March 31, 2021, and the related notes to the financial statements which collectively comprise the Authority's 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.

Auditors' 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. The discretely presented component unit was not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Authority'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 Authority'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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the primary government and the discretely presented component unit of the Authority, as of March 31, 2021, and the changes in their net position and where applicable, their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, required pension information, and required other postemployment benefits information 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.

Other 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 schedule of expenditures of federal awards is presented for the purpose 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 not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the basic financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 25, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Other Reporting Required by Oregon State Regulations

In accordance with the *Oregon State Regulations*, we have also issued our report dated October 25, 2021, on our consideration of the Authority's compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statement amounts.



Richard M. Larsen, Partner
Novogradac and Company, LLP
Toms River, New Jersey
October 25, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

NORTHEAST OREGON HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Northeast Oregon Housing Authority (“NEOHA”) is dedicated to enhancing the quality of life in Baker, Union, Wallowa, and Grant Counties by providing and effectively managing low cost housing, which is diverse, well maintained, and aesthetically pleasing for those whose circumstances prevent them from competing in the general marketplace. NEOHA seeks to achieve the highest and best use of that housing for people of low and moderate income through promotion of economic development, homeownership, and self-sufficiency opportunities.

Our discussion and analysis of NEOHA primary government’s financial performance provides an overview of the Authority's financial activities for the fiscal year ended March 31, 2021. Please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority’s total net position was \$7,791,390 as of March 31, 2021. This represents an increase of \$237,930 over the prior year.
- Total liabilities were \$5,578,964. This compares to \$5,100,617 last year.
- Total operating revenues for the year ended March 31, 2021 aggregated \$8,180,078, an increase of \$905,876 compared to the prior year. The increase is attributed primarily to other tenant revenues in the current year.
- Operating revenues exceeded operating expenses by \$98,793 in the current year as compared to operating expenses exceeding operating revenues by \$331,763 last year. This is attributed to expenditures needed to fund projects during the prior year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements, which are listed in the Table of Contents. The basic financial statements reflect the financial position, results of operations and cash flows of NEOHA, as of and for the year ended March 31, 2021. The supplemental information reflects the combining financial statements of the Authority's primary government. The combining financial data schedules are also filed with HUD's Real Estate Assessment Center (REAC).

Reporting the Authority as a Whole

One of the most important questions about the Authority's financial status is, "Is the Authority as a whole better or worse off as a result of the year's activities?" The Statement of Net Position, the Statement of Revenues, Expenses and Changes in Net Position and the Statement of Cash Flows, report information about NEOHA as a whole in a way that helps answer this question.

NORTHEAST OREGON HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Statement of Net Position presents NEOHA's financial position as of March 31, 2021. It is as if someone took a snapshot of the Authority's accounts on that specific date and said "this is how it looks - right now." Assets are defined as what the Authority owns and deferred outflows of resources are a consumption of net position by the government that is applicable to a future reporting period. Liabilities are what it owes, and deferred inflows of resources are an acquisition of net position by the government that is applicable to a future reporting period. Therefore, net position is simply assets and deferred outflows of resources less liabilities and deferred inflows of resources. While the Statement of Net Position presents the financial position as of a specific date, the Statement of Revenues, Expenses and Changes in Net Position, measures the Authority's results and change in net position for a period of time; in this case the year ended March 31, 2021. The Statement of Cash Flows is an analysis of the increase or decrease in the Authority's cash balances during the year.

Reporting the Authority's Most Significant Funds

Our analysis of NEOHA's primary government funds begins on page 15. A fund is a self-balancing set of accounts, which are segregated for the purpose of carrying on specific activities. Generally accepted accounting principles (GAAP) require state and local governments to use the enterprise fund type to account for business-type activities. All of the Authority's transactions are recorded in enterprise funds. Enterprise funds use the accrual basis of accounting; revenue is recorded when earned and expenses are recorded when incurred, regardless of when the cash is received or disbursed.

The Authority administers the following programs and the operating revenues generated from these programs during FYE 2020 were as follows:

Housing Choice Vouchers Program	5,387,202
Housing Choice Vouchers – CARES	119,720
Mainstream Vouchers Program	43,166
Mainstream Vouchers – CARES	12,236
Family Self-Sufficiency Program	96,272
Multifamily Assisted Housing Reform and Affordability Act	291,920
USDA Rural Development	162,516
State and Local Programs	2,067,046
Total Operating Revenues	<u>\$ 8,180,078</u>

FINANCIAL ANALYSIS

The details of each fund are set forth in the supplemental information beginning on page 15. The following analysis pertains to the Authority's primary government as a whole.

Net Position

- Net Position increased by \$237,930 as compared to last year. This increase is due primarily to an increase in revenues during the current year.

NORTHEAST OREGON HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS

TABLE 1
NET POSITION
NORTHEAST OREGON HOUSING AUTHORITY

	<u>March 31</u>	
	<u>2021</u>	<u>2020</u>
Assets:		
Cash & Cash Equivalents	\$ 1,856,420	\$ 1,249,909
Restricted Cash	786,906	489,246
Accounts Receivable - Tenants	24,716	12,402
Accounts Receivable – Miscellaneous	195,836	-
Prepaid Expenses	50,687	28,606
Accrued Interest Receivable	36,575	29,575
Receivables from Limited Partnerships	-	140,000
Notes Receivable	200,000	200,000
OPEB Asset	8,808	17,195
Net capital Assets	<u>9,815,648</u>	<u>10,280,395</u>
Total Assets	<u>12,975,596</u>	<u>12,447,328</u>
Deferred Outflow of Resources	<u>411,797</u>	<u>322,626</u>
Liabilities:		
Accounts Payable	82,783	45,922
Accrued Compensated Absences - Current	5,941	8,683
FSS Escrow	79,202	41,106
Accounts Payable - Security Deposits	81,402	78,495
Unearned Revenue	158,201	9,934
Notes Payable - Current	121,540	120,325
Accrued Compensated Absences - Noncurrent	53,458	78,139
Net Pension Liability	1,770,293	1,385,312
Notes Payable - Noncurrent	<u>3,226,144</u>	<u>3,332,701</u>
Total Liabilities	<u>5,578,964</u>	<u>5,100,617</u>
Deferred Inflow of Resources	<u>17,039</u>	<u>76,414</u>
Net position:		
Net Investment in Capital Assets	6,265,124	6,827,369
Restricted	549,770	448,140
Unrestricted	<u>976,496</u>	<u>277,951</u>
Total Net Position	<u>\$ 7,791,390</u>	<u>\$ 7,553,460</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Changes in Net Position

- Total operating revenues increased by \$905,876 over last year. The difference from last year's revenue results primarily from an increase in HUD operating grants.
- Total operating expenses increased by \$475,320 over last year. This increase is primarily due to the increases in administrative expenses associated with the investment in new partnerships and housing assistance payments expenses due to more unit months leased in the current year.

**TABLE 2
CHANGES IN NET POSITION**

	March 31	
	2021	2020
Revenues:		
Dwelling Rent	1,785,698	1,649,460
Other Revenue	457,411	375,449
HUD Operating Grants	5,633,820	4,962,393
Other Governmental Grants	303,149	286,900
	8,180,078	7,274,202
Expenses:		
Administration	1,762,949	1,664,237
Tenant Services	111,951	117,961
Utilities	255,061	257,750
Maintenance	557,175	490,501
General	89,970	129,357
Insurance	63,240	67,125
Extraordinary Maintenance	49,473	79,391
Housing Assistance Payments	4,660,189	4,259,679
Depreciation	531,277	539,964
	8,081,285	7,605,965
Interest Earned on Investment	7,430	7,629
Gain on Sale of Property	286,723	92,302
Casualty Losses, Non-Capitalized	(5,940)	(22,990)
Interest Expense	(149,076)	(140,487)
Interest Expense	(149,076)	(140,487)
Increase (Decrease) in Net Position	\$ 237,930	\$ (395,309)

NORTHEAST OREGON HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS

HUD's Real Estate Assessment Center (REAC)

REAC evaluates all public Housing Authorities (“PHA”) on an annual basis. Using the Public Housing Assessment System (“PHAS”), PHA's are rated for the physical status of their properties, financial condition, management proficiency, and Capital Fund utilization. Financial condition is assessed for the authority as a whole. All other indicators are applied only to the Public Housing program. An aggregate score of 90 or above designates the PHA as a "High Performer." NEOHA has received a “High Performer” designation eight out of the twelve years that PHAS has been in place. PHAS scoring for March 31, 2011 was placed under a new scoring process. NEOHA scored 86 on the March 31, 2013 assessment and was indicated as a “Standard Performer”. NEOHA scored 96 on the March 31, 2014 assessment and was indicated a “High Performer”. In FYE 2015, NEOHA was assessed as “Standard Performer”. In 2016, NEOHA was indicated as a “Standard Performer” and received a Small PHA Designation. Since implementation of the conversion of Public Housing to Housing Choice Vouchers, this evaluation is no longer required.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

This year's decrease of \$464,747 is primarily due a decrease in buildings and by depreciation expense.

TABLE 3
CAPITAL ASSETS
March 31

	2021	2020
Land	2,921,755	2,921,755
Construction in Progress	905,004	838,474
Equipment	1,142,949	1,142,949
Buildings	18,888,692	19,091,532
Less: Accumulated Depreciation	(14,042,752)	(13,714,315)
Capital Assets, Net	\$ 9,815,648	\$ 10,280,395

Long Term Debt

Long-term debt aggregated \$3,347,684 on March 31, 2021. The decrease from the balance on March 31, 2020, represents the amount of principal paid during the year.

NORTHEAST OREGON HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

BUDGETS, SIGNIFICANT CHANGES AND ECONOMIC FACTORS

The NEOHA Board of Commissioners approved the Authority's budget for the year ended March 31, 2021 on April 16, 2020. The nine member Board consists of two Commissioners from each of the four counties (Baker, Union, Wallowa and Grant) with the ninth member being a Resident. There are presently two vacancies.

NEOHA's actual operating expenditures for the year ended March 31, 2021 aggregated \$8,081,285, which is \$691,821 more than the original budget. This is primarily due to the increases in administrative expenses, tenant services, and housing assistance payments.

VARIATIONS BETWEEN BUDGET AND ACTUAL AMOUNTS

	<u>Budget</u>	<u>Actual</u>	<u>Actual Over (Under)</u>	<u>Percent Variance</u>
Administrative	1,423,773	1,762,949	339,176	19.24%
Tenant services	8,190	111,951	103,761	92.68%
Utilities	314,875	255,061	(59,814)	-23.45%
Maintenance	672,704	557,175	(115,529)	-20.73%
Insurance	98,419	63,240	(35,179)	-55.63%
General	54,787	89,970	35,183	39.11%
Extraordinary Maintenance	19,200	49,473	30,273	61.19%
Housing Assistance Payments	4,266,239	4,660,189	393,950	8.45%
Depreciation	531,277	531,277	-	0.00%
Total Expenditures	<u>\$ 7,389,464</u>	<u>\$ 8,081,285</u>	<u>\$ 691,821</u>	8.56%

Federal and State funding accounts for approximately 72.5% of NEOHA's operating revenues. HUD alone comprises 68.9%. NEOHA is very concerned about proposed major cuts to the Section 8 Housing Choice Voucher Program funding.

CONTACTING NEOHA'S FINANCIAL MANAGEMENT

This financial report is intended to provide its readers with a general overview of Northeast Oregon Housing Authority's finances and to show the Authority's accountability for the money it receives. If you have any questions about this report or wish to request additional information, contact Sarah Parker, Executive Director, Northeast Oregon Housing Authority, P.O. Box 3357, La Grande, OR 97850; email: sjparker.neoha@gmail.com; telephone: (541) 963-5360 x-30.

FINANCIAL STATEMENTS

NORTHEAST OREGON HOUSING AUTHORITY
STATEMENT OF NET POSITION
MARCH 31, 2021

ASSETS

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Current assets:			
Cash and cash equivalents	\$ 1,775,018	\$ 115,024	\$ 1,890,042
Tenant security deposits	81,402	11,931	93,333
Accounts receivable, net	220,552	-	220,552
Prepaid expenses	<u>50,687</u>	<u>6,300</u>	<u>56,987</u>
Total current assets	<u>2,127,659</u>	<u>133,255</u>	<u>2,260,914</u>
Non-current assets:			
Restricted cash	786,906	184,171	971,077
Notes receivable	236,575	-	236,575
Other assets	-	29,404	29,404
Other post employment benefits asset	8,808	-	8,808
Capital assets, net	<u>9,815,648</u>	<u>5,958,023</u>	<u>15,773,671</u>
Total non-current assets	<u>10,847,937</u>	<u>6,171,598</u>	<u>17,019,535</u>
Total assets	<u>12,975,596</u>	<u>6,304,853</u>	<u>19,280,449</u>
DEFERRED OUTFLOWS OF RESOURCES			
State of Oregon P.E.R.S.	406,152	-	406,152
State of Oregon S.H.B.P.	<u>5,645</u>	<u>-</u>	<u>5,645</u>
Total deferred outflow of resources	<u>411,797</u>	<u>-</u>	<u>411,797</u>
Total assets and deferred outflows of resources	<u>\$ 13,387,393</u>	<u>\$ 6,304,853</u>	<u>\$ 19,692,246</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

LIABILITIES

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Current liabilities:			
Accounts payable	\$ 82,783	\$ 12,299	\$ 95,082
Tenant security deposits	81,402	11,931	93,333
Unearned revenue	157,934	-	157,934
Prepaid rent	267	-	267
Accrued compensated absences, current	5,941	-	5,941
Notes payable, current	121,540	-	121,540
Other current liabilities	<u>-</u>	<u>63,455</u>	<u>63,455</u>
Total current liabilities	<u>449,867</u>	<u>87,685</u>	<u>537,552</u>
Non-current liabilities:			
Accrued compensated absences, non-current	53,458	-	53,458
Accrued pension liability	1,770,293	-	1,770,293
Notes payable, non-current	3,226,144	1,115,455	4,341,599
Other non-current liabilities	<u>79,202</u>	<u>-</u>	<u>79,202</u>
Total non-current liabilities	<u>5,129,097</u>	<u>1,115,455</u>	<u>6,244,552</u>
Total liabilities	<u>5,578,964</u>	<u>1,203,140</u>	<u>6,782,104</u>

DEFERRED INFLOWS OF RESOURCES

State of Oregon P.E.R.S.	15,489	-	15,489
State of Oregon S.H.B.P.	<u>1,550</u>	<u>-</u>	<u>1,550</u>
Total deferred inflows of resources	<u>17,039</u>	<u>-</u>	<u>17,039</u>

NET POSITION

Net position:			
Net investment in capital assets	6,265,124	5,052,801	11,317,925
Restricted	549,770	184,171	733,941
Unrestricted	<u>976,496</u>	<u>(135,259)</u>	<u>841,237</u>
Total net position	<u>7,791,390</u>	<u>5,101,713</u>	<u>12,893,103</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 13,387,393</u>	<u>\$ 6,304,853</u>	<u>\$ 19,692,246</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2021

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Operating revenues:			
Tenant revenue	\$ 1,785,698	\$ 289,146	\$ 2,074,844
HUD operating grants	5,633,820	-	5,633,820
Other government grants	303,149	-	303,149
Other revenues	<u>457,411</u>	<u>3,654</u>	<u>461,065</u>
Total operating revenues	<u>8,180,078</u>	<u>292,800</u>	<u>8,472,878</u>
Operating expenses:			
Administrative	1,762,949	70,015	1,832,964
Tenant services	111,951	-	111,951
Utilities	255,061	54,920	309,981
Ordinary repairs and maintenance	557,175	67,125	624,300
Insurance	63,240	10,269	73,509
General	89,970	12,948	102,918
Extraordinary maintenance	49,473	3,840	53,313
Housing assistance payments	4,660,189	-	4,660,189
Depreciation	<u>531,277</u>	<u>222,548</u>	<u>753,825</u>
Total operating expenses	<u>8,081,285</u>	<u>441,665</u>	<u>8,522,950</u>
Operating income (loss)	<u>98,793</u>	<u>(148,865)</u>	<u>(50,072)</u>
Non-operating revenues (expenses):			
Investment income	430	68	498
Mortgage interest income	7,000	-	7,000
Interest expense	(149,076)	(32,027)	(181,103)
Casualty losses, non-capitalized	(5,940)	-	(5,940)
Gain on sale of capital assets	<u>286,723</u>	<u>-</u>	<u>286,723</u>
Net non-operating revenues (expenses)	<u>139,137</u>	<u>(31,959)</u>	<u>107,178</u>
Change in net position	<u>237,930</u>	<u>(180,824)</u>	<u>57,106</u>
Net position, beginning of year	<u>7,553,460</u>	<u>5,282,537</u>	<u>12,835,997</u>
Total net position, end of year	<u>\$ 7,791,390</u>	<u>\$ 5,101,713</u>	<u>\$ 12,893,103</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2021**

	<u>Primary Government</u>
Cash Flows from Operating Activities:	
Cash received from tenants and others	\$ 2,168,199
Cash received from grantors	6,094,903
Cash paid to employees	(1,762,949)
Cash paid to vendors and suppliers	<u>(5,556,247)</u>
Net cash provided by operating activities	<u>943,906</u>
Cash Flows from Non-Capital Financing Activities:	
Casualty losses	<u>(5,940)</u>
Net cash used in non-capital financing activities	<u>(5,940)</u>
Cash Flows from Capital and Related Financing Activities:	
Principal payments of notes	(105,342)
Interest paid on notes	(149,076)
Purchase of capital assets	(66,530)
Proceeds from sale of capital assets	<u>286,723</u>
Net cash used in capital and related financing activities	<u>(34,225)</u>
Cash Flows from Investing Activities:	
Investment income	<u>430</u>
Net cash provided by investing activities	<u>430</u>
Net increase in cash and cash equivalents and restricted cash	904,171
Cash and cash equivalents and restricted cash, beginning of year	<u>1,739,155</u>
Cash and cash equivalents and restricted cash, end of year	<u><u>\$ 2,643,326</u></u>
Reconciliation of cash and cash equivalents and restricted cash to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 1,775,018
Tenant security deposits	81,402
Restricted cash	<u>786,906</u>
Cash and cash equivalents and restricted cash, end of year	<u><u>\$ 2,643,326</u></u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (continued)
YEAR ENDED MARCH 31, 2021

	<u>Primary Government</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 98,793
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	531,277
Changes in operating assets, deferred outflows of resources, liabilities, and deferred inflows of resources:	
Accounts receivable, net	(68,150)
Prepaid expenses	(22,081)
Other post employment benefit asset	8,387
Deferred outflows of resources	(128,634)
Accounts payable	36,861
Tenant security deposits liability	2,907
Unearned revenue	157,934
Prepaid rent	(9,667)
Accrued compensated absences	(27,423)
Other liabilities	38,096
Accrued pension liability	384,981
Deferred inflows of resources	<u>(59,375)</u>
Net cash provided by operating activities	<u>\$ 943,906</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION
MARCH 31, 2021**

ASSETS				
	Section 8 Housing Choice Vouchers	Mainstream Vouchers	Green Acres Apartments	Local Programs
Current assets:				
Cash and cash equivalents	\$ 615,728	\$ -	\$ 7,211	\$ 488,497
Tenant security deposits	-	-	8,024	10,927
Accounts receivable, net	-	-	9,248	197,286
Prepaid expenses	<u>2,744</u>	<u>-</u>	<u>3,042</u>	<u>3,588</u>
Total current assets	<u>618,472</u>	<u>-</u>	<u>27,525</u>	<u>700,298</u>
Non-current assets:				
Restricted cash	124,064	26,367	28,187	115,276
Notes receivable	-	-	-	236,575
Other post employment benefit asset	2,923	-	283	1,112
Capital assets, net	<u>-</u>	<u>-</u>	<u>552,000</u>	<u>1,162,284</u>
Total non-current assets	<u>126,987</u>	<u>26,367</u>	<u>580,470</u>	<u>1,515,247</u>
Total assets	<u>745,459</u>	<u>26,367</u>	<u>607,995</u>	<u>2,215,545</u>
DEFERRED OUTFLOWS OF RESOURCES				
State or Oregon P.E.R.S.	155,524	-	15,743	59,561
State or Oregon S.H.B.P.	<u>1,873</u>	<u>-</u>	<u>182</u>	<u>712</u>
Total deferred outflows of resources	<u>157,397</u>	<u>-</u>	<u>15,925</u>	<u>60,273</u>
Total assets and deferred outflows of resources	<u>\$ 902,856</u>	<u>\$ 26,367</u>	<u>\$ 623,920</u>	<u>\$ 2,275,818</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

LIABILITIES				
	Section 8 Housing Choice Vouchers	Mainstream Vouchers	Green Acres Apartments	Local Programs
Current liabilities:				
Accounts payable	\$ 5,022	\$ -	\$ 3,334	\$ 2,736
Tenant security deposits	-	-	8,024	10,927
Unearned revenue	-	-	-	-
Prepaid rent	-	-	-	-
Accrued compensated absences, current	2,761	-	89	358
Notes payable, current	<u>-</u>	<u>-</u>	<u>23,438</u>	<u>20,524</u>
Total current liabilities	<u>7,783</u>	<u>-</u>	<u>34,885</u>	<u>34,545</u>
Non-current liabilities:				
Accrued compensated absences, non-current	24,852	-	798	3,218
Accrued pension liability	677,880	-	68,621	259,608
Notes payable, non-current	-	-	393,921	606,591
Other non-current liabilities	<u>79,202</u>	<u>-</u>	<u>-</u>	<u>(39,000)</u>
Total non-current liabilities	<u>781,934</u>	<u>-</u>	<u>463,340</u>	<u>830,417</u>
Total liabilities	<u>789,717</u>	<u>-</u>	<u>498,225</u>	<u>864,962</u>
DEFERRED INFLOWS OF RESOURCES				
State of Oregon P.E.R.S.	5,931	-	600	2,271
State of Oregon S.H.B.P.	<u>514</u>	<u>-</u>	<u>49</u>	<u>195</u>
Total deferred inflows of resources	<u>6,445</u>	<u>-</u>	<u>649</u>	<u>2,466</u>
NET POSITION				
Net position:				
Net investment in capital assets	-	-	134,641	332,329
Restricted	44,862	26,367	28,187	115,276
Unrestricted	<u>61,832</u>	<u>-</u>	<u>(37,782)</u>	<u>960,785</u>
Total net position	<u>106,694</u>	<u>26,367</u>	<u>125,046</u>	<u>1,408,390</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 902,856</u>	<u>\$ 26,367</u>	<u>\$ 623,920</u>	<u>\$ 2,275,818</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

ASSETS				
	Blue Mountain Residences	Richland School Apartments	May Lane Apartments	Eldon Court Apartments
Current assets:				
Cash and cash equivalents	\$ 481,630	\$ (3,876)	\$ (1,102)	\$ 13,094
Tenant security deposits	41,259	2,526	2,625	2,250
Accounts receivable, net	1,504	894	(1,373)	551
Prepaid expenses	<u>18,756</u>	<u>2,458</u>	<u>1,077</u>	<u>1,050</u>
Total current assets	<u>543,149</u>	<u>2,002</u>	<u>1,227</u>	<u>16,945</u>
Non-current assets:				
Restricted cash	107,474	6,964	40,599	37,534
Notes receivable	-	-	-	-
Other assets	-	-	-	-
Other post employment benefit asset	3,598	118	149	185
Capital assets, net	<u>4,113,813</u>	<u>1,198,622</u>	<u>268,664</u>	<u>276,848</u>
Total non-current assets	<u>4,224,885</u>	<u>1,205,704</u>	<u>309,412</u>	<u>314,567</u>
Total assets	<u>4,768,034</u>	<u>1,207,706</u>	<u>310,639</u>	<u>331,512</u>
DEFERRED OUTFLOWS OF RESOURCES				
State or Oregon P.E.R.S.	119,796	8,595	7,752	6,790
State or Oregon P.E.R.S.	<u>2,306</u>	<u>76</u>	<u>95</u>	<u>119</u>
Total deferred outflows of resources	<u>122,102</u>	<u>8,671</u>	<u>7,847</u>	<u>6,909</u>
Total assets and deferred outflows of resources	<u>\$ 4,890,136</u>	<u>\$ 1,216,377</u>	<u>\$ 318,486</u>	<u>\$ 338,421</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

LIABILITIES

	<u>Blue Mountain Residences</u>	<u>Richland School Apartments</u>	<u>May Lane Apartments</u>	<u>Eldon Court Apartments</u>
Current liabilities:				
Accounts payable	\$ 58,852	\$ 3,412	\$ 1,438	\$ 1,097
Tenant security deposits	41,259	2,526	2,625	2,250
Unearned revenue	-	-	-	-
Prepaid rent	267	-	-	-
Accrued compensated absences, current	1,904	172	143	100
Note payable, current	<u>17,898</u>	<u>4,398</u>	<u>11,812</u>	<u>11,739</u>
Total current liabilities	<u>120,180</u>	<u>10,508</u>	<u>16,018</u>	<u>15,186</u>
Non-current liabilities:				
Accrued compensated absences, non-current	17,134	1,547	1,284	901
Accrued pension liability	522,156	37,461	33,787	29,594
Notes payable, non-current	806,409	162,239	71,306	76,084
Other non-current liabilities	<u>-</u>	<u>39,000</u>	<u>-</u>	<u>-</u>
Total non-current liabilities	<u>1,345,699</u>	<u>240,247</u>	<u>106,377</u>	<u>106,579</u>
Total liabilities	<u>1,465,879</u>	<u>250,755</u>	<u>122,395</u>	<u>121,765</u>

DEFERRED INFLOWS OF RESOURCES

State of Oregon P.E.R.S.	4,569	327	296	259
State of Oregon S.H.B.P.	<u>633</u>	<u>23</u>	<u>26</u>	<u>33</u>
Total deferred inflows of resources	<u>5,202</u>	<u>350</u>	<u>322</u>	<u>292</u>

NET POSITION

Net position:				
Net investment in capital assets	3,289,506	1,031,985	185,546	189,025
Restricted	107,474	6,964	40,599	37,534
Unrestricted	<u>22,075</u>	<u>(73,677)</u>	<u>(30,376)</u>	<u>(10,195)</u>
Total net position	<u>3,419,055</u>	<u>965,272</u>	<u>195,769</u>	<u>216,364</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 4,890,136</u>	<u>\$ 1,216,377</u>	<u>\$ 318,486</u>	<u>\$ 338,421</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

	ASSETS			
	<u>The Elm Apartments</u>	<u>Strawberry Village Apartments</u>	<u>Wallowa Alpine Village</u>	<u>Family Self-Sufficiency Program</u>
Current assets:				
Cash and cash equivalents	\$ 21,457	\$ 123,735	\$ 28,644	\$ -
Tenant security deposits	8,300	1,024	4,467	-
Accounts receivable, net	4,838	3,838	3,766	-
Prepaid expenses	<u>3,017</u>	<u>8,941</u>	<u>6,014</u>	<u>-</u>
Total current assets	<u>37,612</u>	<u>137,538</u>	<u>42,891</u>	<u>-</u>
Non-current assets:				
Restricted cash	7,147	79,026	56,334	-
Notes receivable	-	-	-	-
Other post employment benefit asset	-	90	350	-
Capital assets, net	<u>524,082</u>	<u>1,089,790</u>	<u>629,545</u>	<u>-</u>
Total non-current assets	<u>531,229</u>	<u>1,168,906</u>	<u>686,229</u>	<u>-</u>
Total assets	<u>568,841</u>	<u>1,306,444</u>	<u>729,120</u>	<u>-</u>
DEFERRED OUTFLOWS OF RESOURCES				
State or Oregon P.E.R.S.	14,097	8,859	9,435	-
State or Oregon S.H.B.P.	<u>-</u>	<u>57</u>	<u>225</u>	<u>-</u>
Total deferred outflows of resources	14,097	8,916	9,660	-
Total assets and deferred outflows of resources	<u>\$ 582,938</u>	<u>\$ 1,315,360</u>	<u>\$ 738,780</u>	<u>\$ -</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

LIABILITIES				
	<u>The Elm Apartments</u>	<u>Strawberry Village Apartments</u>	<u>Wallowa Alpine Village</u>	<u>Family Self-Sufficiency Program</u>
Current liabilities:				
Accounts payable	\$ 994	\$ 1,380	\$ 4,518	\$ -
Tenant security deposits	8,300	1,024	4,467	-
Unearned revenue	-	-	-	-
Prepaid rent	-	-	-	-
Accrued compensated absences, current	152	152	110	-
Note payable, current	<u>10,347</u>	<u>3,344</u>	<u>18,040</u>	<u>-</u>
Total current liabilities	<u>19,793</u>	<u>5,900</u>	<u>27,135</u>	<u>-</u>
Non-current liabilities:				
Accrued compensated absences, non-current	1,367	1,365	992	-
Accrued pension liability	61,445	38,615	41,126	-
Note payable, non-current	422,794	75,195	611,605	-
Other non-current liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total non-current liabilities	<u>485,606</u>	<u>115,175</u>	<u>653,723</u>	<u>-</u>
Total liabilities	<u>505,399</u>	<u>121,075</u>	<u>680,858</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
State of Oregon P.E.R.S.	538	338	360	-
State of Oregon S.H.B.P.	<u>-</u>	<u>16</u>	<u>61</u>	<u>-</u>
Total deferred inflows of resources	<u>538</u>	<u>354</u>	<u>421</u>	<u>-</u>
NET POSITION				
Net position:				
Net investment in capital assets	90,941	1,011,251	(100)	-
Restricted	7,147	79,026	56,334	-
Unrestricted	<u>(21,087)</u>	<u>103,654</u>	<u>1,267</u>	<u>-</u>
Total net position	<u>77,001</u>	<u>1,193,931</u>	<u>57,501</u>	<u>-</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 582,938</u>	<u>\$ 1,315,360</u>	<u>\$ 738,780</u>	<u>\$ -</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

ASSETS			
	Housing Choice Vouchers <u>CARES Act</u>	Mainstream Vouchers <u>CARES Act</u>	Total Primary Government
Current assets:			
Cash and cash equivalents	\$ -	\$ -	\$ 1,775,018
Tenant security deposits	-	-	81,402
Accounts receivable, net	-	-	220,552
Prepaid expenses	<u>-</u>	<u>-</u>	<u>50,687</u>
Total current assets	<u>-</u>	<u>-</u>	<u>2,127,659</u>
Non-current assets:			
Restricted cash	157,934	-	786,906
Notes receivable	-	-	236,575
Other post employment benefit asset	-	-	8,808
Capital assets, net	<u>-</u>	<u>-</u>	<u>9,815,648</u>
Total non-current assets	<u>157,934</u>	<u>-</u>	<u>10,847,937</u>
Total assets	<u>157,934</u>	<u>-</u>	<u>12,975,596</u>
DEFERRED OUTFLOWS OF RESOURCES			
State or Oregon P.E.R.S.	-	-	406,152
State or Oregon S.H.B.P.	<u>-</u>	<u>-</u>	<u>5,645</u>
Total deferred outflows of resources	<u>-</u>	<u>-</u>	<u>411,797</u>
Total assets and deferred outflows of resources	<u>\$ 157,934</u>	<u>\$ -</u>	<u>\$ 13,387,393</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION (continued)
MARCH 31, 2021

LIABILITIES			
	Housing Choice Vouchers <u>CARES Act</u>	Mainstream Vouchers <u>CARES Act</u>	Total Primary Government
Current liabilities:			
Accounts payable	\$ -	\$ -	\$ 82,783
Tenant security deposits	-	-	81,402
Unearned revenue	157,934	-	157,934
Prepaid rent	-	-	267
Accrued compensated absences, current	-	-	5,941
Note payable, current	-	-	121,540
	<u>157,934</u>	<u>-</u>	<u>449,867</u>
Total current liabilities			
Non-current liabilities:			
Accrued compensated absences, non-current	-	-	53,458
Accrued pension liability	-	-	1,770,293
Note payable, non-current	-	-	3,226,144
Other non-current liabilities	-	-	79,202
	<u>-</u>	<u>-</u>	<u>5,129,097</u>
Total non-current liabilities			
	<u>157,934</u>	<u>-</u>	<u>5,578,964</u>
Total liabilities			
DEFERRED INFLOWS OF RESOURCES			
State of Oregon P.E.R.S.	-	-	15,489
State of Oregon S.H.B.P.	-	-	1,550
	<u>-</u>	<u>-</u>	<u>17,039</u>
Total deferred inflows of resources			
NET POSITION			
Net position:			
Net investment in capital assets	-	-	6,265,124
Restricted	-	-	549,770
Unrestricted	-	-	976,496
	<u>-</u>	<u>-</u>	<u>7,791,390</u>
Total net position			
Total liabilities, deferred inflows of resources and net position	<u>\$ 157,934</u>	<u>\$ -</u>	<u>\$ 13,387,393</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2021**

	Section 8 Housing Choice Vouchers	Mainstream Vouchers	Green Acres Apartments	Local Programs
Operating revenues:				
Tenant revenue	\$ -	\$ -	\$ 65,330	\$ 229,146
HUD operating grants	5,362,426	43,166	-	-
Other government grants	-	-	95,001	3,912
Other revenues	<u>24,776</u>	<u>-</u>	<u>2,185</u>	<u>226,945</u>
Total operating revenues	<u>5,387,202</u>	<u>43,166</u>	<u>162,516</u>	<u>460,003</u>
Operating expenses:				
Administrative	627,397	3,962	65,960	272,230
Tenant services	-	-	-	-
Utilities	-	-	6,803	25,409
Ordinary repairs and maintenance	21,989	-	58,732	53,284
Insurance	4,223	-	4,557	4,912
General	18,589	-	-	3,540
Extraordinary maintenance	-	-	475	13,964
Housing assistance payments	4,624,336	23,617	-	-
Depreciation	<u>-</u>	<u>-</u>	<u>42,729</u>	<u>37,432</u>
Total operating expenses	<u>5,296,534</u>	<u>27,579</u>	<u>179,256</u>	<u>410,771</u>
Operating income (loss)	<u>90,668</u>	<u>15,587</u>	<u>(16,740)</u>	<u>49,232</u>
Non-operating revenues (expenses):				
Investment income	69	-	20	82
Mortgage interest income	-	-	-	7,000
Interest expense	-	-	(10,068)	(31,978)
Casualty losses, non-capitalized	-	-	(5,940)	-
Gain on sale of capital assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>286,723</u>
Net non-operating revenues (expenses)	<u>69</u>	<u>-</u>	<u>(15,988)</u>	<u>261,827</u>
Change in net position	<u>90,737</u>	<u>15,587</u>	<u>(32,728)</u>	<u>311,059</u>
Net position, beginning of year	<u>15,957</u>	<u>10,780</u>	<u>157,774</u>	<u>1,097,331</u>
Total net position, end of year	<u>\$ 106,694</u>	<u>\$ 26,367</u>	<u>\$ 125,046</u>	<u>\$ 1,408,390</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION (continued)
FOR THE YEAR ENDED MARCH 31, 2021**

	<u>Blue Mountain Residences</u>	<u>Richland School Apartments</u>	<u>May Lane Apartments</u>	<u>Eldon Court Apartments</u>
Operating revenues:				
Tenant revenue	\$ 1,047,367	\$ 70,442	\$ 66,369	\$ 64,029
HUD operating grants	-	-	-	-
Other government grants	-	-	-	-
Other revenues	<u>201,950</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total operating revenues	<u>1,249,317</u>	<u>70,442</u>	<u>66,369</u>	<u>64,029</u>
Operating expenses:				
Administrative	414,197	37,409	35,246	26,801
Tenant services	-	-	-	-
Utilities	107,659	24,176	14,910	14,187
Ordinary repairs and maintenance	300,531	20,561	12,750	11,896
Insurance	28,121	2,828	1,614	1,574
General	51,117	2,323	744	400
Extraordinary maintenance	17,833	-	1,766	-
Housing assistance payments	-	-	-	-
Depreciation	<u>268,859</u>	<u>50,167</u>	<u>16,764</u>	<u>16,312</u>
Total operating expenses	<u>1,188,317</u>	<u>137,464</u>	<u>83,794</u>	<u>71,170</u>
Operating income (loss)	<u>61,000</u>	<u>(67,022)</u>	<u>(17,425)</u>	<u>(7,141)</u>
Non-operating revenues (expenses):				
Investment income	179	6	13	12
Mortgage interest income	-	-	-	-
Interest expense	(41,973)	(6,893)	(895)	(941)
Casualty losses, non-capitalized	-	-	-	-
Gain on sale of capital assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net non-operating revenues (expenses)	<u>(41,794)</u>	<u>(6,887)</u>	<u>(882)</u>	<u>(929)</u>
Change in net position	<u>19,206</u>	<u>(73,909)</u>	<u>(18,307)</u>	<u>(8,070)</u>
Net position, beginning of year	<u>3,399,849</u>	<u>1,039,181</u>	<u>214,076</u>	<u>224,434</u>
Total net position, end of year	<u>\$ 3,419,055</u>	<u>\$ 965,272</u>	<u>\$ 195,769</u>	<u>\$ 216,364</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION (continued)
FOR THE YEAR ENDED MARCH 31, 2021**

	<u>The Elms Apartments</u>	<u>Strawberry Village Apartments</u>	<u>Wallowa Alpine Village</u>	<u>Family Self-Sufficiency Program</u>
Operating revenues:				
Tenant revenue	\$ 156,886	\$ 10,956	\$ 75,173	\$ -
HUD operating grants	-	-	-	96,272
Other government grants	-	70,105	134,131	-
Other revenues	-	582	973	-
	<u>156,886</u>	<u>81,643</u>	<u>210,277</u>	<u>96,272</u>
Total operating revenues				
Operating expenses:				
Administrative	85,688	50,781	39,237	-
Tenant services	-	-	-	96,272
Utilities	8,991	12,090	40,836	-
Ordinary repairs and maintenance	36,287	10,005	31,140	-
Insurance	4,517	1,658	9,236	-
General	7,048	2,804	3,405	-
Extraordinary maintenance	15,435	-	-	-
Housing assistance payments	-	-	-	-
Depreciation	16,105	46,808	36,101	-
	<u>174,071</u>	<u>124,146</u>	<u>159,955</u>	<u>96,272</u>
Total operating expenses				
Operating income (loss)	<u>(17,185)</u>	<u>(42,503)</u>	<u>50,322</u>	<u>-</u>
Non-operating revenues (expenses):				
Investment income	2	18	29	-
Mortgage interest income	-	-	-	-
Interest expense	(22,807)	(2,073)	(31,448)	-
Casualty losses, non-capitalized	-	-	-	-
Gain on sale of capital assets	-	-	-	-
	<u>(22,805)</u>	<u>(2,055)</u>	<u>(31,419)</u>	<u>-</u>
Net non-operating revenues (expenses)				
Change in net position	<u>(39,990)</u>	<u>(44,558)</u>	<u>18,903</u>	<u>-</u>
Net position, beginning of year	<u>116,991</u>	<u>1,238,489</u>	<u>38,598</u>	<u>-</u>
Total net position, end of year	<u>\$ 77,001</u>	<u>\$ 1,193,931</u>	<u>\$ 57,501</u>	<u>\$ -</u>

See accompanying notes to financial statements.

**NORTHEAST OREGON HOUSING AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION (continued)
FOR THE YEAR ENDED MARCH 31, 2021**

	Housing Choice Vouchers <u>CARES Act</u>	Mainstream Vouchers <u>CARES Act</u>	Total Primary Government
Operating revenues:			
Tenant revenue	\$ -	\$ -	\$ 1,785,698
HUD operating grants	119,720	12,236	5,633,820
Other government grants	-	-	303,149
Other revenues	<u>-</u>	<u>-</u>	<u>457,411</u>
Total operating revenues	<u>119,720</u>	<u>12,236</u>	<u>8,180,078</u>
Operating expenses:			
Administrative	104,041	-	1,762,949
Tenant services	15,679	-	111,951
Utilities	-	-	255,061
Ordinary repairs and maintenance	-	-	557,175
Insurance	-	-	63,240
General	-	-	89,970
Extraordinary maintenance	-	-	49,473
Housing assistance payments	-	12,236	4,660,189
Depreciation	<u>-</u>	<u>-</u>	<u>531,277</u>
Total operating expenses	<u>119,720</u>	<u>12,236</u>	<u>8,081,285</u>
Operating income (loss)	<u>-</u>	<u>-</u>	<u>98,793</u>
Non-operating revenues (expenses):			
Investment income	-	-	430
Mortgage interest income	-	-	7,000
Interest expense	-	-	(149,076)
Casualty losses, non-capitalized	-	-	(5,940)
Gain on sale of fixed assets	<u>-</u>	<u>-</u>	<u>286,723</u>
Net non-operating revenues (expenses)	<u>-</u>	<u>-</u>	<u>139,137</u>
Change in net position	<u>-</u>	<u>-</u>	<u>237,930</u>
Net position, beginning of year	<u>-</u>	<u>-</u>	<u>7,553,460</u>
Total net position, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,791,390</u>

See accompanying notes to financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Northeast Oregon Housing Authority (the "Authority") is a governmental, public organization created under federal and state housing laws for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the Counties of Union, Baker, Grant, and Wallowa (the "Counties"). The Authority is responsible for operating certain low-rent housing programs in the Counties under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

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

B. Basis of Accounting / Financial Statement Presentation

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

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

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

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

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions* ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

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

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

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

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

C. Reporting Entity

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

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

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

Based upon the application of these criteria, this report includes the following discretely presented component unit:

Blue Springs Crossing Affordable, LLC

Blue Springs Crossing Affordable, LLC (the "Company") is a limited liability company between the Authority, CREA Blue Springs Crossing, LLC, and CREA SLP, LLC. The Company was formed on September 8, 2014 for the purpose of developing and operating a thirty eight (38) unit project located in Island City, Oregon know as Blue Springs Apartments.

The Authority's discretely presented component unit is included under the "Discretely Presented Component Unit" column on the Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position.

Separately issued financial statements of the discretely presented component unit, which reported on a December 31, 2020 fiscal year end, can be obtained by contacting the Director of Finance at (541) 963-5360 or by writing: Northeast Oregon Housing Authority, P.O. Box 3357, 2608 May Lane, LeGrande, OR 97850.

Additionally, based on the application of the above criteria, the Authority's financial statements are not included in any other reporting entity's financial statements.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Description of Programs

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

Section 8 Housing Choice Vouchers Program

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

Mainstream Vouchers Program

The Mainstream Vouchers program is to aid persons with disabilities in obtaining decent, safe, and sanitary rental housing.

Rural Rental Housing Loans

The Rural Rental Housing Loan program is designed to provide economically designed and constructed rental and cooperative housing and related facilities suited for rural residents.

Multifamily Assisted Housing Reform and Affordability Act

The purpose of the Multifamily Assisted Housing Reform and Affordability Act is designed to preserve low-income rental housing affordability while reducing the long-term costs of federal rental assistance, including project based assistance from HUD, for certain multifamily projects.

State and Local Programs

Periodically, the Authority administers various grants from the State of Oregon. These activities as well as the Authority's former public housing units which were converted under a simplified voucher conversion are contained in this non-federal fund.

Family Self-Sufficiency Program

The purpose of the Family Self-Sufficiency program is to promote the development of local strategies to coordinate the use of assistance under the Section 8 Housing Choice Voucher program with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

CARES Act Funding Programs

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

E. Use of Management Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect certain reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses, pension liability, OPEB asset, depreciable lives of properties and equipment, deferred inflows and outflows of resources, and contingencies. Actual results could differ significantly from these estimates.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Cash and Cash Equivalents

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

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

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

G. Accounts Receivable, Net

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

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

H. Allowance for Doubtful Accounts

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

I. Prepaid Expenses

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

J. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

J. Capital Assets, Net (continued)

Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

• Buildings	30 Years
• Site Improvements	15 Years
• Furniture, Fixtures and Equipment	5-10 Years

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

K. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended March 31, 2021, there were no impairment losses incurred.

L. Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

M. Prepaid Rent

The Authority's prepaid rent primarily consists of the prepayment of rent by residents applicable to future periods.

N. Compensated Absences

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event takes place.

O. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Oregon Public Employees Retirement System ("OPERS") and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Other Post Employment Benefits

For purposes of measuring the net Other Post Employment Benefits ("OPEB") asset, deferred outflows of resources and deferred inflows of resources related to the net OPEB, and OPEB expense, and information about the fiduciary net position of the Retirement Health Insurance Account ("RHIA") and additions to/deductions from RHIA's fiduciary net position have been determined on the same basis as they are reported by RHIA. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

Q. Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

R. Equity Classifications

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

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

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

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

S. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue. Other contributions from HUD that are for development and modernization of capital assets are reflected separately in the accompanying financial statements as capital grants. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

T. Taxes

The Authority is a unit of local government under the State of Oregon law and is exempt from real estate, sales and income taxes by both the federal and state governments. However, the Authority will pay a payment in lieu of taxes to cover municipal services provided by the local government for certain properties owned throughout the Counties.

U. Budgets and Budgetary Accounting

The Authority adopts annual, appropriated operating budgets for all its programs receiving federal expenditure awards, which are used as a management tool throughout the accounting cycle. All budgets are prepared on a HUD basis, which differs with GAAP. All appropriations lapse at HUD's program year end or at the end of grant periods.

V. Economic Dependency

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

W. Fair Value

The carrying amount of the Authority's financial instruments including cash and cash equivalents, accounts receivable, notes receivable and certain investments closely approximates their fair value.

X. 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. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

As of March 31, 2021, the Authority had funds on deposit in checking, savings and money market accounts. The carrying amount of the Primary Government's cash and cash equivalents (including restricted cash) was \$2,643,326, and the bank balances approximated \$2,781,235.

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity</u>
Unrestricted	\$ 1,775,018	\$ 115,024	\$ 1,890,042
Tenant security deposits	81,402	11,931	93,333
Restricted	<u>786,906</u>	<u>184,171</u>	<u>971,077</u>
Total cash and cash equivalents	<u>\$ 2,643,326</u>	<u>\$ 311,126</u>	<u>\$ 2,954,452</u>

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)

Of the bank balances, \$922,443 was covered by federal depository insurance and the remaining \$1,858,792 was collateralized with the pledging financial institutions as of March 31, 2021.

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

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following as of March 31, 2021:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity</u>
Accounts receivable - tenants, net	\$ 24,716	\$ -	\$ 24,716
Accounts receivable - miscellaneous	<u>195,836</u>	<u>-</u>	<u>195,836</u>
Total accounts receivable, net	<u>\$ 220,552</u>	<u>\$ -</u>	<u>\$ 220,552</u>

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$19,030.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed to the Authority by the discretely presented component unit. These balances owed represented monies owed for expense reimbursements and developer fees. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

NOTE 4. RESTRICTED DEPOSITS

As of March 31, 2021, restricted deposits consisted of the following:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity</u>
Housing assistance payment reserve	\$ 71,229	\$ -	\$ 71,229
Family Self-Sufficiency program escrows	79,202	-	79,202
Reserve for replacement escrows	324,789	70,805	395,594
Operating reserve escrows	153,752	113,366	267,118
CARES Act funds	157,934	-	157,934
Tenant security deposits	<u>81,402</u>	<u>11,931</u>	<u>93,333</u>
Total restricted deposits	<u>\$ 868,308</u>	<u>\$ 196,102</u>	<u>\$ 1,064,410</u>

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 4. RESTRICTED DEPOSITS (continued)

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

Family Self-Sufficiency ("FSS") program escrows are restricted for use in the Section 8 Housing Choice Vouchers Program by FSS program participants.

Reserve for replacement escrows are required to be set aside for to fund major repairs, capital expenditures, and replacement of capital items in the projects.

Operating reserve escrows are set aside to be used to fund operating deficits and other needs of the projects.

CARES Act funds are restricted to be used on expenditures directly related to COVID-19. These funds are to be used to prevent, prepare for, and respond to COVID-19, as well as help the Authority maintain normal operations during the period impacted by COVID-19.

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination from the Authority, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

NOTE 5. CAPITAL ASSETS, NET

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

Description	March 31, 2020	Additions	Dispositions	Transfers	March 31, 2021
<u>Non-depreciable:</u>					
Land	\$ 2,921,755	\$ -	\$ -	-	\$ 2,921,755
Construction in progress	838,474	66,530	-	-	905,004
Subtotal	<u>3,760,229</u>	<u>66,530</u>	<u>-</u>	<u>-</u>	<u>3,826,759</u>
<u>Depreciable:</u>					
Buildings and improvements	19,091,532	-	(202,840)	-	18,888,692
Furniture and equipment	1,142,949	-	-	-	1,142,949
Subtotal	<u>20,234,481</u>	<u>-</u>	<u>(202,840)</u>	<u>-</u>	<u>20,031,641</u>
Less: accumulated depreciation	<u>13,714,315</u>	<u>531,277</u>	<u>(202,840)</u>	<u>-</u>	<u>14,042,752</u>
Net capital assets	<u>\$ 10,280,395</u>	<u>\$ (464,747)</u>	<u>\$ -</u>	<u>-</u>	<u>\$ 9,815,648</u>

Depreciation expense for the primary government for the year ended March 31, 2021 amounted to \$531,277.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 5. CAPITAL ASSETS, NET (continued)

The following is a summary of the discretely presented component unit's changes in capital assets during the year ended March 31, 2021:

Description	March 31, 2020	Additions	Dispositions	Transfers	March 31, 2021
<u>Depreciable:</u>					
Buildings and improvements	6,991,886	-	-	-	6,991,886
Furniture and equipment	194,991	-	-	-	194,991
Total	<u>7,186,877</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,186,877</u>
Less: accumulated depreciation	<u>1,006,306</u>	<u>222,548</u>	<u>-</u>	<u>-</u>	<u>1,228,854</u>
Net capital assets	<u>\$ 6,180,571</u>	<u>\$ (222,548)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,958,023</u>

Depreciation expense for the discretely presented component unit for the year ended March 31, 2021 amounted to \$222,548.

NOTE 6. NOTE RECEIVABLE

In April 2014, the Authority received a grant from the Housing and Community Services Department of the State of Oregon in the amount of \$200,000. In September 2014, the Authority loaned the grant funds to the Company. The note receivable bears interest at a rate of 3.50% and matures in September 2044. As of March 31, 2021, the principal and accrued interest balance of the note totaled \$200,000 and \$36,575, respectively.

NOTE 7. ACCOUNTS PAYABLE

As of March 31, 2021, accounts payable consisted of amounts payable to contractors and vendors for materials and services rendered totaling \$82,783 and \$12,299, for the primary government and discretely presented component unit, respectively.

NOTE 8. NOTES PAYABLE

Notes payable of the primary government consisted of the following as of March 31, 2021:

<u>Description</u>	<u>Amount</u>
In February 2017, the Authority entered into a loan agreement with the State of Oregon, Housing and Community Services Department, in the amount of \$305,700. Monthly payments of \$1,092 include interest at 1.75%. The loan matures in January 2028 and is secured by a multifamily residential housing development known as May Lane Apartments.	\$ 83,118
In December 2016, the Authority entered into a loan agreement with the State of Oregon, Housing and Community Services Department, in the amount of \$305,700. Monthly payments of \$1,092 include interest at 1.75%. The loan matures in June 2028 and is secured by a multifamily residential housing development known as Eldon Court Apartments.	87,823

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 8. NOTES PAYABLE (continued)

<p>In August 2012, the Authority entered into a loan agreement with Banner Bank in the amount of \$195,000. Monthly payments of \$937 include interest at 4.00%. The loan matures in August 2033 and is secured by a multifamily residential housing development known as Richland School Apartments.</p>	166,637
<p>In November 2001, the Authority entered into a loan agreement with the United States Department of Agriculture, in the amount of \$203,000. Monthly payments of \$1,435 include interest at 6.875%. The loan matures in March 2032 and is secured by a multifamily residential housing development known as Green Acres Apartments.</p>	139,845
<p>In November 2001, the Authority entered into a loan agreement with the United States Department of Agriculture, in the amount of \$438,456. Monthly payments of \$2,848 include interest at 6.875%. The loan matures in March 2032 and is secured by a multifamily residential housing development known as Green Acres Apartments.</p>	277,514
<p>In January 2014, the Authority entered into a loan agreement with the Network for Oregon Affordable Housing in the amount of \$340,120. Monthly payments of \$1,569 include interest at 1.50%. The loan matures in February 2034 and is secured by a multifamily residential housing development known as Strawberry Village Apartments.</p>	78,539
<p>In March 2016, the Authority entered into a loan agreement with Banner Bank in the amount of \$706,660. Monthly payments of \$4,286 include interest at 5.375%. The loan matures in March 2026 and is secured by a multifamily residential housing development known as Wallowa Alpine Village.</p>	629,645
<p>In June 2016, the Authority entered into a loan agreement with Banner Bank in the amount of \$135,000. Monthly payments of \$1,100 include interest at 5.35%. The loan matures in July 2031 and is secured by a multifamily residential housing development known as Lake Avenue Duplex.</p>	103,228
<p>In November 2018, the Authority entered into a loan agreement with Banner Bank in the amount of \$552,000. Monthly payments of \$3,229 include interest at 5.25%. The loan matures in November 2028 and is secured by a multifamily residential housing development known as Alder Street Apartments.</p>	523,887
<p>In November 2018, the Authority entered into a loan agreement with Banner Bank in the amount of \$456,000. Monthly payments of \$2,719 include interest at 5.25%. The loan matures in November 2028 and is secured by a multifamily residential housing development known as Elm Street Apartments.</p>	433,141

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 8. NOTES PAYABLE (continued)

In August 2019, the Authority entered into a loan agreement with the Bank of Eastern Oregon in the amount of \$850,000. The loan accrues interest at 5.50% and matures in September 2044, at which time the remaining balance will be due in full. The loan is collateralized by the new construction financed by the loan.	<u>824,307</u>
Total notes payable	3,347,684
Less: current portion	<u>121,540</u>
Notes payable, net of current portion	<u>\$ 3,226,144</u>

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

Year	Principal	Interest	Total
2022	\$ 121,540	\$ 130,233	\$ 251,773
2023	105,199	125,132	230,331
2024	110,037	120,090	230,127
2025	115,758	114,156	229,914
2026	649,994	108,642	758,636
2027-2031	493,821	318,762	812,583
2032-2036	418,841	172,005	590,846
2037-2041	350,306	85,391	435,697
2042-2044	<u>982,188</u>	<u>12,361</u>	<u>994,549</u>
	<u>\$ 3,347,684</u>	<u>\$ 1,186,772</u>	<u>\$ 4,534,456</u>

A summary of the Authority's discretely presented component unit's notes payable is as follows:

Description	Amount
In September 2014, the Company entered into a loan agreement with Banner Bank, in the amount of \$915,000. The loan accrues interest at 2.875% and matures in October 2036, at which time the remaining principal and interest shall be due and payable in full. The loan is secured by a first position Deed of Trust and Security Agreement with Assignment of Rents and Fixtures Filing.	\$ 824,472
In September 2014, the Company entered into a loan agreement with Banner Bank, in the amount of \$101,000. The loan accrues interest at 6.875% and matures in September 2024, at which time the remaining principal and interest shall be due and payable in full.	47,408

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 8. NOTES PAYABLE (continued)

In September 2014, the Company entered into a loan agreement with the Authority, in the amount of \$200,000. The loan accrues interest at 3.50% and matures in September 2044, at which time the remaining principal and interest shall be due and payable in full.

	<u>200,000</u>
Total notes payable	1,071,880
Accrued interest payable	<u>43,575</u>
Notes payable and accrued interest payable	<u>\$ 1,115,455</u>

Interest expense for the year ended March 31, 2021 totaled \$149,076 for the Primary Government and \$32,027 for the discretely presented component unit.

NOTE 9. NON-CURRENT LIABILITIES

Non-current liabilities of the primary government as of March 31, 2021 consisted of the following:

Description	March 31, 2020	Additions	Payments	March 31, 2021	Amounts due within one Year
Accrued compensated absences	\$ 86,822	\$ 26,521	\$ (53,944)	\$ 59,399	\$ 5,941
Accrued pension liability	1,385,312	384,981	-	1,770,293	-
Family self-sufficiency escrows	41,106	40,016	(1,920)	79,202	-
Notes payable	<u>3,453,026</u>	<u>-</u>	<u>(105,342)</u>	<u>3,347,684</u>	<u>121,540</u>
Total non-current liabilities	<u>\$ 4,966,266</u>	<u>\$ 451,518</u>	<u>\$ (161,206)</u>	<u>\$ 5,256,578</u>	<u>\$ 127,481</u>

Non-current liabilities for the discretely presented component unit as of March 31, 2021 consisted of the following:

Description	March 31, 2020	Additions	Payments	March 31, 2021	Amounts due within one Year
Notes payable and accrued interest	<u>\$ 1,092,225</u>	<u>\$ 43,575</u>	<u>\$ (20,345)</u>	<u>\$ 1,115,455</u>	<u>\$ -</u>

NOTE 10. PENSION PLAN

A. Plan Description

Employees of the Authority are provided with pensions through the OPERS, a cost-sharing multiple-employer defined benefit pension plan. The Oregon Legislature has delegated authority to the Public Employees Retirement Board to administer and manage OPERS. All benefits of OPERS are established by the legislature pursuant to ORS Chapters 238 and 238A. Tier One/Tier Two Retirement Benefit plan, established by ORS Chapter 238, is closed to new members hired on or after August 29, 2003. The Pension Program, established by ORS Chapter 238A, provides benefits to members hired on or after August 29, 2003. OPERS issues a publicly available Comprehensive Annual Financial Report and Actuarial Valuation that can be obtained at <http://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 10. PENSION PLAN (continued)

B. Benefits Provided

Tier One/Tier Two Retirement Benefit ORS Chapter 238

Pension Benefits

The OPERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (1.67% for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer. General service employees may retire after reaching age 55. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Tier Two members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

- the member was employed by a OPERS employer at the time of death
- the member died within 120 days after termination of OPERS-covered employment
- the member died as a result of injury sustained while employed in a OPERS-covered job
- the member was on an official leave of absence from a OPERS-covered job at the time of death

Disability Benefits

A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member (including OPERS judge members) for disability benefits regardless of the length of OPERS-covered service.

Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 when determining the monthly benefit.

Benefit Changes

Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations caused by changes in the fair value of the underlying global equity investments of that account. Under ORS 238.360, monthly benefits are adjusted annually through cost-of-living changes.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 10. PENSION PLAN (continued)

B. Benefits Provided (continued)

OPSRP Pension Program ("OPSRP DB")

Pension Benefits

The Oregon Public Service Retirement Plan ("OPSRP") is part of OPERS and administered by the OPERS Board. The OPERS Board is directed to adopt any rules necessary to administer OPSRP, and such rules are to be considered part of the plan for IRS purposes.

The Pension Program (ORS Chapter 238A) provides benefits to members hired on or after August 29, 2003. This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

General service: 1.5% is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

A member of the OPSRP Pension Program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

Death Benefits

Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50% of the pension that would otherwise have been paid to the deceased member. The surviving spouse or other person may elect to delay payment of the death benefit, but payment must commence no later than December 31 of the calendar year in which the member would have reached 70 1/2 years.

Disability Benefits

A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45% of the member's salary determined as of the last full month of employment before the disability occurred.

Benefit Changes After Retirement

Under ORS 238A.210, monthly benefits are adjusted annually through cost-of-living changes. The COLA is capped at 2.0%.

OPSRP Individual Account Program ("OPSRP IAP")

Beginning January 1, 2004, OPERS active Tier one and Tier Two members became members of the Individual Account Program ("IAP") of the OPSRP, which is a defined contribution plan. OPERS members retain their existing plan accounts, but member contributions are now deposited into the member's IAP account, not into the member's Defined Benefit Plan account. Accounts are credited with earnings and losses net of administrative expenses.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 10. PENSION PLAN (continued)

B. Benefits Provided (continued)

Pension Benefits

An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies. Upon retirement, a member of the OPSRP IAP may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5, 10, 15, or 20 year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Recordkeeping

OPERS contracts with VOYA Financial to maintain IAP participant records.

C. Contributions

OPERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the OPERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2018 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2020. Employer contributions for the year ended March 31, 2021 were \$123,408, excluding amounts to fund employer specific liabilities. The rates in effect for the fiscal year ended December 31, 2020 were 20.34% for Tier One/Tier Two General Service Member, 9.85% for OPSRP Pension Program General Service Members, and 6% for OPSRP Individual Account Program.

D. Pension Liabilities, Pension Expense, Deferred Outflow of Resources and Deferred Inflow of Resources Related to Pensions

At March 31, 2021, the Authority reported a liability of \$1,770,293 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2018 rolled forward to June 30, 2020. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At June 30, 2020, the Authority's proportion was 0.00811189%.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 10. PENSION PLAN (continued)

D. Pension Liabilities, Pension Expense, Deferred Outflow of Resources and Deferred Inflow of Resources Related to Pensions (continued)

For the year ended March 31, 2021, the Authority recognized pension expense of \$204,844. At March 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of Assumptions	\$ 95,006	\$ 3,329
Differences between projected and actual investment earnings	208,164	-
Differences between expected and actual experience	77,914	-
Changes in employer proportion	<u>25,068</u>	<u>12,160</u>
Total	<u>\$ 406,152</u>	<u>\$ 15,489</u>

The amount reported as deferred outflows of resources related to the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the OPERS financial statements as of June 30, 2020.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending March 31:	<u>Amount</u>
2022	\$ 97,666
2023	97,666
2024	97,666
2025	<u>97,665</u>
	<u>\$ 390,663</u>

E. Actuarial Assumptions

The employer contribution rates effective July 1, 2019 through June 30, 2020 were set using the projected unit credit actuarial cost method. For the Tier One/Tier Two component of the OPERS Deferred Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years.

For the OPSRP Pension Program component of the OPERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 10. PENSION PLAN (continued)

E. Actuarial Assumptions (continued)

The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2018
Measurement Date	June 30, 2020
Experience Study Report	2018, published July 24, 2019
 Actuarial Assumptions:	
Actuarial cost method	Entry Age Normal
Inflation rate	2.50%
Long-term expected rate of return	7.20%
Discount rate	7.20%
Projected salary increases	3.50%
Cost of living adjustments	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with Moro decision; blend based on service.
 Mortality	
	Health retirees and beneficiaries: Pub-2010 Healthy Retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.
	Active members: Pub-2010 Employee, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.
	Disabled retirees: Pub-2010 Disable Retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2018 Experience Study which reviewed experience for the four-year period ending on December 31, 2018.

F. Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in May 2019, the OPERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's ("OIC") investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 10. PENSION PLAN (continued)

F. Long-Term Expected Rate of Return (continued)

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Compounded Annual Return (Geometric)</u>
Core Fixed Income	9.60%	4.07%
Short-Term Bonds	9.60%	3.68%
Bank/Leveraged Loans	3.60%	5.19%
High Yield Bonds	1.20%	5.74%
Large/Mod Cap US Equities	16.17%	6.30%
Small Cap US Equities	1.35%	6.68%
Micro Cap US Equities	1.35%	6.79%
Developed Foreign Equities	13.48%	6.91%
Emerging Foreign Equities	4.24%	7.69%
Non-US Small Cap Equities	1.93%	7.25%
Private Equity	17.50%	8.33%
Real Estate (Property)	10.00%	5.55%
Real Estate (REITS)	2.50%	6.69%
Hedge Fund of Funds - Diversified	1.50%	4.06%
Hedge Fund - Event Driven	0.38%	5.59%
Timber	1.13%	5.61%
Farmland	1.13%	6.12%
Infrastructure	2.25%	6.67%
Commodities	1.13%	3.79%
Assumed Inflation - Mean		2.50%

G. Discount Rate

The discount rate used to measure the total pension liability of the pension plan was 7.20%. The projection of cash flows used to determine the discount rate assumed that contributions from pension plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current pension plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.20%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20%) or 1-percentage-point higher (8.20%) than the current rate:

	1% Decrease (6.20%)	Discount Rate (7.20%)	1% Increase (8.20%)
Authority's proportionate share of the net pension liability	\$ <u>2,628,739</u>	\$ <u>1,770,293</u>	\$ <u>1,050,449</u>

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 10. PENSION PLAN (continued)

I. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

NOTE 11. OTHER POST EMPLOYMENT BENEFITS PLAN

A. Plan Description

OPERS also administers the RHIA cost-sharing, multiple-employer defined benefit other post employment benefits plan (the "OPEB Plan") for units of state government, political subdivisions, community colleges, and school districts, containing multiple actuarial pools. OPEB Plan assets may be used to pay the benefits of the employees of any employer that provides OPEB through the OPEB Plan. Contributions are mandatory for each employer that is a member of OPERS. As of June 30, 2020, there were 807 participating employers.

OPERS is administered in accordance with ORS Chapter 238, Chapter 238A, and Internal Revenue Code Section 401(a). The Oregon Legislature has delegated authority to the OPERS Board to administer and manage the system. All members of the OPERS Board are appointed by the governor and confirmed by the State Senate. The governor designates the chairperson. One member must be a public employer manager or a local elected official, one member must be a union-represented public employee or retiree, and three members must have experience in business management, pension management, or investing.

B. Plan Membership

RHIA was established by ORS 238.420 and authorizes a payment of up to \$60 from RHIA toward monthly costs of health insurance. The plan was closed to new entrants on or after August 29, 2003. To be eligible to receive this monthly payment toward the healthcare premium cost the member must:

- have eight years or more of qualifying service in OPERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in OPERS
- receive both Medicare Parts A and B coverage
- enroll in a OPERS-sponsored health plan

As of June 30, 2020, the inactive RHIA plan participants currently receiving benefits totaled 43,797 and there were 47,611 active and 13,044 inactive members who meet the requirements to receive RHIA benefits when they retire.

C. Actuarial Methods and Assumptions

Actuarial valuations of an ongoing plan involve estimates of the value of the projected benefits and assumptions about the probability of events for into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown below are based on the 2018 Experience Study, which reviewed experience for the four-year period ended on December 31, 2018.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 11. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)

C. Actuarial Methods and Assumptions (continued)

Valuation Date	December 31, 2018
Measurement Date	June 30, 2020
Experience Study Report	2018, published July 24, 2019
Actuarial Assumptions:	
Actuarial cost method	Entry Age Normal
Inflation rate	2.50%
Long-term expected rate of return	7.20%
Discount rate	7.20%
Projected salary increases	3.50%
Retiree healthcare participation	Healthy retirees: 35%; Disabled retirees: 20%
Health care cost trend rate	Not applicable
Mortality	<p>Healthy retirees and beneficiaries: PUB-2010 Healthy retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: PUB-2010 employees, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: PUB-2010 disable retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p>

D. OPEB Assets, OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB

At March 31, 2021, the Authority reported an asset of \$8,808, for its proportionate share of the net OPEB asset. The net OPEB asset was measured as of June 30, 2020.

For the year ended March 31, 2021, the Authority recognized OPEB benefit of \$515. At March 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Assumptions	\$ -	\$ 468
Changes in Employer Proportion	4,665	182
Differences between expected and actual experience	-	900
Net differences between projected and actual investment earnings on OPEB plan investments	<u>980</u>	<u>-</u>
Total	<u>\$ 5,645</u>	<u>\$ 1,550</u>

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 11. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)

D. OPEB Assets, OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB (continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense (benefit) as follows:

		<u>Amount</u>	
Year ending March 31:			
2022	\$	1,024	
2023		1,024	
2024		1,024	
2025		1,023	
	\$	4,095	

E. Discount Rate

The discount rate used to measure the total OPEB asset at June 30, 2020 was 7.20%. The projection of cash flows used to determine the discount rate assumed that contributions from OPEB plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the RHIA plan's fiduciary net position was projected to be available to make all projected future benefit payments of current OPEB plan members. Therefore, the long-term expected rate of return on OPEB plan investments for the RHIA plan was applied to all periods of projected benefit payments to determine the total OPEB asset.

F. Sensitivity of the Authority's Proportionate Share of the Net OPEB Asset to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net OPEB asset calculated using the discount rate of 7.20%, as well as what the Authority's proportionate share of the OPEB asset would be if it were calculated using a discount rate that is 1 percentage point lower (6.20%) or 1 percentage point higher (8.20%) than the current rate.

	1% Decrease <u>(6.20%)</u>	Discount Rate <u>(7.20%)</u>	1% Increase <u>(8.20%)</u>
Authority's proportionate share of the net OPEB asset	\$ <u>(7,111)</u>	\$ <u>(8,808)</u>	\$ <u>(10,258)</u>

G. Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in July 2017, the OPERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the OIC investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021**

NOTE 11. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)

G. Long-Term Expected Rate of Return (continued)

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Compounded Annual Return (Geometric)</u>
Core Fixed Income	9.60%	4.07%
Short-Term Bonds	9.60%	3.68%
Bank/Leveraged Loans	3.60%	5.19%
High Yield Bonds	1.20%	5.74%
Large/Mod Cap US Equities	16.17%	6.30%
Small Cap US Equities	1.35%	6.68%
Micro Cap US Equities	1.35%	6.79%
Developed Foreign Equities	13.48%	6.91%
Emerging Foreign Equities	4.24%	7.69%
Non-US Small Cap Equities	1.93%	7.25%
Private Equity	17.50%	8.33%
Real Estate (Property)	10.00%	5.55%
Real Estate (REITS)	2.50%	6.69%
Hedge Fund of Funds - Diversified	1.50%	4.06%
Hedge Fund - Event Driven	0.38%	5.59%
Timber	1.13%	5.61%
Farmland	1.13%	6.12%
Infrastructure	2.25%	6.67%
Commodities	1.13%	3.79%
Assumed Inflation - Mean		2.50%

NOTE 12. RESTRICTED NET POSITION

Restricted net position consists of the following as of March 31, 2021:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity</u>
Housing assistance payments reserves	\$ 71,229	\$ -	\$ 71,229
Reserve for replacement escrows	324,789	70,805	395,594
Operating reserve escrows	<u>153,752</u>	<u>113,366</u>	<u>267,118</u>
Total restricted net position	<u>\$ 549,770</u>	<u>\$ 184,171</u>	<u>\$ 733,941</u>

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

Reserve for replacement escrows are required to be set aside for to fund major repairs, capital expenditures, and replacement of capital items in the projects.

Operating reserve escrows are set aside to be used to fund operating deficits and other needs of the projects.

NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
MARCH 31, 2021

NOTE 13. GAIN ON SALE OF CAPITAL ASSETS

During the year ended March 31, 2021, the Authority sold three (3) State and Local Program properties. The Authority recorded a gain of \$286,723 related to the sale of these properties.

NOTE 14. CONTINGENCIES

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

NOTE 15. VULNERABILITY - IMPACT OF COVID-19

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

NOTE 16. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through October 25, 2021 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

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

To the Board of Commissioners of the
Northeast Oregon Housing Authority:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Northeast Oregon Housing Authority (the "Authority") which comprise the statement of net position as of March 31, 2021, and the related statements of revenues, expenses and changes in net position, and cash flows for the year then ended and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October 25, 2021. The financial statements of the discretely presented component unit were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the discretely presented component unit.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts.

Compliance and Other Matters (continued)

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 questioned costs as item 2021-001.

Authority's Response to Findings

The Authority's response to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. 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 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.



Richard M. Larsen, Partner
Novogradac and Company, LLP
Toms River, New Jersey
October 25, 2021

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

To the Board of Commissioners of the
Northeast Oregon Housing Authority:

Report on Compliance for Each Major Federal Program

We have audited the Northeast Oregon Housing Authority's (the "Authority") compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2021. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditors' Responsibility

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

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

Basis for Qualified Opinion on Section 8 Housing Choice Vouchers Program

As described in the accompanying schedule of findings and questioned costs in item 2021-001, the Authority did not comply with the special test and provisions compliance requirements of the Uniform Guidance regarding housing quality standards inspections as required by the Section 8 Housing Choice Vouchers Program. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements of this program.

Qualified Opinion on Section 8 Housing Choice Vouchers Program

In our opinion, except for the non-compliance described in the Basis for Qualified Opinion paragraph, 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 Section 8 Housing Choice Vouchers Program.

Unmodified Opinion on Other Major Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Housing Choice Vouchers CARES Act, Mainstream Vouchers Program, and Mainstream Vouchers CARES Act for the year ended March 31, 2021.

Other Matters

The Authority's response to the noncompliance findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

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

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies in internal control over compliance described in the schedule of findings and questioned costs as item 2021-001 to be material weaknesses. 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.

Authority's Response to Findings

The Authority's response to the internal control over compliance findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of this Report

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.



Richard M. Larsen, Partner
Novogradac and Company, LLP
Toms River, New Jersey
October 25, 2021

**INDEPENDENT AUDITORS' REPORT REQUIRED
BY OREGON STATE REGULATIONS**

To the Board of Commissioners of the
Northeast Oregon Housing Authority:

We have audited the Northeast Oregon Housing Authority's (the "Authority") basic financial statements, which comprise the statement of net position as of March 31, 2021, and the related statements of revenue, expenses, and changes in net position, and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated October 25, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

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 grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements 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.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- Deposit of public funds with financial institutions (ORS Chapter 295)
- Indebtedness limitations, restrictions and repayment
- Budgets legally required (ORS Chapter 294) - exempt based on ORS 294.35 through 294.565
- Insurance and fidelity bonds in force or required by law
- Programs funded from outside sources
- Authorized investment of surplus funds (ORS Chapter 294)
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C)

In connection with our testing, nothing came to our attention that caused us to believe the Authority was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance with certain provisions of laws, regulations, contracts, and grants, and the results of that testing based on provisions of the Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 to 162-10-320, and not to provide an opinion on the effectiveness of the Authority's internal control or compliance. Accordingly, this communication is not suitable for any other purpose.



Richard M. Larsen, Partner
Novogradac and Company, LLP
Toms River, New Jersey
October 25, 2021

SUPPLEMENTARY INFORMATION

**NORTHEAST OREGON HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2021**

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	\$ 5,296,534
Housing Choice Vouchers CARES Act	14.HCC	119,720
Mainstream Vouchers	14.879	27,579
Mainstream Vouchers CARES Act	14.MSC	<u>12,236</u>
Total Housing Voucher Cluster		5,456,069
 Multifamily Assisted Housing Reform and Affordability Act	 14.197	 204,236
Family Self-Sufficiency Program	14.896	<u>96,272</u>
 Total U.S. Department of Housing and Urban Development		 <u>5,756,577</u>
U.S. Department of Agriculture:		
Farm Labor Housing Loans and Grants (Mortgage)	10.405	417,359
Rural Rental Housing Loans (Subsidy)	10.415	<u>95,001</u>
 Total U.S. Department of Agriculture		 <u>512,360</u>
 Total Expenditures of Federal Awards		 <u>\$ 6,268,937</u>

See Notes to Schedule of Expenditures of Federal Awards.

**NORTHEAST OREGON HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2021**

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended March 31, 2021. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3. INDIRECT COST RATE

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

NOTE 4. FARM LABOR HOUSING LOANS

The Farm Labor Housing Loan Program (Mortgage) listed subsequently is administered by the U.S. Department of Agriculture, and balance and transactions relating to the program are included in the Authority's basic financial statements. Loans outstanding at the beginning of the year and loans made during the year are included in the federal expenditures presented in the Schedule. The balance of the loan outstanding at March 31, 2021 consisted of:

<i>CFDA Number</i>	<i>Program Name</i>	<i>Outstanding Balance at March 31, 2021</i>
10.405	Farm Labor Housing Loan Program	\$ <u>417,359</u>

**NORTHEAST OREGON HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 2021**

I. Summary of Auditors' Results

Financial Statement Section

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

Federal Awards Section

- | | | |
|----|--|---------------|
| 1. | Internal Control over compliance: | |
| | a. Material weakness(es) identified? | Yes |
| | b. Significant deficiency(ies) identified? | None Reported |

2. Type of auditors' report on compliance for major programs:

14.871	Section 8 Housing Choice Vouchers	Qualified
14.HCC	Housing Choice Vouchers CARES Act	Unmodified
14.879	Mainstream Vouchers	Unmodified
14.MSC	Mainstream Vouchers CARES Act	Unmodified

- | | | |
|----|--|-----|
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | Yes |
|----|--|-----|

4. Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
--------------------	--------------------------------

Housing Voucher Cluster:

14.871	Section 8 Housing Choice Vouchers
14.HCC	Housing Choice Vouchers CARES Act
14.879	Mainstream Vouchers
14.MSC	Mainstream Vouchers CARES Act

- | | | |
|----|--|-----------|
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$750,000 |
|----|--|-----------|

- | | | |
|----|--|----|
| 6. | Auditee qualified as low-risk Auditee? | No |
|----|--|----|

**NORTHEAST OREGON HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED MARCH 31, 2021**

II. Financial Statement Findings

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

III. Federal Award Findings and Questioned Costs

Finding 2021-001

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Titles: Section 8 Housing Choice Vouchers Program

Federal Catalog Numbers: 14.871

Material Noncompliance – N. Special Tests and Provisions – Housing Quality Standards Inspections

Non Compliance Material to the Financial Statements: Yes

Material Weakness in Internal Control over Compliance for Special Tests and Provisions

Criteria: Housing Quality Standards Inspections. The PHA must inspect the unit leased to a family at least annually to determine if the unit meets the Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)). PIH Notice 2020-033 allowed PHAs to delay this requirement until June 30, 2021 and perform all inspections no later than December 31, 2021. The PHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the units. At a minimum, the PHA must require this owner's certification.

Condition: Based upon inspection of the Authority's files and on discussion with management there were units that the Authority did not perform either an annual HQS inspection or the minimum required owner's certification.

Context: Of a sample size of seventeen (17) units, six (6) units did not have an annual HQS inspection or the minimum required owner's certification performed.

Our sample size is statistically valid.

Known Questioned Costs: \$34,902

Cause: There is a material weakness in internal controls over the special tests and provisions type of compliance related to HQS inspections. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that reasonably assures the program is in compliance.

Effect: The Section 8 Housing Choice Vouchers program is not in compliance with the special tests and provisions type of compliance related to HQS inspections.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

Authority Response: The Authority has recognized the deficiencies in the Section 8 Housing Choice Vouchers Program and will implement internal control procedures that will ensure compliance with federal regulations. The Authority would also like to note that due to COVID-19 the Authority was short staffed and having difficulties with working remotely from home.

IV. Schedule of Prior Year Federal Audit Findings

There were no prior year findings noted.

**NORTHEAST OREGON HOUSING AUTHORITY
REQUIRED PENSION INFORMATION
MARCH 31, 2021**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	March 31, <u>2016</u>	March 31, <u>2017</u>	March 31, <u>2018</u>	March 31, <u>2019</u>	March 31, <u>2020</u>	March 31, <u>2021</u>
Contractually required contribution	\$ 46,612	\$ 35,519	\$ 59,211	\$ 150,425	\$ 164,432	\$ 130,032
Contributions in relation to the contractually required contribution	<u>46,612</u>	<u>35,519</u>	<u>59,211</u>	<u>150,425</u>	<u>164,432</u>	<u>130,032</u>
(Over) / under funded	<u>\$ -</u>					
Authority's covered-employee payroll	<u>\$ 776,871</u>	<u>\$ 793,947</u>	<u>\$ 850,868</u>	<u>\$ 998,220</u>	<u>\$ 1,045,145</u>	<u>\$ 993,711</u>
Contributions as a percentage of covered-employee payroll	<u>6.00 %</u>	<u>4.47 %</u>	<u>6.96 %</u>	<u>15.07 %</u>	<u>15.73 %</u>	<u>13.09 %</u>

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS***

	March 31, <u>2016</u>	March 31, <u>2017</u>	March 31, <u>2018</u>	March 31, <u>2019</u>	March 31, <u>2020</u>	March 31, <u>2021</u>
Authority's proportion of the net pension liability	<u>0.0094 %</u>	<u>0.0082 %</u>	<u>0.0078 %</u>	<u>0.0078 %</u>	<u>0.0080 %</u>	<u>0.0081 %</u>
Authority's proportionate share of the net pension liability	<u>\$ 541,388</u>	<u>\$ 1,228,173</u>	<u>\$ 1,057,238</u>	<u>\$ 1,186,183</u>	<u>\$ 1,385,312</u>	<u>\$ 1,770,293</u>
Authority's covered-employee payroll	<u>\$ 776,871</u>	<u>\$ 793,947</u>	<u>\$ 850,868</u>	<u>\$ 998,220</u>	<u>\$ 1,045,145</u>	<u>\$ 993,711</u>
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	<u>69.69 %</u>	<u>154.69 %</u>	<u>124.25 %</u>	<u>118.83 %</u>	<u>132.55 %</u>	<u>178.15 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>83.10 %</u>	<u>83.10 %</u>	<u>83.10 %</u>	<u>82.10 %</u>	<u>80.20 %</u>	<u>75.80 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See report of independent auditors.

**NORTHEAST OREGON HOUSING AUTHORITY
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION
MARCH 31, 2021**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	March 31, <u>2018</u>	March 31, <u>2019</u>	March 31, <u>2020</u>	March 31, <u>2021</u>
Statutorily required contribution	\$ 3,788	\$ 4,000	\$ 4,415	\$ 275
Contributions in relation to the statutorily required contribution	<u>3,788</u>	<u>4,000</u>	<u>4,415</u>	<u>275</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 850,868</u>	<u>\$ 998,220</u>	<u>\$ 1,045,145</u>	<u>\$ 993,711</u>
Contributions as a percentage of covered-employee payroll	<u>0.45 %</u>	<u>0.40 %</u>	<u>0.42 %</u>	<u>0.03 %</u>

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THEIR NET OPEB ASSET FOR THE LAST TEN FISCAL YEARS***

	March 31, <u>2018</u>	March 31, <u>2019</u>	March 31, <u>2020</u>	March 31, <u>2021</u>
Authority's proportion of the net OPEB asset	<u>0.0074 %</u>	<u>0.0083 %</u>	<u>0.0089 %</u>	<u>0.0043 %</u>
Authority's proportionate share of the net OPEB asset	<u>\$ (3,668)</u>	<u>\$ (9,303)</u>	<u>\$ (17,195)</u>	<u>\$ (8,808)</u>
Authority's covered-employee payroll	<u>\$ 850,868</u>	<u>\$ 998,220</u>	<u>\$ 1,045,145</u>	<u>\$ 993,711</u>
Authority's proportionate share of the net OPEB asset as a percentage of its covered-employee payroll	<u>(0.43)%</u>	<u>(0.93)%</u>	<u>(1.65)%</u>	<u>(0.89)%</u>
Plan fiduciary net position as a percentage of the total OPEB asset	<u>(108.90)%</u>	<u>(124.00)%</u>	<u>(144.40)%</u>	<u>(150.10)%</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See report of independent auditors.

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 3/31/2021

	Project Total	14.879 Mainstream Vouchers	2 State/Local	14.896 PIH Family Self-Sufficiency Program	6.1 Component Unit Discretely Presented	14.197 Multifamily Assisted Housing Reform and Affordability Act
111 Cash - Unrestricted	\$0	\$0	\$999,700	\$0	\$115,024	\$152,379
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$251,922	\$0	\$70,805	\$105,205
113 Cash - Other Restricted	\$0	\$26,367	\$63,072	\$0	\$113,366	\$30,155
114 Cash - Tenant Security Deposits	\$0	\$0	\$67,887	\$0	\$11,931	\$5,491
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
100 Total Cash	\$0	\$26,367	\$1,382,581	\$0	\$311,126	\$293,230
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$0	\$0	\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$0	\$0	\$195,836	\$0	\$0	\$0
126 Accounts Receivable - Tenants	\$0	\$0	\$26,894	\$0	\$0	\$7,604
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0	\$19,030	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$203,700	\$0	\$0	\$7,604
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$0	\$29,946	\$0	\$6,300	\$14,955
143 Inventories	\$0	\$0	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$0	\$26,367	\$1,616,227	\$0	\$317,426	\$315,789
161 Land	\$0	\$0	\$2,806,052	\$0	\$0	\$65,632
162 Buildings	\$0	\$0	\$15,168,694	\$0	\$6,991,886	\$2,487,287
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0	\$1,064,787	\$0	\$194,991	\$9,343
164 Furniture, Equipment & Machinery - Administration	\$0	\$0	\$0	\$0	\$0	\$7,702
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	\$0	\$0	\$12,400,224	\$0	\$1,228,854	\$850,629
167 Construction in Progress	\$0	\$0	\$905,004	\$0	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$7,544,313	\$0	\$5,958,023	\$1,719,335
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$236,575	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$5,162	\$0	\$29,404	\$440
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$0	\$0	\$7,786,050	\$0	\$5,987,427	\$1,719,775
200 Deferred Outflow of Resources	\$0	\$0	\$219,899	\$0	\$0	\$18,576
290 Total Assets and Deferred Outflow of Resources	\$0	\$26,367	\$9,622,176	\$0	\$6,304,853	\$2,054,140

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 3/31/2021

	Project Total	14.879 Mainstream Vouchers	2 State/Local	14.896 PIH Family Self-Sufficiency Program	6.1 Component Unit Discretely Presented	14.197 Multifamily Assisted Housing Reform and Affordability Act
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$0	\$0	\$68,529	\$0	\$12,299	\$5,898
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$0	\$0	\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$0	\$0	\$2,829	\$0	\$0	\$262
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$43,575	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$0	\$0	\$67,887	\$0	\$11,931	\$5,491
342 Unearned Revenue	\$0	\$0	\$267	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$76,718	\$0	\$0	\$21,384
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$63,455	\$0
347 Inter Program - Due To	\$0	\$0	\$0	\$0	\$0	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$0	\$0	\$216,230	\$0	\$131,260	\$35,035
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$2,145,423	\$0	\$1,071,880	\$686,800
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0	\$0	\$25,451	\$0	\$0	\$2,357
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$944,051	\$0	\$0	\$79,741
350 Total Non-Current Liabilities	\$0	\$0	\$3,114,925	\$0	\$1,071,880	\$768,898
300 Total Liabilities	\$0	\$0	\$3,331,155	\$0	\$1,203,140	\$801,933
400 Deferred Inflow of Resources	\$0	\$0	\$9,170	\$0	\$0	\$775
508.4 Net Investment in Capital Assets	\$0	\$0	\$5,119,332	\$0	\$5,052,801	\$1,011,151
511.4 Restricted Net Position	\$0	\$26,367	\$314,994	\$0	\$184,171	\$135,360
512.4 Unrestricted Net Position	\$0	\$0	\$847,525	\$0	-\$135,259	\$104,921
513 Total Equity - Net Assets / Position	\$0	\$26,367	\$6,281,951	\$0	\$5,101,713	\$1,251,432
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0	\$26,367	\$9,622,176	\$0	\$6,304,853	\$2,054,140

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 3/31/2021

	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Total
111 Cash - Unrestricted	\$7,211	\$615,728			\$1,890,042
112 Cash - Restricted - Modernization and Development	\$28,187	\$0			\$456,119
113 Cash - Other Restricted	\$0	\$124,064		\$157,934	\$514,958
114 Cash - Tenant Security Deposits	\$8,024	\$0			\$93,333
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0			\$0
100 Total Cash	\$43,422	\$739,792	\$0	\$157,934	\$2,954,452
121 Accounts Receivable - PHA Projects	\$0	\$0			\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0			\$0
124 Accounts Receivable - Other Government	\$0	\$0			\$0
125 Accounts Receivable - Miscellaneous	\$0	\$0			\$195,836
126 Accounts Receivable - Tenants	\$9,248	\$0			\$43,746
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0			\$19,030
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0			\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0			\$0
128 Fraud Recovery	\$0	\$0			\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0			\$0
129 Accrued Interest Receivable	\$0	\$0			\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$9,248	\$0	\$0	\$0	\$220,552
131 Investments - Unrestricted	\$0	\$0			\$0
132 Investments - Restricted	\$0	\$0			\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0			\$0
142 Prepaid Expenses and Other Assets	\$3,042	\$2,744			\$56,987
143 Inventories	\$0	\$0			\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0			\$0
144 Inter Program Due From	\$0	\$0			\$0
145 Assets Held for Sale	\$0	\$0			\$0
150 Total Current Assets	\$55,712	\$742,536	\$0	\$157,934	\$3,231,991
161 Land	\$50,071	\$0			\$2,921,755
162 Buildings	\$1,232,711	\$0			\$25,880,578
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0			\$1,269,121
164 Furniture, Equipment & Machinery - Administration	\$0	\$61,117			\$68,819
165 Leasehold Improvements	\$0	\$0			\$0
166 Accumulated Depreciation	-\$730,782	-\$61,117			-\$15,271,606
167 Construction in Progress	\$0	\$0			\$905,004
168 Infrastructure	\$0	\$0			\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$552,000	\$0	\$0	\$0	\$15,773,671
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0			\$236,575
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0			\$0
173 Grants Receivable - Non Current	\$0	\$0			\$0
174 Other Assets	\$283	\$2,923			\$38,212
176 Investments in Joint Ventures	\$0	\$0			\$0
180 Total Non-Current Assets	\$552,283	\$2,923	\$0	\$0	\$16,048,458
200 Deferred Outflow of Resources	\$15,925	\$157,397			\$411,797
290 Total Assets and Deferred Outflow of Resources	\$623,920	\$902,856	\$0	\$157,934	\$19,692,246

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 3/31/2021

	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Total
311 Bank Overdraft	\$0	\$0			\$0
312 Accounts Payable <= 90 Days	\$3,334	\$5,022			\$95,082
313 Accounts Payable >90 Days Past Due	\$0	\$0			\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0			\$0
322 Accrued Compensated Absences - Current Portion	\$89	\$2,761			\$5,941
324 Accrued Contingency Liability	\$0	\$0			\$0
325 Accrued Interest Payable	\$0	\$0			\$43,575
331 Accounts Payable - HUD PHA Programs	\$0	\$0			\$0
332 Account Payable - PHA Projects	\$0	\$0			\$0
333 Accounts Payable - Other Government	\$0	\$0			\$0
341 Tenant Security Deposits	\$8,024	\$0			\$93,333
342 Unearned Revenue	\$0	\$0	\$0	\$157,934	\$158,201
344 Current Portion of Long-term Debt - Operating Borrowings	\$23,438	\$0			\$121,540
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0			\$0
345 Other Current Liabilities	\$0	\$0			\$0
346 Accrued Liabilities - Other	\$0	\$0			\$63,455
347 Inter Program - Due To	\$0	\$0			\$0
348 Loan Liability - Current	\$0	\$0			\$0
310 Total Current Liabilities	\$34,885	\$7,783	\$0	\$157,934	\$581,127
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$393,921	\$0			\$4,298,024
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0			\$0
353 Non-current Liabilities - Other	\$0	\$79,202			\$79,202
354 Accrued Compensated Absences - Non Current	\$798	\$24,852			\$53,458
355 Loan Liability - Non Current	\$0	\$0			\$0
356 FASB 5 Liabilities	\$0	\$0			\$0
357 Accrued Pension and OPEB Liabilities	\$68,621	\$677,880			\$1,770,293
350 Total Non-Current Liabilities	\$463,340	\$781,934	\$0	\$0	\$6,200,977
300 Total Liabilities	\$498,225	\$789,717	\$0	\$157,934	\$6,782,104
400 Deferred Inflow of Resources	\$649	\$6,445			\$17,039
508.4 Net Investment in Capital Assets	\$134,641	\$0			\$11,317,925
511.4 Restricted Net Position	\$28,187	\$44,862			\$733,941
512.4 Unrestricted Net Position	-\$37,782	\$61,832	\$0	\$0	\$841,237
513 Total Equity - Net Assets / Position	\$125,046	\$106,694	\$0	\$0	\$12,893,103
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$623,920	\$902,856	\$0	\$157,934	\$19,692,246

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	Project Total	14.879 Mainstream Vouchers	2 State/Local	14.896 PIH Family Self-Sufficiency Program	6.1 Component Unit Discretely Presented	14.197 Multifamily Assisted Housing Reform and Affordability Act
70300 Net Tenant Rental Revenue	\$0	\$0	\$1,594,214	\$0	\$289,146	\$83,698
70400 Tenant Revenue - Other	\$0	\$0	\$40,025	\$0		\$2,431
70500 Total Tenant Revenue	\$0	\$0	\$1,634,239	\$0	\$289,146	\$86,129
70600 HUD PHA Operating Grants	\$0	\$43,166	\$0	\$96,272	\$0	\$0
70610 Capital Grants	\$0					
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue						
70800 Other Government Grants	\$0	\$0	\$3,912	\$0	\$0	\$204,236
71100 Investment Income - Unrestricted	\$0	\$0	\$294	\$0	\$68	\$47
71200 Mortgage Interest Income	\$0	\$0	\$7,000	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0
71500 Other Revenue	\$0	\$0	\$428,895	\$0	\$3,654	\$1,555
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$286,723	\$0	\$0	\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0
70000 Total Revenue	\$0	\$43,166	\$2,361,063	\$96,272	\$292,868	\$291,967
91100 Administrative Salaries	\$0	\$0	\$353,898	\$0	\$16,150	\$29,120
91200 Auditing Fees	\$0	\$0	\$3,635	\$0	\$8,900	\$861
91300 Management Fee	\$0	\$0	\$99,974	\$0	\$14,020	\$20,358
91310 Book-keeping Fee	\$0	\$0	\$57	\$0	\$0	\$0
91400 Advertising and Marketing	\$0	\$0	\$1,490	\$0	\$346	\$225
91500 Employee Benefit contributions - Administrative	\$0	\$0	\$339,109	\$0	\$7,224	\$33,111
91600 Office Expenses	\$0	\$3,962	\$64,637	\$0	\$22,440	\$5,331
91700 Legal Expense	\$0	\$0	\$0	\$0	\$0	\$88
91800 Travel	\$0	\$0	\$3,668	\$0	\$935	\$1,124
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0
91900 Other	\$0	\$0	\$5,103	\$0	\$0	\$0
91000 Total Operating - Administrative	\$0	\$3,962	\$871,571	\$0	\$70,015	\$90,018
92000 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0
92100 Tenant Services - Salaries	\$0	\$0	\$0	\$61,614	\$0	\$0
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$34,658	\$0	\$0
92400 Tenant Services - Other	\$0	\$0	\$0	\$0	\$0	\$0
92500 Total Tenant Services	\$0	\$0	\$0	\$96,272	\$0	\$0

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	Project Total	14.879 Mainstream Vouchers	2 State/Local	14.896 PIH Family Self-Sufficiency Program	6.1 Component Unit Discretely Presented	14.197 Multifamily Assisted Housing Reform and Affordability Act
93100 Water	\$0	\$0	\$65,498	\$0	\$29,217	\$19,466
93200 Electricity	\$0	\$0	\$54,287	\$0	\$7,463	\$8,675
93300 Gas	\$0	\$0	\$7,520	\$0	\$0	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$68,027	\$0	\$18,240	\$24,785
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$0	\$0	\$195,332	\$0	\$54,920	\$52,926
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$136,848	\$0	\$12,403	\$11,113
94200 Ordinary Maintenance and Operations - Materials and Other	\$0	\$0	\$73,311	\$0	\$15,946	\$11,388
94300 Ordinary Maintenance and Operations Contracts	\$0	\$0	\$118,099	\$0	\$30,462	\$18,644
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$107,051	\$0	\$6,314	\$0
94000 Total Maintenance	\$0	\$0	\$435,309	\$0	\$67,125	\$41,145
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$0	\$0	\$0	\$0
96120 Liability Insurance	\$0	\$0	\$0	\$0	\$0	\$0
96130 Workmen's Compensation	\$0	\$0	\$0	\$0	\$0	\$0
96140 All Other Insurance	\$0	\$0	\$43,566	\$0	\$10,269	\$10,894
96100 Total insurance Premiums	\$0	\$0	\$43,566	\$0	\$10,269	\$10,894
96200 Other General Expenses	\$0	\$0	\$41,117	\$0	\$12,948	\$0
96210 Compensated Absences	\$0	\$0	\$0	\$0	\$0	\$0
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$0	\$0	\$24,055	\$0	\$0	\$6,209
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$0	\$0	\$65,172	\$0	\$12,948	\$6,209
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$105,487	\$0	\$32,027	\$33,521
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$105,487	\$0	\$32,027	\$33,521
96900 Total Operating Expenses	\$0	\$3,962	\$1,716,437	\$96,272	\$247,304	\$234,713

See report of independent auditors.

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	Project Total	14.879 Mainstream Vouchers	2 State/Local	14.896 PIH Family Self-Sufficiency Program	6.1 Component Unit Discretely Presented	14.197 Multifamily Assisted Housing Reform and Affordability Act
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$39,204	\$644,626	\$0	\$45,564	\$57,254
97100 Extraordinary Maintenance	\$0	\$0	\$48,998	\$0	\$3,840	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$23,617	\$0	\$0	\$0	\$0
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$0	\$0	\$405,639	\$0	\$222,548	\$82,909
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$0	\$27,579	\$2,171,074	\$96,272	\$473,692	\$317,622
10010 Operating Transfer In	\$0	\$0	\$0	\$0	\$0	\$0
10020 Operating transfer Out	\$0	\$0	\$0	\$0	\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds						
10060 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0					
10092 Inter Project Excess Cash Transfer Out	\$0					
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$15,587	\$189,989	\$0	-\$180,824	-\$25,665
11020 Required Annual Debt Principal Payments	\$0	\$0	\$77,596	\$0	\$22,224	\$20,338
11030 Beginning Equity	\$0	\$10,780	\$6,091,862	\$0	\$5,282,537	\$1,277,087
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0	\$0	\$0
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	0	0	2376	0	456	456
11210 Number of Unit Months Leased	0	0	2174	0	435	429

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Total
70300 Net Tenant Rental Revenue	\$59,852	\$0			\$2,026,910
70400 Tenant Revenue - Other	\$5,478	\$0			\$47,934
70500 Total Tenant Revenue	\$65,330	\$0	\$0	\$0	\$2,074,844
70600 HUD PHA Operating Grants	\$0	\$5,362,426	\$12,236	\$119,720	\$5,633,820
70610 Capital Grants		\$0			\$0
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$95,001	\$0			\$303,149
71100 Investment Income - Unrestricted	\$20	\$69			\$498
71200 Mortgage Interest Income	\$0	\$0			\$7,000
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0			\$0
71310 Cost of Sale of Assets	\$0	\$0			\$0
71400 Fraud Recovery					\$1,862
71500 Other Revenue	\$2,185	\$22,914			\$459,203
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0			\$286,723
72000 Investment Income - Restricted	\$0	\$0			\$0
70000 Total Revenue	\$162,536	\$5,387,271	\$12,236	\$119,720	\$8,767,099
91100 Administrative Salaries	\$14,475	\$286,355		\$9,512	\$709,510
91200 Auditing Fees	\$404	\$15,511			\$29,111
91300 Management Fee	\$18,203	\$0			\$152,555
91310 Book-keeping Fee	\$0	\$0			\$57
91400 Advertising and Marketing	\$302	\$3,427			\$5,790
91500 Employee Benefit contributions - Administrative	\$25,554	\$228,300			\$633,298
91600 Office Expenses	\$6,040	\$78,705		\$94,529	\$275,644
91700 Legal Expense	\$0	\$0			\$88
91800 Travel	\$982	\$9,241			\$15,950
91810 Allocated Overhead	\$0	\$0			\$0
91900 Other	\$0	\$5,858			\$10,961
91000 Total Operating - Administrative	\$65,960	\$627,397	\$0	\$104,041	\$1,832,964
92000 Asset Management Fee	\$0	\$0			\$0
92100 Tenant Services - Salaries	\$0	\$0			\$61,614
92200 Relocation Costs	\$0	\$0			\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0			\$34,658
92400 Tenant Services - Other	\$0	\$0		\$15,679	\$15,679
92500 Total Tenant Services	\$0	\$0	\$0	\$15,679	\$111,951

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Total
93100 Water	\$2,126	\$0			\$116,307
93200 Electricity	\$2,438	\$0			\$72,863
93300 Gas	\$0	\$0			\$7,520
93400 Fuel	\$0	\$0			\$0
93500 Labor	\$0	\$0			\$0
93600 Sewer	\$2,239	\$0			\$113,291
93700 Employee Benefit Contributions - Utilities	\$0	\$0			\$0
93800 Other Utilities Expense	\$0	\$0			\$0
93000 Total Utilities	\$6,803	\$0	\$0	\$0	\$309,981
94100 Ordinary Maintenance and Operations - Labor	\$21,196	\$0			\$181,560
94200 Ordinary Maintenance and Operations - Materials and Other	\$6,219	\$0			\$106,864
94300 Ordinary Maintenance and Operations Contracts	\$15,591	\$21,989			\$204,785
94500 Employee Benefit Contributions - Ordinary Maintenance	\$15,728	\$0			\$131,091
94000 Total Maintenance	\$58,732	\$21,989	\$0	\$0	\$624,300
95100 Protective Services - Labor	\$0	\$0			\$0
95200 Protective Services - Other Contract Costs	\$0	\$0			\$0
95300 Protective Services - Other	\$0	\$0			\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0			\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0			\$0
96120 Liability Insurance	\$0	\$0			\$0
96130 Workmen's Compensation	\$0	\$0			\$0
96140 All Other Insurance	\$4,557	\$4,223			\$73,509
96100 Total insurance Premiums	\$4,557	\$4,223	\$0	\$0	\$73,509
96200 Other General Expenses	\$0	\$18,589			\$72,654
96210 Compensated Absences	\$0	\$0			\$0
96300 Payments in Lieu of Taxes	\$0	\$0			\$0
96400 Bad debt - Tenant Rents	\$0	\$0			\$30,264
96500 Bad debt - Mortgages	\$0	\$0			\$0
96600 Bad debt - Other	\$0	\$0			\$0
96800 Severance Expense	\$0	\$0			\$0
96000 Total Other General Expenses	\$0	\$18,589	\$0	\$0	\$102,918
96710 Interest of Mortgage (or Bonds) Payable	\$10,068	\$0			\$181,103
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0			\$0
96730 Amortization of Bond Issue Costs	\$0	\$0			\$0
96700 Total Interest Expense and Amortization Cost	\$10,068	\$0	\$0	\$0	\$181,103
96900 Total Operating Expenses	\$146,120	\$672,198	\$0	\$119,720	\$3,236,726

Northeast Oregon Housing Authority (OR032)

La Grande, OR

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/2021

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Total
97000 Excess of Operating Revenue over Operating Expenses	\$16,416	\$4,715,073	\$12,236	\$0	\$5,530,373
97100 Extraordinary Maintenance	\$475	\$0			\$53,313
97200 Casualty Losses - Non-capitalized	\$5,940	\$0			\$5,940
97300 Housing Assistance Payments	\$0	\$4,624,336	\$12,236		\$4,660,189
97350 HAP Portability-In	\$0	\$0			\$0
97400 Depreciation Expense	\$42,729	\$0			\$753,825
97500 Fraud Losses	\$0	\$0			\$0
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense	\$0	\$0			\$0
90000 Total Expenses	\$195,264	\$5,296,534	\$12,236	\$119,720	\$8,709,993
10010 Operating Transfer In	\$0	\$0			\$0
10020 Operating transfer Out	\$0	\$0			\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0			\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0			\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0			\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0			\$0
10091 Inter Project Excess Cash Transfer In					\$0
10092 Inter Project Excess Cash Transfer Out					\$0
10093 Transfers between Program and Project - In	\$0	\$0			\$0
10094 Transfers between Project and Program - Out	\$0	\$0			\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$32,728	\$90,737	\$0	\$0	\$57,106
11020 Required Annual Debt Principal Payments	\$22,391	\$0	\$0	\$0	\$142,549
11030 Beginning Equity	\$157,774	\$15,957	\$0	\$0	\$12,835,997
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0			\$0
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		\$61,832			\$61,832
11180 Housing Assistance Payments Equity		\$44,862			\$44,862
11190 Unit Months Available	288	10404			13990
11210 Number of Unit Months Leased	271	9543			12852