

Housing Authority of the Town of Greenwich

**Financial Statements
(With Supplementary Information)
and Independent Auditor's Report**

December 31, 2019

Housing Authority of the Town of Greenwich

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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the Town of Greenwich

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Town of Greenwich, which comprise the statement of net position as of December 31, 2019, 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.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. The financial statements of certain subsidiaries and affiliates were not audited in accordance with *Government Auditing Standards*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Greenwich as of December 31, 2019, and the changes in its financial position and its 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 and the pension benefit schedules on pages 5 to 12 and 44 and 45, respectively, 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 the 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 basic financial statements as a whole. The HUD financial data schedule on pages 48 to 57 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The HUD financial data schedule and schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the HUD financial data schedule and schedule of expenditures of federal awards 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 December 29, 2020, on our consideration of the Housing Authority of the Town of Greenwich's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Town of Greenwich'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 Housing Authority of the Town of Greenwich's internal control over financial reporting and compliance.

CohnReznick LLP

Boston, Massachusetts
December 29, 2020

Taxpayer Identification Number:
22-1478099

Lead Auditor: Karen K. Smith

Housing Authority of the Town of Greenwich

Management's Discussion and Analysis For the Year Ended December 31, 2019

Management's Discussion and Analysis

As the management of the Housing Authority of the Town of Greenwich (the "Authority"), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended December 31, 2019. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report, or requests for additional information should be addressed to the Authority's Chief Executive Officer or the Chief Financial Officer.

Financial Highlights

In addition to the following highlights, more descriptive explanations of the following items are provided on page 9 of this report.

- The assets of the Authority exceeded its liabilities as of December 31, 2019 by \$27,038,854 (net position).
- The Authority's cash balance as of December 31, 2019 was \$8,235,759 representing an increase of \$1,355,624 from December 31, 2018 (some of which is restricted).
- The Authority had intergovernmental grant revenues of \$1,200,525 for operations for the year ended December 31, 2019.
- The Authority had Housing Choice Voucher program revenues of \$5,986,403 for the year ended December 31, 2019, which was used to fund tenant housing assistance subsidy vouchers and cover administrative costs.
- The Authority's capital outlays for the year were \$7,706,301 for new equipment, building improvements and construction in progress, which were driven by capital projects including the development of Armstrong Court Phase I.

Overview of the Financial Statements

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

- Statement of Net Position - reports the Authority's current financial resources (short-term spendable resources) with capital assets and long-term debt obligations.
- Statement of Revenues, Expenses and Changes in Net Position - reports the Authority's operating and nonoperating revenues, by major source along with operating and nonoperating expenses and capital contributions.
- Statement of Cash Flows - reports the Authority's net cash provided by or used in operating activities, noncapital and related financing, investing activities and capital and related financing activities.

Housing Authority of the Town of Greenwich

Management's Discussion and Analysis For the Year Ended December 31, 2019

The attached analysis of entity wide net position, revenues, and expenses are provided to assist in reviewing the Authority's operations for the year ended December 31, 2019. This analysis includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. This analysis also reflects the Authority's net position and changes in them. The Authority's net position are the differences between what the Authority owns (i.e., assets) and what the Authority owes (i.e., liabilities), as one way to measure the Authority's financial health.

Over time, the changes in the Authority's net position are an indicator of whether its financial health is improving or deteriorating. Readers need to consider other nonfinancial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Authority's capital assets to assess the overall health of the Authority.

Analysis of Entity Wide Net Position (Statement of Net Position)

Total Assets for FYE 2018 was \$52,959,973 and at FYE 2019 the amount was \$60,452,367. This represents a net increase of \$7,492,394. The major areas that caused this increase were increases in cash and capital assets.

Cash had an increase of \$1,355,624.

Project reserves increased by \$430,103.

Capital Assets increased by \$5,623,858. Capital outlays of \$7,706,301 exceeded current period depreciation and amortization charges of \$2,082,443.

Total Liabilities increased from \$30,248,445 in FYE 2018 to \$35,129,339 in FYE 2019. This was an increase of \$4,880,894. The major areas that caused this increase were increases in accounts payable and capital debt.

Current Liabilities increased from \$2,397,506 in FYE 2018 to \$3,262,150 in FYE 2019. This was an increase of \$864,644.

Long-Term Liabilities increased from \$27,850,939 in FYE 2018 to \$31,867,189 in FYE 2019. This was an increase of \$4,016,250.

Housing Authority of the Town of Greenwich

Management's Discussion and Analysis For the Year Ended December 31, 2019

The table below further illustrates our analysis:

	<u>2019</u>	<u>2018</u>	<u>Net Change</u>	<u>Variance</u>
Cash	\$ 8,235,759	\$ 6,880,135	\$ 1,355,624	19.70%
Other Assets	4,093,512	3,580,602	512,910	14.32%
Capital Assets	48,108,359	42,484,501	5,623,858	13.24%
Non-Current Assets	14,737	14,735	2	0.01%
Deferred Outflows of Resources	<u>2,158,036</u>	<u>2,734,615</u>	<u>(576,579)</u>	<u>-21.08%</u>
 Total Assets and Deferred Outflows of Resources	 <u>\$ 62,610,403</u>	 <u>\$ 55,694,588</u>	 <u>\$ 6,915,815</u>	 <u>12.42%</u>
Current Liabilities	\$ 3,262,150	\$ 2,397,506	\$ 864,644	36.06%
Long-Term Liabilities	<u>31,867,189</u>	<u>27,850,939</u>	<u>4,016,250</u>	<u>14.42%</u>
 Total Liabilities	 35,129,339	 30,248,445	 4,880,894	 16.14%
Deferred Inflows of Resources	<u>442,210</u>	<u>40,645</u>	<u>401,565</u>	<u>987.98%</u>
Net Position:				
Net Investment in Capital Assets	20,820,785	19,279,745	1,541,040	7.99%
Restricted Net Position	387,492	317,449	70,043	22.06%
Unrestricted Net Position	<u>5,830,577</u>	<u>5,808,304</u>	<u>22,273</u>	<u>0.38%</u>
 Total Net Position	 <u>27,038,854</u>	 <u>25,405,498</u>	 <u>1,633,356</u>	 <u>6.43%</u>
 Total Liabilities, Deferred Inflows of Resources, and Net Position	 <u>\$ 62,610,403</u>	 <u>\$ 55,694,588</u>	 <u>\$ 6,915,815</u>	 <u>12.42%</u>

Housing Authority of the Town of Greenwich

**Management's Discussion and Analysis
For the Year Ended December 31, 2019**

Analysis of Entity Wide Revenues (Statement of Revenues, Expenses and Changes in Net Position)

The Authority administers the following programs and the revenues generated from these programs during FYE 2019 were as follows:

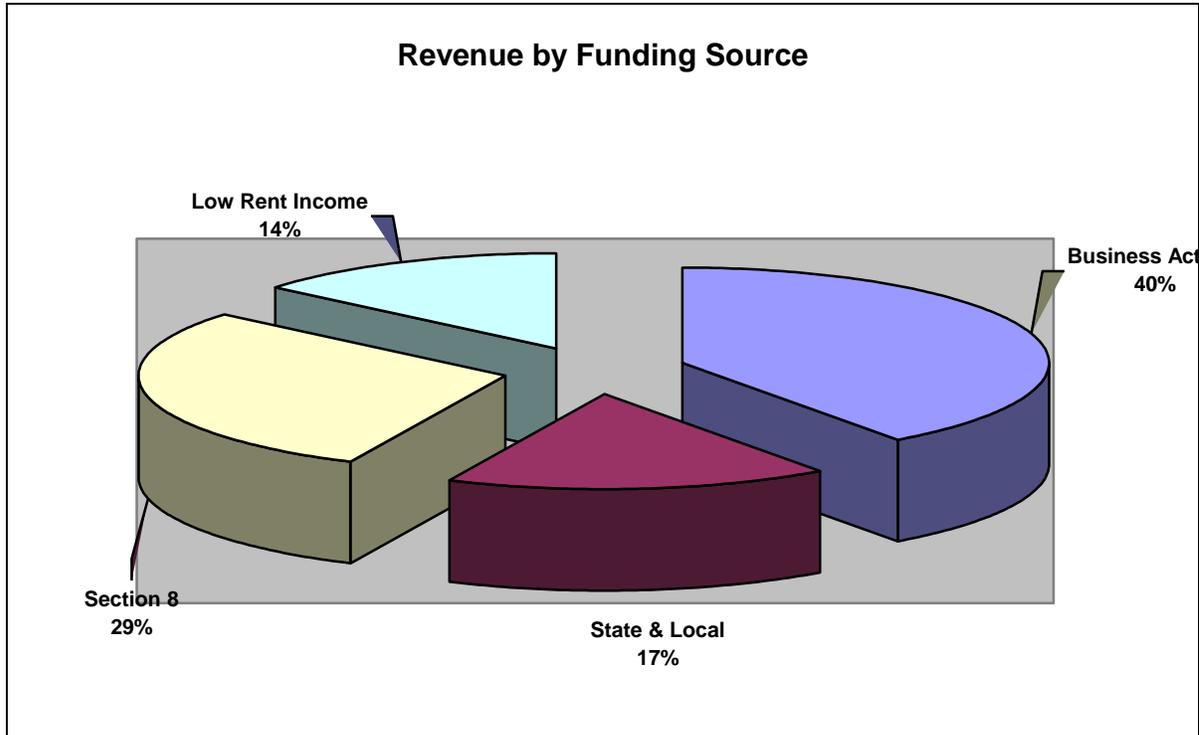
Low Income Public Housing		\$ 2,771,835
Section 8 Vouchers		5,986,403
State & Local		
Moderate Rent	\$ 3,001,740	
McKinney II	462,620	
		3,464,360
Blended Component Units		
Greenwich Close	2,870,207	
Quarry Knoll II	740,958	
Town Hall Annex (incl PCSRLP, THALP & THAC)	3,167,435	
Oaktree	271,449	
		7,050,049
Non-Major Programs		
Strickland Road	90,546	
Adams Garden II	343,056	
FSS Program	69,380	
Ross Program	82,384	
Management Fee (development fee income)	504,100	
		1,089,466
Total Operating Revenue		20,362,113
Capital Grants		170,994
Total Revenue		\$ 20,533,107

* Does not include Management Fee Income, which is eliminated in consolidation, or interest income.

Housing Authority of the Town of Greenwich

Management's Discussion and Analysis For the Year Ended December 31, 2019

This diagram illustrates the percentage of revenues generated from these programs by the Authority during FYE 2019:



In FYE 2018 and FYE 2019, total operating revenues were \$18,691,563 and \$20,362,113, respectively. FYE 2019 operating revenues exceeded FYE 2018 by \$1,670,550. The increase is primarily due to increases in low rent public housing and business activity revenues.

In FYE 2018 and FYE 2019, total operating expenses were \$18,554,870 and \$18,478,785, respectively. FYE 2018 operating expenses exceeded FYE 2019 by \$76,085. A comparison of the expenses is outlined in the table on the next page. The Authority has provided analysis of the individual expense components.

Housing Authority of the Town of Greenwich

Management's Discussion and Analysis For the Year Ended December 31, 2019

The following table illustrates the changes in the statement of activities:

	2019	2018	Net Change	Variance
Tenant Rental Revenue	\$ 11,027,494	\$ 10,388,809	\$ 638,685	6.15%
Public Housing Subsidy	1,093,376	784,464	308,912	39.38%
Section 8 Subsidy	7,107,776	7,138,935	(31,159)	-0.44%
Other Revenue	1,133,467	379,355	754,112	198.79%
Total Operating Revenue	20,362,113	18,691,563	1,670,550	8.94%
Operating Expenses:				
Administrative	4,082,068	4,039,871	42,197	1.04%
Tenant Services	1,071,279	1,042,316	28,963	2.78%
Utilities	1,382,115	1,362,459	19,656	1.44%
Maintenance	3,253,951	3,331,527	(77,576)	-2.33%
Housing Assistance Payments	5,545,970	5,687,444	(141,474)	-2.49%
Other Operating Expenses	1,060,959	1,067,102	(6,143)	-0.58%
Depreciation	2,082,443	2,024,151	58,292	2.88%
Total Operating Expenses	18,478,785	18,554,870	(76,085)	-0.41%
Operating Income (Loss)	1,883,328	136,693	1,746,635	1277.78%
Non-Operating Revenues (Expenses)				
Capital Grants	170,994	432,330	(261,336)	-60.45%
Interest income	42,554	54,389	(11,835)	-21.76%
Interest expense	(783,941)	(815,628)	31,687	-3.88%
Change in Net Position	\$ 1,312,935	\$ (192,216)	\$ 1,505,151	-783.05%

LOW INCOME PUBLIC HOUSING HIGHLIGHTS

Results of Operations

The Authority's management is pleased with the operating results for the fiscal year ended December 31, 2019. The Public Housing Program reflected a loss of \$331,336 from operations excluding depreciation.

Operating Revenues increased by \$420,531 in FYE 2019. This increase was due to an increase in HUD rental assistance subsidy.

Operating Expenses increased by \$372,145 in FYE 2019. This increase was due to an increase in administration and maintenance expenses.

SECTION 8 HIGHLIGHTS

The Section 8 operating revenues decreased by \$144,470 in the last fiscal year. Section 8 subsidy paid out in 2019 decreased \$141,474.

Housing Authority of the Town of Greenwich

**Management's Discussion and Analysis
For the Year Ended December 31, 2019**

STATE AND LOCAL HIGHLIGHTS

Results of Operations

The Authority's management is pleased with the operating results for the fiscal year ended December 31, 2019. The State program reflected an operating profit of \$751,181, excluding depreciation. Overall, the operating revenues increased 15.61% while operating expenses increased by 7.66%.

Operating Revenues increased by \$467,889 in FYE 2019.

Operating Expenses increased by \$226,708 in FYE 2019.

BUSINESS ACTIVITY HIGHLIGHTS

Results of Operations

The Authority's management is pleased with the operating results for the fiscal year ended December 31, 2019. Business Activity combined for actual results of operations reflecting income of \$1,087,144 excluding depreciation.

Operating Revenues increased by \$774,693 in 2019.

Operating Expenses decreased by \$465,348 in 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had \$48.1 million invested in a variety of capital assets as reflected in the following schedule which represents a net increase (additions less depreciation) in the amount of \$5,623,858 from the end of last year.

	<u>2019</u>	<u>2018</u>
Land and improvements	\$ 13,169,850	\$ 13,086,808
Buildings and improvements	63,058,802	61,911,671
Dwelling equipment	2,813,388	2,311,157
Non-dwelling equipment	727,347	727,347
Accumulated depreciation	(38,779,934)	(36,697,491)
Construction in progress	7,118,906	1,145,009
Total	<u>\$ 48,108,359</u>	<u>\$ 42,484,501</u>

Housing Authority of the Town of Greenwich

**Management's Discussion and Analysis
For the Year Ended December 31, 2019**

Debt Outstanding

As of year-end, the Authority had \$27.3 million in debt (mortgages, notes, etc.) outstanding compared to \$23.2 million last year, a \$4,082,818 increase.

OUTSTANDING DEBT, AT YEAR END

	<u>2019</u>	<u>2018</u>
State and Local	\$ 1,896,467	\$ 1,938,721
Business activity	<u>25,391,107</u>	<u>21,266,035</u>
Total	<u>\$ 27,287,574</u>	<u>\$ 23,204,756</u>

Housing Authority of the Town of Greenwich

**Statement of Net Position
December 31, 2019**

Assets and Deferred Outflows of Resources

Current assets	
Cash - operations	\$ 6,883,605
Cash - restricted	489,799
Cash - security deposits held in trust	862,355
Accounts receivable - tenants, net	91,846
Accounts receivable - miscellaneous	38,233
Accounts receivable - other government	176,876
Project reserves	3,625,868
Prepaid expenses	<u>160,689</u>
Total current assets	<u>12,329,271</u>
Noncurrent assets	
Capital assets	
Land and land improvements	13,169,850
Construction in progress	7,118,906
Structures and equipment, net	<u>27,819,603</u>
Total capital assets, net	<u>48,108,359</u>
Other assets	
Other assets	<u>14,737</u>
Total other assets	<u>14,737</u>
Total assets	<u>60,452,367</u>
Deferred outflows of resources - pension	<u>2,158,036</u>
Total assets and deferred outflow of resources	<u><u>\$ 62,610,403</u></u>

Housing Authority of the Town of Greenwich

Statement of Net Position December 31, 2019

Liabilities, Deferred Inflows of Resources, and Net Position

Current liabilities	
Accounts payable - vendors	\$ 1,106,008
Accounts payable - other government	300,814
Accrued salaries and benefit payable	18,643
Accrued compensated absences	70,050
Accrued operating expenses	74,667
Accrued interest expense	87,544
Prepaid rental revenue - subsidy	28,687
Tenant security deposits	839,302
Other current liabilities	102,307
Current portion of capital debt	634,128
	<hr/>
Total current liabilities	3,262,150
	<hr/>
Noncurrent liabilities	
Accrued compensated absences - noncurrent	630,438
Net pension liability	4,568,872
Due to affiliate	14,433
Capital debt, net of current portion	26,653,446
	<hr/>
Total noncurrent liabilities	31,867,189
	<hr/>
Total liabilities	35,129,339
	<hr/>
Deferred inflows of resources - pension	442,210
	<hr/>
Net position	
Net investment in capital assets	20,820,785
Restricted for:	
Excess HCV payments	161,487
Capital projects	226,005
Unrestricted	5,830,577
	<hr/>
Total net position	27,038,854
	<hr/>
Total liabilities, deferred inflows of resources, and net position	\$ 62,610,403
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See Notes to Financial Statements.

Housing Authority of the Town of Greenwich

Statement of Revenues, Expenses and Changes in Net Position Year Ended December 31, 2019

Operating revenues	
Tenant rental revenue, net	\$ 10,272,082
Tenant revenue - other	<u>755,412</u>
Total tenant revenue	11,027,494
HUD rental assistance subsidy	8,201,152
Operating grants	275,648
Other	<u>857,819</u>
Total operating revenues	<u>20,362,113</u>
Expenses	
Administration	4,082,068
Tenant services	1,071,279
Utilities	1,382,115
Maintenance and operations	2,272,335
Maintenance contracts	981,616
Insurance	576,017
Other general expenses	484,942
Housing assistance payments	5,545,970
Depreciation	<u>2,082,443</u>
Total expenses	<u>18,478,785</u>
Operating income (loss)	<u>1,883,328</u>
Nonoperating revenues (expenses)	
Capital grants	170,994
Interest income	42,554
Interest expense	<u>(783,941)</u>
Total nonoperating revenues (expenses)	<u>(570,393)</u>
Change in net position	<u>\$ 1,312,935</u>
Change in net position	
Net position, beginning of year	\$ 25,405,498
Capital contributions, net of syndication costs	320,421
Change in net position for the year	<u>1,312,935</u>
Net position, end of year	<u>\$ 27,038,854</u>

See Notes to Financial Statements.

Housing Authority of the Town of Greenwich

Statement of Cash Flows Year Ended December 31, 2019

Cash flows from operating activities	
Sources	
Tenant revenue, net	\$ 11,105,422
HUD rental assistance subsidy	8,207,894
Operating grants	104,561
Other	477,286
Uses	
Administrative	(3,666,469)
Tenant services	(1,071,279)
Utilities	(1,397,962)
Maintenance and operations	(1,827,457)
Maintenance contracts	(1,006,601)
Insurance	(569,790)
Other general expenses	(323,452)
Housing assistance payments	(5,545,970)
Tenant security deposits, net	(4,799)
Net cash provided by operating activities	<u>4,481,384</u>
Cash flows from investing activities	
Investment interest income	42,554
Project reserves deposits, net	<u>(430,103)</u>
Net cash used in investing activities	<u>(387,549)</u>
Cash flows from capital and related financing activities	
Principal paid on capital debt	(644,498)
Proceeds from capital debt	4,710,924
Interest paid	(777,218)
Expenditures on capital assets	(6,534,739)
Capital contributions	365,421
Payment of syndication costs	(45,000)
Proceeds from capital grants	<u>170,994</u>
Net cash used in capital and related financing activities	<u>(2,754,116)</u>
Net increase in cash	1,339,719
Cash, beginning	<u>6,033,685</u>
Cash, ending	<u><u>\$ 7,373,404</u></u>

Housing Authority of the Town of Greenwich

Statement of Cash Flows Year Ended December 31, 2019

Reconciliation of operating income to net cash provided by operating activities	
Operating income	\$ 1,883,328
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	2,082,443
Changes in	
Accounts receivable	(89,034)
Prepaid expenses	6,227
Other assets	(2)
Accounts payable - vendors	(485,843)
Accounts payable - other government	161,490
Accrued expenses	60,954
Prepaid rental revenue - subsidy	1,244
Tenant security deposits, net	(4,799)
Other liabilities	(66,774)
Net pension liability	(45,994)
Deferred outflows of resources - pension	576,579
Deferred inflows of resources - pension	401,565
	<hr/>
Net cash provided by operating activities	<u>\$ 4,481,384</u>
Noncash investing and capital and related financing activities	
Capital assets acquired during the year	\$ 7,706,301
Amounts included in accounts payable - vendors at end of year	(792,404)
Development fee payable at end of year	(379,158)
	<hr/>
Expenditures on capital assets	<u>\$ 6,534,739</u>

See Notes to Financial Statements.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Note 1 - Summary of organization, significant accounting policies and reporting entity

Organization

The Housing Authority of the Town of Greenwich (the "Authority") was created pursuant to Section 8-40 of the Connecticut General Statutes. The Authority reports its activities on an enterprise fund basis. The Authority has contracted with the Federal Government, acting through the U.S. Department of Housing and Urban Development ("HUD"), for financial assistance for low-income public housing pursuant to the United States Housing Act of 1937, as amended. The Authority has also contracted with the State of Connecticut, Department of Economic and Community Development ("DECD") for financial assistance for elderly and moderate rental housing projects in the form of capital grants and/or loans pursuant to Section 8-70 and 8-114a of the Connecticut General Statutes.

Reporting entity

Government Accounting Standards Board ("GASB") Statement No. 14, "The Financial Reporting Entity," and GASB Statement No. 39, "Determining Whether Certain Organizations are Component Units" established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under the provisions of these Statements, the Authority is considered a primary government, since it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments.

The Authority's combined financial statements include the accounts of all Authority operations. The criteria for including organizations as component units with the Authority's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include the following:

- The organization is legally separate (can sue and be sued in their own name)
- The Authority holds the corporate powers of the organization
- The Authority appoints a voting majority
- The organization has the potential to impose a financial benefits/ burden on the Authority
- There is fiscal dependency by the organization on the Authority

The basic financial statements of the Authority (the "primary government") include all of its financial activities. These financial statements include four blended component units - Greenwich Close Apartments, LLC, Quarry Knoll II Corporation, Town Hall Annex Corporation and Armstrong Court Phase I Limited Partnership, and a nonprofit entity in which the Authority is the sole voting member, Oaktree, Inc.

The financial operations of Town Hall Annex Corporation ("Corporation") include two blended component units - Town Hall Annex Limited Partnership ("THALP") and Parsonage Cottage Senior Residence Limited Partnership ("Parsonage").

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Description of a Public Housing Authority

Funding for the Housing Authority of the Town of Greenwich is primarily from HUD and from payments received from tenants of the Authority - owned housing. Under the Low Rent Public Housing Program, low-income tenants pay a portion of the rental cost of public housing, based upon the income and need of the tenants. HUD funds the difference between the actual costs to operate the Low Rent Housing Program and the amounts paid by tenants through operating subsidies. These subsidies and debt service payments are made to or on behalf of the Authority under the terms and conditions of the annual contributions contract with HUD.

The Section 8 Housing Assistance Payments Program provides rental supplements to the owners of existing private housing who rent to qualifying individuals. The Authority processes all applicants for the Section 8 Housing Assistance Payments Program, places approved applicants in housing and pays the owner of the private housing a monthly rental supplement. Under the conditions of an annual contributions contract, HUD reimburses the Authority for the rental supplements and the administrative cost of managing the Program.

Scope of operations

At December 31, 2019, the Authority operated the following projects:

Federal Projects

Authority Owned Housing

	<u>Units</u>
CT19-1 Wilbur Peck	110
CT19-2 Quarry Knoll I	50
CT19-3 Agnes Morley Heights	150

Other Projects

CT19-4 Greenwich Close	<u>17</u>
	<u>327</u>

Housing Assistance Payments Program

Housing Choice Voucher CT019V00006/000 (Contract B-2041)	<u>343</u>
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State Projects

MR-9 Adams Gardens	80
MR-32 Armstrong Court	144
MR-III McKinney Terrace I	21
E-186 McKinney Terrace II	<u>51</u>
	<u>296</u>

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

<u>Greenwich Close Apartments, LLC</u>	<u>Units</u>
Greenwich Close (market units)	113
 <u>Other Projects</u>	
85 Strickland Road (included in Management Fee program)	2
Adams Garden II	11
	13
 <u>Town Hall Annex Corporation</u>	
87-89 Strickland Road	2
Edgewood Avenue	7
Five Duplex Buildings - Various Locations	10
Blended Component Units:	
THALP	28
Parsonage	40
	87
 <u>Quarry Knoll II Corporation</u>	
Quarry Knoll II Project (5 Buildings)	40
Total units	1,219

Revolving fund

A Revolving Fund has been established to provide a convenient method for the payment of items chargeable to any or all funds and projects of the Authority. Deposits have been made to the Revolving Fund from the various funds and projects and have been reflected as interprogram due from/to and accounts receivable/payable - other government on the accompanying financial statements. The Revolving Fund is reimbursed twice monthly for items paid from the fund and charged to the individual funds and projects.

Accounting method and basis of presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Authority has adopted the provisions of GASB Statement No. 34 for its financial reporting model.

Accounting method

Refers to when revenues and expenses are recognized in the accounts and reported in the basic financial statements, and relates to the timing of measurements made regardless of the measurement focus applied.

The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Basis of presentation

The accounts of the Authority are organized on the basis of individual funds and account groups, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, net assets, revenues and expenses. Authority resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be used and the means by which activities are controlled.

The Authority has elected to report as a single enterprise proprietary fund and its primary operations comprised a number of housing and grant programs as follows:

Section 8 Housing Choice Vouchers Program is used to account for the operations of a low-income housing program funded by HUD. Rental assistance payments are made by the Authority primarily to landlords on behalf of qualifying residents.

Low-Income Public Housing Program is used to account for the operations of providing public housing in Authority-owned buildings to residents who qualify by meeting certain established criteria.

State Moderate Rent is used to account for the operations of providing affordable housing in which Authority-owned buildings were financed through the State of Connecticut, Department of Community and Economic Development.

Elderly Housing is used to account for the operations of providing affordable housing to the elderly in the Authority-owned housing property known as McKinney Terrace II.

Revolving Fund - provides a common payment system for the other Authority-owned operations.

Blended component units

Town Hall Annex Corporation and Quarry Knoll II Corporation are both nonprofit corporations which own and operate low- and moderate-income housing. The Authority formed these corporations to own and operate the housing units. The governing body of each corporation is the same as the Authority's.

Town Hall Annex Corporation ("THAC") originally owned a .5% partnership interest in Town Hall Annex Limited Partnership ("THALP") and a .10% interest in Parsonage Cottage Senior Residence Limited Partnership ("Parsonage"). THAC is also the general partner of each of these partnerships. Due to THAC's financial and operational control of Parsonage, Parsonage's net assets and revenues and expenses are included in the Town Hall Annex component unit. Effective December 31, 2007, THAC acquired an additional 68.6% partnership interest in THALP through the contribution of seven of the limited partners' partnership interests to THAC. As a result, THAC assumed control of THALP as of December 31, 2007. THALP's assets, liabilities and net position as of December 31, 2019, and revenues and expenses for 2019, are included as blended component units in the Town Hall Annex component unit. Effective December 29, 2010, the remaining limited and the other general partner have contributed their remaining partnership interest to THAC. As a result of this, THAC has assumed 100% control of THALP.

Greenwich Close Apartments, LLC provides public and market rate housing to qualifying tenants in the property of the same name. The sole member of Greenwich Close Apartments, LLC is wholly-owned by the Authority.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Armstrong Court Phase I Limited Partnership is under development and will provide housing to qualified tenants in the property of the same name. The general partner of Armstrong Court Phase I Limited Partnership is Armstrong Court Phase I General Partner, LLC, which has a 0.01% interest in the Partnership and is wholly-owned by the Authority. The 99.99% limited partner is Enterprise Housing Partners XXIX Limited Partnership, an unrelated third party.

Other programs

Other programs include Management Fee, Capital Fund Program and Home Ownership, and Oaktree, Inc. The Management Fee program includes 85 Strickland Road and Adams Garden II projects.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of all the Authority's enterprise funds are charges to tenants for providing housing and related services, and subsidies from federal and state agencies for these same services. Operating expenses for enterprise funds include the cost of services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Budgetary control

Federal and state program budgets are prepared on a detailed line item basis. Revenues are budgeted by source and expenses are budgeted by type. The program budgets are subject to approval by federal and state funding agencies.

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 Connecticut Municipal Employees Retirement System ("CMERS") and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by CMERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms.

Cash and cash equivalents

Cash is maintained in two investment pools (operating and security deposits). In addition, nonpooled cash is held separately and reflected in their respective programs. Cash equivalents are investments with original maturities of three months or less from the date of acquisition, and are reported at cost which approximates fair value. There were no cash equivalents at December 31, 2019.

Investments

Investments are reported at fair value, which is determined using selected bases. Short-term investments are reported at cost or carrying value which approximates fair value. Investments in securities and mutual funds are reported at market. Investments that do not have an established market are reported at estimated fair value. In determining realized gains or losses on sales of investments, cost is determined by specific identification.

Restricted assets

Certain assets may be classified as restricted assets on the statement of net position because their use is restricted by contracts or agreements with outside third parties and lending institutions.

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Accounts receivable and bad debts

Receivables are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of accounts receivable. It is reasonably possible that management's estimate of the allowance will change.

Land, structures and equipment

Land, structures and equipment are stated at cost. Where cost could not be determined from the available records, estimated historical cost was used to record the estimated value of the assets. Assets acquired by gift or bequest are recorded at their fair value at the date of transfer. Donated assets are recorded at estimated market value as of the date of the donation.

Depreciation of capital assets is charged as an expense against operations, and accumulated depreciation is reported on the statement of net position. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation as follows:

	<u>Years</u>
Buildings and improvements	25 - 40
Site improvements	15
Apartment renovations	10
Dwelling equipment	7
Office and maintenance equipment	5 - 7
Automobiles and trucks	5

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are expensed.

Impairment of long-lived assets

In accordance with GASB 42 *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written off. No such impairment loss was incurred during the current year.

Deferred outflows/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, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority reports the deferred outflow related to pensions in this category. The deferred outflow related to pension is related to contributions made by the Authority after the measurement date, changes in assumptions, change in proportional share of employer, differences between expected and actual experience and the net difference between projected and actual earnings of the pension plan investments. The deferred outflow related to pension related to contributions made by the Authority after the measurement date will be recognized as pension expense in the next fiscal year and changes in assumptions, change in proportional share of employer, differences between expected

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

and actual experience and the net difference between projected and actual earnings of the pension plan investments will be amortized over a four year period.

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, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The deferred inflow related to pension is related to change in proportional share of employer and differences between expected and actual experience. The deferred inflow related to pension related to change in proportional share of employer and differences between expected and actual experience will be amortized over a four year period.

Tenant rental revenue

Revenue from rental charges to residents is recognized ratably over the terms of the lease agreements, which are generally on a 12-month basis.

Grant funds

Grant income received is recognized as income based on satisfying any applicable restrictions. Grants received by the Authority are recognized as unrestricted support upon satisfaction of donor-imposed restrictions. Restricted net position represent grants for which donor imposed restrictions have not been met.

The Authority has a policy of releasing any restrictions on donated assets when the asset is placed in service.

Interprogram receivables/payables

Transactions between programs that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as interprogram due from/to in the accompanying statement of net position. In addition, the management fee revenue and expense between programs have been eliminated.

Compensated absences

Employees accumulate vacation and sick leave hours for subsequent use or payment upon termination. Sick leave, vacation pay and termination pay is accrued when incurred and reported as a program liability.

Income taxes

The Authority is not subject to federal or state income taxes, nor is it required to file federal or state tax returns. Quarry Knoll II Corporation, Town Hall Annex Corporation and Oaktree, Inc. are generally exempt organizations as described in Section 501(c)(3) of the Internal Revenue Code (the "Code") and are generally exempt from income taxes pursuant to Section 501(a) of the Code. THALP, Parsonage and Armstrong Court Phase I Limited Partnership are not subject to federal or state income taxes as each partner includes its allocated shares of net income or loss on its own return.

Equity classifications

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

- a. 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

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

- b. Restricted net position - Consists of assets with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual amounts could differ from those estimates.

New accounting pronouncements

The GASB has issued Statement No. 83, *Certain Asset Retirement Obligations ("AROs")* effective for reporting periods beginning after June 15, 2019. The Authority will evaluate this new standard and determine to what extent it has an impact on the financial statements.

The GASB has issued Statement No. 84, *Fiduciary Activities* effective for reporting periods beginning after December 15, 2019. The Authority will evaluate this new standard and determine to what extent it has an impact on the financial statements.

The GASB has issued Statement No. 87, *Leases* effective for reporting periods beginning after June 15, 2021. The Authority will evaluate this new standard and determine to what extent it has an impact on the financial statements.

The GASB has issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* effective for reporting periods beginning after December 15, 2020. The Authority will evaluate this new standard and determine to what extent it has an impact on the financial statements.

Commissioners

The following Commissioners served as the governing body of the Housing Authority of the Town of Greenwich at December 31, 2019:

<u>Name</u>	<u>Title</u>	<u>Term expires</u>
Sam Romeo	Chairman	7/31/2021
Abelardo Curdumi	Vice-Chairman	7/31/2022
Vincent DeFina	Commissioner	7/31/2022
James Boutelle	Commissioner	7/31/2022
Angelo Pucci	Commissioner	7/31/2023
Cathy Landy	Tenant Commissioner	7/31/2020
Robert Simms, Jr.	Tenant Commissioner	7/31/2022

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Note 2 - Cash and investments

The Authority's Cash Management and Investment Policy (written and formally adopted) is based on mandatory regulations of the HUD and those of the Connecticut General Statutes. These regulations place certain limitations on the nature of deposits and investments available to the Authority. Deposits (including demand deposits, term deposits and certificates of deposit) in any one financial institution may not exceed certain prescribed levels without collateralization by the financial institutions involved. Investments can also be made in securities issued by or unconditionally guaranteed by the U.S. Government or agencies that have a maturity of less than one year from the date of purchase, repurchase agreements guaranteed by the U.S. Government or agencies that have a maturity of less than one year from the date of purchase and repurchase agreements collateralized by such securities with maturity dates of no more than 90 days from the date of purchase.

Deposits

Cash and cash equivalents	\$ <u>7,373,404</u>
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Custodial credit risk - deposits

The Authority uses one bank (the "Primary Bank") for the bulk of its deposits including tenant security deposits and investments. The Primary Bank is required to execute the HUD mandated General Depository Agreement ("Form HUD-51999"). A key provision of the Agreement is the collateralization of all the Authority's deposits and investments with U.S. government securities in the Authority's name and held by a third party. The Primary Bank also maintains accounts on behalf of the Authority's blended component units. At December 31, 2019, the Authority had uninsured but collateralized cash balances totaling approximately \$5,501,900. The Authority's blended component units had uninsured and uncollateralized cash balances totaling approximately \$1,391,200.

Concentration of credit risk

The Authority's Cash Management and Investment Policy directs that investments will be limited to direct obligations of the Federal Government (U.S. Treasury Bills, U.S. Treasury Notes and Bonds), Obligations of Federal Government Agencies, and Securities of Government Sponsored Agencies, Money-Market Deposit Accounts and Repurchase Agreements.

Interest rate risk

The Authority's Cash Management and Investment Policy limits investments to those capable of being liquidated on one day's notice and to securities maturing in periods of up to one year.

Restricted cash

Restricted cash consists of the following:

Section 8 restricted cash	\$ 161,487
Family Self-Sufficiency Program escrow	102,307
Adams Garden II construction escrow	<u>226,005</u>
 Total restricted cash	 <u>\$ 489,799</u>

The amounts held by the Authority on behalf of the Family Self-Sufficiency Program participants and tenants are reported as restricted cash and the related liability is reported as other current liabilities in the accompanying statement of net position.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Project reserves

Greenwich Close Apartments, LLC's mortgage agreement with HUD requires the project to maintain certain reserves (see Note 6). Such reserves are held and administered by the mortgage servicer, and total \$637,782. As such, these reserves are subject to the cash management and investment policy of HUD, which is not stated in these notes.

The Quarry Knoll II Corporation mortgage agreement with the Connecticut Housing Finance Authority ("CHFA") requires the project to maintain certain reserves (see Note 6). Such reserves are held and administered by CHFA, and total \$1,920,199. As such, these reserves are subject to the cash management and investment policy of CHFA, which is not stated in these notes.

Town Hall Annex Corporation maintains a reserve for replacements. The reserve balance at December 31, 2019 is \$749,352.

Parsonage Cottage Senior Residence Limited Partnership maintains a reserve for replacements. This reserve totals \$130,654 at December 31, 2019.

Armstrong Court Phase I Limited Partnership maintains a working capital escrow and a field observation escrow. These reserves total \$187,881 at December 31, 2019.

Note 3 - Accounts receivable - tenants

	Federal Low-Income Housing	State Program	Greenwich Close Apartments, LLC	Quarry Knoll II	Town Hall Annex*	Other	Total
Accounts receivable	\$ 7,889	\$ 11,976	\$ 27,914	\$ -	\$ 42,994	\$ 1,073	\$ 91,846
Allowance for doubtful accounts	-	-	-	-	-	-	-
Net	<u>\$ 7,889</u>	<u>\$ 11,976</u>	<u>\$ 27,914</u>	<u>\$ -</u>	<u>\$ 42,994</u>	<u>\$ 1,073</u>	<u>\$ 91,846</u>

The allowance for doubtful accounts is based on management's estimates of the amounts to be uncollected.

* Town Hall Annex includes Town Hall Annex Limited Partnership and Parsonage Cottage Senior Residence Limited Partnership (92% of which comprises of DSS payments paid one month in arrears).

Note 4 - Receivables and payables with other governments

The following is a summary of the accounts receivable - other government and accounts payable - other government at December 31, 2019:

	Receivable	Payable
Capital Fund Program grant	\$ 170,994	\$ -
Family Self Sufficiency grant	5,882	-
Payment in lieu of taxes ("PILOT")/ real estate taxes (nonaffiliated)	-	300,814
Total receivables/payables - other government	<u>\$ 176,876</u>	<u>\$ 300,814</u>

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Note 5 - Capital assets

A roll-forward of capital assets for 2019 is as follows:

	Balance December 31, 2018	Additions	Deletions	Reclassification/ Adjustments	Balance December 31, 2019
Land and land improvements	\$ 13,086,808	\$ 83,042	\$ -	\$ -	\$ 13,169,850
Buildings	61,911,671	1,147,131	-	-	63,058,802
Furniture, equipment and machinery - dwelling	2,311,157	502,231	-	-	2,813,388
Furniture, equipment and machinery - administrative	727,347	-	-	-	727,347
Construction in progress	1,145,009	5,973,897	-	-	7,118,906
	79,181,992	7,706,301	-	-	86,888,293
Less: Accumulated depreciation	(36,697,491)	(2,082,443)	-	-	(38,779,934)
Net balance	<u>\$ 42,484,501</u>	<u>\$ 5,623,858</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 48,108,359</u>

Construction in progress represents costs incurred on open development projects or on major capital improvement projects. These projects were at various stages of completion at December 31, 2019. Upon completion, these costs will be reclassified to buildings and will be depreciated over their estimated useful lives.

Note 6 - Capital debt and notes payable

Capital debt at December 31, 2019 consisted of the following:

State moderate rental housing programs

Mortgage and rehabilitation loan	
Beginning balance	\$ 1,046,502
Debt retirement	<u>(65,343)</u>
	981,159
Less: Current portion	<u>(67,326)</u>
	<u>\$ 913,833</u>

The loan requires quarterly payments of principal and interest. The loan bears interest at a rate of 3% per annum, matures in 2032, and is secured by the rental property.

Greenwich Close Apartments, LLC

Greenwich Close Apartments, LLC entered into a \$17,500,000 HUD insured mortgage to refinance the bonds outstanding on the Greenwich Close project. The mortgage note is collateralized by a deed of trust on the rental property. The note bears interest at the rate of 3.33% per annum. Principal and interest are payable by the corporation in monthly installments of \$70,613 through maturity on June 1, 2047.

Under agreements with the mortgage lender and FHA, the corporation is required to make monthly escrow deposits for taxes, insurance and replacement of project assets, and is subject to restrictions as to operating policies, rental charges, operating expenditures and distributions.

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

The liability of the corporation under the mortgage note is limited to the underlying value of the real estate collateral plus other amounts deposited with the lender.

The outstanding mortgage balance at December 31, 2019 is as follows:

HUD	\$ 15,249,270
Less: Debt issuance costs, net	(312,493)
Less: Current portion	<u>(344,786)</u>
	<u>\$ 14,591,991</u>

Quarry Knoll II Corporation

The mortgage is payable to CHFA, is collateralized by the land and building owned by the Corporation and is insured by HUD. The monthly installments for principal and interest are \$9,481 with a maturity date of May 1, 2020. Interest is being charged at a rate of 8% per annum. The Corporation also pays into an escrow account to provide for hazard and liability insurance and mortgage insurance payments when they become due. These escrowed accounts are reflected as a component of project reserves on the accompanying statement of net position and total \$124,612 at December 31, 2019.

Under its regulatory agreement with HUD, the Corporation is required to make monthly payments into a reserve for replacements account held by CHFA. The reserve may be drawn against (subject to approval by HUD) to fund replacements of fixed assets and major improvements to the property. Required payments into the escrow were \$19,855 during 2019. The Corporation is also required to deposit into the residual receipts reserve, cash balances in excess of current operating needs as defined by HUD. A required deposit in the amount of \$147,875 to the residual receipts reserve was deposited in 2019. At December 31, 2019, the balance in the reserve for replacements was \$580,744, the balance in the residual receipts was \$1,214,843 and such amounts are reflected as a component of project reserves on the accompanying statement of net position.

Mortgage balances at December 31, 2019 are:

CHFA	\$ 46,463
Less: Current portion	<u>(46,463)</u>
	<u>\$ -</u>

Town Hall Annex Corporation

Town Hall Annex Corporation and the Authority, through the Management Fee program, purchased 85-87 Strickland Road and 89 Strickland Road, respectively. The purchases were financed with a 30-year note payable in the amount of \$2,200,000, at an interest rate of 3.125% to Fieldpoint Bank. Additionally, the proceeds were used to repay the notes payable to Wells Fargo (formerly Wachovia Bank) and Chase Home Finance for Oakridge, Ritch and Columbus Avenues, and Homestead. The note is secured by 85-87 Strickland Road, 89 Strickland Road, and additionally secured by the Oakridge, Ritch and Columbus Avenues, and Homestead properties, and requires monthly payments of principal and interest.

Adams Garden II

Included in the Management Fee Program is Adams Garden II's new construction of 11 units. Construction was financed with a 30-year note payable in the amount of \$4,115,000, at an interest

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

rate of 3.875% to The First Bank of Greenwich. Interest only monthly payments were required prior to permanent loan conversion, which occurred in June 2019. The note is secured by the property and requires monthly payments of principal and interest of \$19,485 through maturity in June 2049.

Mortgage balances at December 31, 2019 are:

	Town Hall Annex Corporation	Management Fee Program (85 Strickland Road)	Management Fee Program (Adams Garden II)	Total
Fieldpoint Bank	\$ 896,289	\$ 970,980	\$ -	\$ 1,867,269
The First Bank of Greenwich	-	-	4,072,845	4,072,845
Less: Current portion	(26,654)	(27,988)	(75,499)	(130,141)
	\$ 869,635	\$ 942,992	\$ 3,997,346	\$ 5,809,973

Parsonage Cottage Senior Residence Limited Partnership

Parsonage has a promissory note, at 6% per annum interest, payable to the Town of Greenwich with an outstanding balance of \$562,807 at December 31, 2019. The note, entered into on April 17, 1997, is for 30 years with monthly interest and principal payments of \$6,885.

Parsonage has an additional promissory note at 4% per annum interest payable to the Town of Greenwich with an outstanding balance of \$285,175 at December 31, 2019. The loan is from Community Development Block Grant funds the town received in connection with the rehabilitation of the project. The note, entered into on April 17, 1997, is for 30 years with monthly interest and principal payments of \$3,226.

On May 18, 2016, the Town of Greenwich amended its two promissory notes for Parsonage Cottage decreasing the interest rates from 6% and 4% to 1% and 0%, respectively, and decreasing the monthly interest and principal payments from \$6,885 and \$3,226 to \$2,848 and \$1,320, respectively, effective January 1, 2016. In addition, the maturity dates were extended until 2037.

The above mentioned notes are secured by mortgages and security agreements covering the property. Certain of the notes are also secured by assignments of leases, rents and profits. The liability of Parsonage under the notes is limited to the underlying value of the real estate collateral.

Mortgage balances at December 31, 2019 are:

Town of Greenwich	\$ 562,807
Town of Greenwich CDGB	285,175
Less: Current portion	(44,524)
	\$ 803,458

Armstrong Court Phase I Limited Partnership

Armstrong Court Phase I entered into a construction and permanent loan agreement with CHFA to finance the development of Armstrong Court Phase I. The loan is comprised of a construction loan promissory note in the amount of \$2,500,000 and a permanent loan promissory note in the amount of \$2,525,000 (collectively, the "Loan"). The construction loan bears interest at the rate of 5.32% per annum, and interest only shall be due and payable monthly commencing in June 2019 through May 2021. Any remaining unpaid principal balance together with any and all unpaid interest shall be

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

due and payable on May 1, 2021, the maturity date. The permanent loan bears interest at the rate of 5.63% per annum. Monthly payments of interest only are due and payable from June 2019 through May 2021. Commencing on June 1, 2021, monthly payments of principal and interest are payable in monthly installments of \$13,248 through maturity on May 1, 2061. Interest incurred on the CHFA construction and permanent loans during the year ended December 31, 2019 amounted to \$56,654, all of which was capitalized to construction in progress.

The above mentioned notes are secured by a mortgage deed and security agreement covering the property and an assignments of leases and rentals and fixture filing. The liability of Armstrong Court Phase I under the notes is limited to the underlying value of the real estate collateral.

Armstrong Court Phase I entered into an assistance agreement with the State of Connecticut Department of Housing ("DOH") in the amount of \$3,422,338 to finance the development of Armstrong Court Phase I. The promissory note bears interest at the rate of 1% per annum, compounded annually. The note is secured by a leasehold mortgage on the property. No payments of principal or interest shall be due on the note until maturity, April 30, 2061, at which time the entire unpaid principal balance together with any and all unpaid interest shall be due and payable. Interest incurred on the DOH loan during the year ended December 31, 2019 was not material to the financial statements.

The liability of Armstrong Court Phase I under the note is limited to the underlying value of the real estate collateral.

The outstanding mortgage balance at December 31, 2019 is as follows:

CHFA construction and permanent loan	\$	3,364,293
State DOH		1,170,786
Less: Current portion		<u>-</u>
	\$	<u><u>4,535,079</u></u>

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Aggregate principal and interest payments due to maturity required for the next five years and thereafter consist of the following:

Year ended December 31:	Principal	Estimated Interest	Total
2020	\$ 634,128	\$ 936,171	\$ 1,570,299
2021	2,289,110	894,527	3,183,637
2022	643,574	854,070	1,497,644
2023	664,618	833,025	1,497,643
2024	686,396	811,247	1,497,643
2025-2029	3,786,352	3,701,864	7,488,216
2030-2034	4,183,612	3,040,591	7,224,203
2035-2039	4,595,801	2,312,349	6,908,150
2040-2044	5,096,441	1,463,724	6,560,165
2045-2049	3,346,140	606,686	3,952,826
2050-2054	482,145	312,691	794,836
2055-2059	20,964	11,896	32,860
2060-2064	1,170,786	601,243	1,772,029
Total	\$ 27,600,067	<u>\$ 16,380,084</u>	<u>\$ 43,980,151</u>
Less unamortized debt issuance costs	<u>(312,493)</u>		
Total capital debt, net	<u>\$ 27,287,574</u>		

Note 7 - Compensated balances

Employees are paid by prescribed formula for vacation, sick leave and personal time at termination. The amount of the outstanding accumulated obligation related to such compensated absences reported by the programs was:

Balance at December 31, 2018	\$ 658,732
Current year increase	<u>41,756</u>
Balance at December 31, 2019	<u>\$ 700,488</u>

As of December 31, 2019, accrued compensated absences in the amount of \$70,050 was reflected as current liabilities and the remaining balance of \$630,438 was reflected as noncurrent liabilities on the accompanying statement of net position.

Note 8 - Capital grant by the State of Connecticut

The Authority has received financial assistance in the form of capital grants for application to the development costs of its projects. DECD may make advances to the Authority of its capital grant; however, the total of the grant may not exceed the development cost of the project including costs incurred by the State in connection therewith as approved by the Commissioner. No capital grants were received by the Authority in 2019.

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Note 9 - Capital Fund grant and other federal programs

Capital fund grants

HUD presently funds federal modernization projects under various programs and contract numbers. The status of these programs and contracts is as follows:

	<u>CT 19-501-16</u>	<u>CT 19-501-17</u>	<u>CT 19-501-18</u>	<u>CT 19-501-19</u>	<u>Total</u>
Funds approved	\$ 448,106	\$ 460,714	\$ 660,573	\$ 687,661	\$ 2,257,054
Advances	\$ 405,419	\$ 76,911	\$ -	\$ -	\$ 482,330
Project expenditures	448,106	251,837	-	-	699,943
Excess/(deficiency) of funds advanced	<u>\$ (42,687)</u>	<u>\$ (174,926)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (217,613)</u>

Note 10 - Pension plan

Plan description

Substantially all full-time employees participate in the Municipal Employees Retirement System ("MERS"), a cost-sharing multiple employer public employee retirement system ("PERS") established by the State of Connecticut and administered by the State Retirement Commission to provide pension benefits for the employees of participating members. MERS is considered to be part of the State of Connecticut financial reporting entity and is included in the State's financial reports as a pension trust fund. The fiscal year end of the plan is June 30, 2019, and information relating to the plan included in these notes to the basic financial statements is as of that fiscal year end.

Participating employers may designate which departments (including elective officers if so specified) are to be covered under the Connecticut Municipal Employees Retirement System ("MERS"). This designation may be the result of collective bargaining. Only employees covered under the State Teachers' Retirement System may not be included. There are no minimum age or service requirements. Membership is mandatory for all regular full-time employees of participating departments except Police and Fire hired after age 60.

The plan has four sub plans as follows:

- General employees with social security
- General employees without social security
- Policemen and firemen with social security
- Policemen and firemen without social security

Benefit provisions

The plan provides retirement, disability and death benefits.

General Employees

Employees are eligible to retire at age 55 with 5 years of continuous service, or 15 years of active aggregate service, or 25 years of aggregate service.

Policemen and Firemen

Compulsory retirement age for police and fire members is age 65.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Normal Retirement: For members not covered by social security, the benefit is 2% of average final compensation times years of service.

For members covered by social security, the benefit is 1 ½% of the average final compensation not in excess of the year's breakpoint plus 2% of average final compensation in excess of the year's breakpoint, times years of service.

The maximum benefit is 100% of average final compensation and the minimum benefit is \$1,000 annually. Both the minimum and the maximum include workers' compensation and social security benefits.

If any member covered by social security retires before age 62, the benefit until age 62 is reached or a social security disability award is received, the benefit is computed as if the member is not under social security.

Early Retirement: Employees are eligible after 5 years of continuous service or 15 years of active aggregate service. The benefit is calculated on the basis of average final compensation and service to date of termination. Deferred to normal retirement age, or an actuarially reduced allowance may begin at the time of separation.

Disability Retirement: Employees are eligible for service-related disability benefits from being permanently or totally disabled from engaging in the service of the participating employer provided such disability has arisen out of and in the course of employment with the participating employer. Disability due to hypertension or heart disease, in the case of firemen and policemen, is presumed to have been suffered in the line of duty. Disability benefits are calculated based on compensation and service to the date of the disability with a minimum benefit (including workers' compensation benefits) of 50% of compensation at the time of disability.

Employees are eligible for nonservice-related disability benefits with 10 years of service and being permanently or totally disabled from engaging in gainful employment in the service of the participating employer. Disability benefits are calculated based on compensation and service to the date of the disability.

Pre-Retirement Death Benefit: The plan also offers a lump-sum return of contributions with interest or if vested and married, the surviving spouse will receive a lifetime benefit.

Contributions

Employer

Participating employers make annual contributions consisting of a normal cost contribution, a contribution for the amortization of the net unfunded accrued liability and a prior service amortization payment which covers the liabilities of the system not met by member contributions.

Employees

For employees not covered by social security, each person is required to contribute 5% of compensation.

For employees covered by social security, each person is required to contribute 2 ¼% of compensation up to the social security taxable wage base plus 5% of compensation, if any, in excess of such base.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At fiscal year end, the Authority reported \$4,568,872 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2019. The Authority's proportionate share of the net pension liability was based upon the Authority's 2019 actuarial (expected) payroll relative to the payroll of all the participating employers as of that date. At June 30, 2019, the Authority's proportional share was 1.24%.

Subsequent to the measurement date, there were no changes in benefit terms or any expected changes that will have an impact on the measurement of net pension liability.

For the fiscal year, the Authority recognized pension expense of \$1,330,196.

At December 31, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Description</u>	<u>Deferred outflows of resources</u>	<u>Deferred inflows of resources</u>
Differences between expected and actual experience	\$ 497,541	\$ 411,803
Changes in proportional share of employer	65,410	30,407
Net difference between projected and actual earnings on pension plan investments	185,997	-
Change of assumptions	1,206,700	-
Contributions subsequent to measurement date	<u>202,388</u>	<u>-</u>
Total	<u>\$ 2,158,036</u>	<u>\$ 442,210</u>
Net amount of deferred inflow and outflow excluding Authority contributions subsequent to measurement date	<u>\$ 1,513,438</u>	

The \$202,388 amount reported as deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date was to be recognized as a reduction of the net pension liability in the year ending December 31, 2019.

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

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

<u>Year ending December 31,</u>	
2020	\$ 614,429
2021	440,125
2022	512,745
2023	<u>(53,861)</u>
Total	<u>\$ 1,513,438</u>

Actuarial assumptions

The total pension liability was determined by an actuarial valuation as of June 30, 2019, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.50-10.00%, including inflation
Investment rate of return	7.00%, net of pension plan investment expenses, including inflation
Amortization method	Leval dollar, closed
Actuarial cost method	Entry age normal
Asset valuation method	5 year smoothed market
Cost of living adjustments	2.50%

Mortality rates were based on the RP-2014 Combined Mortality Table adjusted to 2006 and projected to 2015 with Scale MP-2017 and projected to 2022 with Scale BB which is used by general employees for the period after retirement and for dependent beneficiaries.

The actuarial assumptions used in the June 30, 2019 valuation were based on the results of an actuarial experience study for the period July 1, 2012 - June 30, 2017.

Future cost-of-living adjustments for members who retire on or after January 1, 2002 are 60% of the annual increase in the Consumer Price Index up to 6%. The minimum annual Cost of Living Adjustment is 2.5% and the maximum is 6%.

The long-term expected rate of return on pension plan investments was determined using statistical analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

The target asset allocation and best estimates of arithmetic real rates of return for each major class in the plan's target asset allocation as of June 30, 2019, are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return
Domestic equity	20.0%	5.3%
Developed market international	11.0%	5.1%
Emerging market international	9.0%	7.4%
Core fixed income	16.0%	1.6%
Inflation linked bond	5.0%	1.3%
Emerging market debt	5.0%	2.9%
High yield bond	6.0%	3.4%
Real Estate	10.0%	4.7%
Private equity	10.0%	7.3%
Alternate investments	7.0%	3.2%
Liquidity fund	1.0%	0.9%
Total	100.0%	

Discount rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rates and that employer contributions will be made at the actuarially determined rates in future years. On this basis, the pension plan's fiduciary net position together with the expected future contributions are sufficient to provide all projected future benefit payments of current plan members as determined in accordance with GASB Statement No. 67. Therefore, the 7.00% assumed long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the Authority's proportional share of the net pension liability of the MERS, calculated using the discount rate of 7.00%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% decrease (6.00%)	Current discount (7.00%)	1% increase (8.00%)
Authority's proportional share of the net pension liability	\$ 6,510,651	\$ 4,568,872	\$ 2,933,402

Plan fiduciary net position

Detailed information about the CMERS plan's fiduciary net position is available in the separately issued State of Connecticut Comprehensive Annual Financial Report as of and for the year ended June 30, 2019.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Note 11 - Defined contribution plan

The Authority established a deferred compensation plan effective July 1, 1997, created in accordance with Section 457 of the Code. The defined contribution plan is not available to employees until termination, retirement, death or unforeseeable emergency.

The Authority replaced the Section 457 plan with a defined contribution plan effective July 1, 1998, created in accordance with Section 403(b) of the Code. The 403(b) defined contribution plan is also not available to employees until termination, retirement, death or unforeseeable emergency.

The Authority then replaced the Section 403(b) plan with a defined contribution plan created in accordance with Section 457(b) of the Code. The plan permits employees to defer compensation up to 20% of their salary, or a maximum of \$19,000 (for 2019) and the Authority provides a 50% match up to \$2,500 per year per employee. A third-party plan administrator coordinates the investment of deferred compensation amounts in certain pooled funds or annuity programs chosen by individual participants. Under the plan, the Authority is responsible for exercising "due care" in selecting a third-party administrator.

At December 31, 2019, the cumulative employee and employer contributions and related earnings of the Section 457(b) plan was \$4,974,810. During 2013, the Section 403(b) Plan was terminated.

Note 12 - Other post-employment benefits

In addition to pension benefits described above, eligible retirees, terminated employees and their dependents may purchase post-employment benefits for health care and dental insurance. The Authority does not fund the benefits. The benefits are provided in accordance with Authority policies and the Consolidated Omnibus Reconciliation Act of 1985 ("COBRA").

Note 13 - Commitments, contingencies, obligations and guarantees

The Authority has guaranteed (on behalf of Town Hall Annex Corporation) funding of operating deficits of the Parsonage Cottage Senior Residence, L.P., to the extent they exceed the operating deficit reserves. The maximum liability under this agreement is \$750,000. As of December 31, 2019, advances totaling \$422,890 remain outstanding.

Armstrong Court Phase I Limited Partnership entered into a construction contract, dated April 18, 2019, with A Vitti Excavators LLC for the construction of Armstrong Court Phase I. As of December 31, 2019, the total amount of the contract is \$6,189,140. As of December 31, 2019, the Partnership has incurred \$4,329,623 of the contract. As of December 31, 2019, the Partnership has a liability to A Vitti Excavators LLC in the amount of \$481,660, of which \$124,070 is retainage, and is included in accounts payable - vendors in the accompanying statement of net position.

Pursuant to the Guaranty Agreement dated April 30, 2019, the Authority (the "Guarantor") has unconditionally and irrevocably guaranteed to the Investor Limited Partner of Armstrong Court Phase I Limited Partnership, the due and punctual performance by the Partnership of all of its remaining obligations under the Operating Agreement and by the Developer of all of its obligations under the Development Services Agreement.

Armstrong Court Phase I's federal low-income housing credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

could result in recapture of previously taken federal tax credits plus interest. In addition, such potential noncompliance could also result in an adjustment to the contributed capital by the Investor Limited Partner.

Note 14 - Contingent liabilities

The Authority has received funds from various federal, state and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority does not expect such disallowed amounts, if any, to materially affect the basic financial statements.

Note 15 - Development agreement

Pursuant to the terms of the Development Agreement dated April 30, 2019, the Authority (the "Developer") is entitled to a fee for its services related to the development of Armstrong Court Phase I in the amount of \$720,604 (the "Development Fee"). The fee is subject to adjustment based on the provisions of the qualified allocation plan issued by CHFA. As of December 31, 2019, the Authority has earned fees in the amount of \$504,100. Development fee of \$499,770 is anticipated to be paid concurrently with the Investor Limited Partner's capital contributions to Armstrong Court Phase I. Estimated Deferred Development Fee of \$220,834 will be payable from Net Cash Flow or the proceeds of capital transactions in accordance with the provisions of the Partnership Agreement. Any unpaid Development Fee will be due and payable in full at the end of the Compliance Period.

During the year ended December 31, 2019, the Partnership made a payment from available development proceeds of \$124,942 to the Developer. As of December 31, 2019, the Partnership has a liability of \$379,158 to the Developer, which is eliminated in the accompanying statement of net position.

Note 16 - Notes receivable

THAC has a note receivable from THALP in the amount of \$206,507. THAC loaned THALP these funds to finance the renovations to the Town Hall Annex building. Interest on the note accrues at a rate of 8%, with the principal and interest payable at the time the Town Hall Annex building is sold. Accrued interest receivable totals \$680,250 at December 31, 2019. This note and accrued interest are eliminated since THALP is included as a part of the THAC component unit in the accompanying basic financial statements.

Oaktree has a note receivable from Armstrong Court Phase I Limited Partnership of \$271,449. Oaktree loaned Armstrong Court Phase I these funds to finance the development of the Armstrong Court Phase I project. Interest on the note accrues at a rate of 5.85%. No monthly payments of principal and interest shall be due. The outstanding principal balance together with any and all accrued interest shall be due and payable on April 30, 2061, the maturity date. Accrued interest receivable is not material to the financial statements at December 31, 2019. This note and accrued interest are eliminated in the accompanying basic financial statements.

Housing Authority of the Town of Greenwich

**Notes to Financial Statements
December 31, 2019**

Note 17 - Ground lease

The land upon which the Town Hall Annex renovated apartment building is located is being leased from Town Hall Annex Corporation under a 99-year lease. All payments required under the lease were made during the first five years of the lease. The prepaid lease, related asset and lease expense are eliminated in the accompanying basic financial statements.

Armstrong Court Phase I Limited Partnership is developing the Armstrong Court Phase I project on land leased from the Authority under an 84-year lease ending on March 31, 2103. Annual lease payments due on the lease are \$1 per year, which was paid in advance upon execution of the ground lease. Armstrong Court Phase I is responsible for all taxes, insurance, utilities, and maintenance on the property.

Note 18 - Due to affiliate

The Authority was advanced funds from an affiliate in prior years. As of December 31, 2019, \$14,433 is owed to the affiliate. The amount is unsecured, noninterest-bearing and payable on demand.

Note 19 - Net position

Net investment in capital assets

The net investment in capital assets is determined as follows:

Capital assets, net of accumulated depreciation	\$ 48,108,359
Current portion of debt	(634,128)
Long-term portion of debt	<u>(26,653,446)</u>
Net	<u>\$ 20,820,785</u>

Restricted net position

Net position is reported as restricted when constraints placed on the net position use are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or imposed by law through enabling legislation. Restricted net position at December 31, 2019 was \$387,492, of which \$161,487 is the excess Housing Choice Voucher payments. The balance of the restricted net position is for funds restricted to be used to finance rehabilitation costs at Armstrong Court Phase I.

Capital contributions and commitments

Armstrong Court Phase I's Investor Limited Partner has agreed to make six installments of capital contributions to the Partnership of cash totaling \$2,524,285 when certain milestones are achieved as specified in the Partnership Agreement and subject to adjustment based on the timing and amount of the actual federal low-income housing tax credits delivered to the Partnership. As of December 31, 2019, the Investor Limited Partner has made one installment of capital contributions to the Partnership in the amount of \$365,421, all of which was made during 2019. The Partnership anticipates receiving the remaining capital contribution installments in the aggregate amount of \$2,158,864 in 2021 pursuant to the terms and provisions of the Partnership Agreement.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Note 20 - Management fee revenue

The Authority provides property management services to its affiliated properties. For 2019, management fee revenue of \$71,443 was recorded from Quarry Knoll II Corporation and Town Hall Annex Administration Fund. Such fees are earned as a percentage of rental income of the projects and are approved by the regulatory agencies of the properties. There were no fees receivable at December 31, 2019. Accordingly, revenue and expense transactions and related assets and liabilities between the Authority and its blended component units have been eliminated in the accompanying financial statements.

The Authority provides property management services to Parsonage. For 2019, management fee revenue of \$118,569 was recorded from Parsonage. Such fees are earned as a percentage of rental income of the project. Fees receivable at December 31, 2019 total \$547,515 and are included as a component of accounts receivable - other government in the accompanying statement of net position. Accordingly, revenue and expense transactions and related assets and liabilities between the Authority and its blended component units have been eliminated in the accompanying financial statements.

Prior to 2016, management fees of \$1,136,870 were earned related to Parsonage Cottage. As of December 31, 2019, there have been no payments to the Authority for these fees. At December 31, 2019, the Authority is due \$1,136,870. These balances are included as deferred management fees liability in the Town Hall Annex component unit of the accompanying financial statements. These balances have been eliminated in the accompanying financial statements. The Authority has fully allowed for the receivable balances at December 31, 2019 due to the uncertainty of collection.

The Authority provides management services to Greenwich Close Apartments, LLC. Such fees are earned as a percentage of rental income. The fee totaling \$78,197 has been eliminated in the accompanying financial statements. Fees receivable at December 31, 2019 total \$282,391 and are included as a component of accounts receivable - other government in the accompanying statement of net position, and are eliminated in consolidation.

Note 21 - Economic dependency

The Authority receives the majority of its funding from HUD. HUD is subject to the federal budget allocation process each year. A reduction in funding from HUD could significantly change the services provided by the Authority.

Note 22 - Litigation

The Authority is party to various claims and/or litigation (both as a plaintiff and a defendant). As of December 31, 2019, there are no un-accrued claims, assessments, or litigation against the Authority that management believes will have a material effect on the financial statements. Claims that differ from the agreed contract price are not recognized unless the claims are probable and reliably estimated.

Housing Authority of the Town of Greenwich

Notes to Financial Statements December 31, 2019

Note 23 - Subsequent events

Events that occur after the statement of net position 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 statement of net position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through December 29, 2020 (the date the financial statements were available to be issued) and concluded that other than the subsequent event discussed below that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

In early 2020, an outbreak of a novel strain of coronavirus ("COVID-19") emerged globally. As a result, events have occurred including mandates from federal, state and local authorities leading to an overall decline in economic activity which could result in a loss of lease revenue and other material adverse effects to the Authority's financial position, results of operations, and cash flows. The Authority is not able to estimate the length or severity of this outbreak and the related financial impact.

The Authority received a Paycheck Protection Program ("PPP") loan, pursuant to a note dated April 20, 2020, under the CARES Act in the amount of \$715,050. The note provides for simple interest at a rate of 1.0%. Payments are due monthly beginning in November 2020 and the loan matures on April 30, 2022. The loan is subject to forgiveness if the Authority meets certain conditions and requirements as outlined in the note and the CARES Act.

Required Supplementary Information

Housing Authority of the Town of Greenwich

Supplementary Information

Schedule of the Authority's Contributions
for the Connecticut Municipal Employees Retirement System ("CT MERS")
December 31, 2019

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required CT MERS' contribution	\$ 387,376	\$ 362,491	\$ 329,647	\$ 329,647	\$ 338,476
CT MERS' contributions in relation to the contractually required contribution	<u>387,376</u>	<u>362,491</u>	<u>329,647</u>	<u>329,647</u>	<u>338,476</u>
CT MERS' contribution deficiency (excess)	<u>\$ -</u>				
Authority's covered employee payroll	\$ 3,182,304	\$ 3,396,437	\$ 2,896,718	\$ 2,896,718	\$ 2,545,950
CT MERS' contributions as a percentage of covered employee	12.17%	10.67%	11.38%	11.38%	13.29%

Note: The amounts presented for each fiscal year were determined as of June 30th.

Housing Authority of the Town of Greenwich

Supplementary Information

**Schedule of the Authority's Proportionate Share of the Net Pension Liability
for the Connecticut Municipal Employees Retirement System ("CT MERS")
December 31, 2019**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Authority's proportion of the CT MERS' net pension liability	1.24%	1.21%	1.22%	1.22%	1.15%
Authority's proportionate share of the CT MERS' net pension liability	\$ 4,568,872	\$ 4,614,866	\$ 2,388,444	\$ 2,388,444	\$ 1,570,793
Authority's covered employee payroll	\$ 3,182,304	\$ 3,396,437	\$ 2,896,718	\$ 2,896,718	\$ 2,545,950
Authority's proportionate share of the CT MERS' net pension liability as a percentage of its covered employee payroll	143.57%	135.87%	82.45%	82.45%	61.70%
CT MERS' Plan fiduciary net position as a percentage of the total pension liability	72.69%	76.70%	86.10%	86.10%	92.72%

Note: The amounts presented for each fiscal year were determined as of June 30th.

Housing Authority of the Town of Greenwich

**Notes to Required Supplementary Information - Pension
December 31, 2019**

Note 1 - Changes in Pension Plan Benefit Terms and Assumptions

FY2019 Changes in Actuarial Assumptions

Changes of benefit terms

None

Changes of assumptions

None

Note 2 - Other information

This schedule is intended to present 10 years of data. Additional years will be presented when available.

Other Supplementary Information

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule December 31, 2019

Line Item No.	Account Description	Low Income Public Housing	Family Self Sufficiency Program	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Blended Component Units	State / Local	Business Activities	Subtotal	Eliminations	Total
111	Cash - Unrestricted	\$ 450,897	\$ -	\$ -	\$ 156,585	\$ 2,299,687	\$ 2,654,626	\$ 1,321,810	\$ 6,883,605	\$ -	\$ 6,883,605
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-
113	Cash - Other Restricted	-	-	-	161,487	226,005	-	-	387,492	-	387,492
114	Cash - Tenant Security Deposits	201,353	-	-	-	367,602	253,071	40,329	862,355	-	862,355
115	Cash - Restricted for Payment of Current Liabilities	-	-	-	102,307	-	-	-	102,307	-	102,307
100	Total Cash	652,250	-	-	420,379	2,893,294	2,907,697	1,362,139	8,235,759	-	8,235,759
121	Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	176,876	-	-	-	-	-	-	176,876	-	176,876
124	Accounts Receivable - Other Government	-	-	-	-	-	-	-	-	-	-
125	Account Receivable - Miscellaneous	2,525	-	-	-	304	35,404	-	38,233	-	38,233
126	Accounts Receivable - Tenants	11,539	-	-	-	67,258	12,097	952	91,846	-	91,846
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-
128	Accounts Receivable - Fraud Recovery	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, Net of Allowances for Doubtful Accounts	190,940	-	-	-	67,562	47,501	952	306,955	-	306,955
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-
132	Investments - Restricted	-	-	-	-	-	-	-	-	-	-
135	Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	165,560	-	-	3,090	3,643,920	70,810	3,177	3,886,557	(100,000)	3,786,557
143	Inventories	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-
144	Interprogram Due From	369,629	-	-	-	2,590,484	1,954,294	6,050,038	10,964,445	(10,964,445)	-
145	Assets Held for Sale	-	-	-	-	-	-	-	-	-	-
150	TOTAL CURRENT ASSETS	1,378,379	-	-	423,469	9,195,260	4,980,302	7,416,306	23,393,716	(11,064,445)	12,329,271
161	Land	2,510,647	-	-	-	6,506,649	3,760,287	392,267	13,169,850	-	13,169,850
162	Buildings	21,834,203	-	-	-	23,219,136	12,640,739	5,364,724	63,058,802	-	63,058,802
163	Furniture, Equipment and Machinery - Dwellings	815,097	-	-	-	1,149,403	838,164	10,724	2,813,388	-	2,813,388
164	Furniture, Equipment and Machinery - Administration	553,547	-	-	-	71,782	97,927	4,091	727,347	-	727,347
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(16,480,450)	-	-	-	(10,924,035)	(10,955,611)	(419,838)	(38,779,934)	-	(38,779,934)
167	Construction in Progress	86,588	-	-	-	5,648,093	1,384,225	-	7,118,906	-	7,118,906
168	Infrastructure	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	9,319,632	-	-	-	25,671,028	7,765,731	5,351,968	48,108,359	-	48,108,359
171	Notes, Loans & Mortgages Receivable - Non-Current	-	-	-	-	271,449	-	-	271,449	(271,449)	-
172	Notes, Loans & Mortgages Receivable - Non-Current - Past Due	-	-	-	-	-	-	-	-	-	-
173	Grants Receivable - Current	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	6,187	-	387,708	393,895	(379,158)	14,737
176	Investment in Joint Ventures	-	-	-	-	-	-	-	-	-	-
180	TOTAL NON-CURRENT ASSETS	9,319,632	-	-	-	25,948,664	7,765,731	5,739,676	48,773,703	(650,607)	48,123,096
200	Deferred Outflow of Resources	1,005,861	-	-	155,594	-	996,581	-	2,158,036	-	2,158,036
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ 11,703,872	\$ -	\$ -	\$ 579,063	\$ 35,143,924	\$ 13,742,614	\$ 13,155,982	\$ 74,325,455	\$ (11,715,052)	\$ 62,610,403

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule December 31, 2019

Line Item No.	Account Description	Low Income Public Housing	Family Self Sufficiency Program	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Blended Component Units	State / Local	Business Activities	Subtotal	Eliminations	Total
311	Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable < = 90 Days	61,759	-	-	112,467	594,256	337,103	423	1,106,008	-	1,106,008
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	18,643	18,643	-	18,643
322	Accrued Compensated Absences - Current Portion	19,134	-	-	4,585	28,176	17,330	825	70,050	-	70,050
324	Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-
325	Accrued Interest Payable	5,995	-	-	-	81,549	-	-	87,544	-	87,544
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	168,914	-	-	-	131,900	-	-	300,814	-	300,814
341	Tenant Security Deposits	197,905	-	-	-	352,785	250,862	37,750	839,302	-	839,302
342	Unearned Revenue	3,584	-	-	-	24,010	1,093	-	28,687	-	28,687
343	Current Portion of Long-Term Debt - Capital	45,087	-	-	-	417,340	67,326	104,375	634,128	-	634,128
344	Current Portion of Long-Term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
345	Other Current Liabilities	-	-	-	102,307	74,667	-	100,000	276,974	(100,000)	176,974
346	Accrued Liabilities - Other	36,928	-	-	-	1,924,195	-	564	1,961,687	(1,961,687)	-
347	Inter Program - Due To	503,628	-	-	11,932	2,493,755	2,434,779	4,695,534	10,139,628	(10,139,628)	-
348	Loan Liability - Current	-	-	-	-	-	-	-	-	-	-
310	TOTAL CURRENT LIABILITIES	1,042,934	-	-	231,291	6,122,633	3,108,493	4,958,114	15,463,465	(12,201,315)	3,262,150
351	Long-Term Debt, Net of Current - Capital Projects/Mortgage	1,908,180	-	-	-	19,163,432	913,833	4,939,450	26,924,895	(271,449)	26,653,446
352	Long-Term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	393,591	-	-	393,591	(379,158)	14,433
354	Accrued Compensated Absences - Non Current	172,204	-	-	41,267	253,579	155,966	7,422	630,438	-	630,438
355	Loan Liability - Non-Current	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	2,129,552	-	-	329,416	-	2,109,904	-	4,568,872	-	4,568,872
350	TOTAL NONCURRENT LIABILITIES	4,209,936	-	-	370,683	19,810,602	3,179,703	4,946,872	32,517,796	(650,607)	31,867,189
300	TOTAL LIABILITIES	5,252,870	-	-	601,974	25,933,235	6,288,196	9,904,986	47,981,261	(12,851,922)	35,129,339
400	Deferred Inflow of Resources	206,114	-	-	31,883	-	204,213	-	442,210	-	442,210
508.4	Net Investments in Capital Assets	7,366,365	-	-	-	6,090,256	6,784,572	308,143	20,549,336	271,449	20,820,785
511.4	Restricted Net Position	-	-	-	161,487	226,005	-	-	387,492	-	387,492
512.4	Unrestricted Net Position	(1,121,477)	-	-	(216,281)	2,894,428	465,633	2,942,853	4,965,156	865,421	5,830,577
513	TOTAL NET POSITION	6,244,888	-	-	(54,794)	9,210,689	7,250,205	3,250,996	25,901,984	1,136,870	27,038,854
600	TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ 11,703,872	\$ -	\$ -	\$ 579,063	\$ 35,143,924	\$ 13,742,614	\$ 13,155,982	\$ 74,325,455	\$ (11,715,052)	\$ 62,610,403

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	Low Income Public Housing	Family Self Sufficiency Program	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Blended Component Units	State / Local	Business Activities	Subtotal	Eliminations	Total
REVENUE											
70300	Net Tenant Rental Revenue	\$ 1,896,227	\$ -	\$ -	\$ -	\$ 5,176,819	\$ 2,989,901	\$ 209,135	\$ 10,272,082	\$ -	\$ 10,272,082
70400	Tenant Revenue - Other	152,181	-	-	-	142,428	459,999	804	755,412	-	755,412
70500	Total Tenant Revenue	2,048,408	-	-	-	5,319,247	3,449,900	209,939	11,027,494	-	11,027,494
70600	HUD PHA Operating Grants	1,098,761	69,380	82,384	5,918,592	1,084,019	-	223,664	8,476,800	-	8,476,800
70610	Capital Grants	170,994	-	-	-	-	-	-	170,994	-	170,994
70710	Management Fee	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70800	Other Governmental Grants	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	690	-	-	-	41,296	485	83	42,554	-	42,554
71200	Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of Sales of Assets	-	-	-	-	-	-	-	-	-	-
71400	Fraud Recovery	-	-	-	6,930	-	-	-	6,930	-	6,930
71500	Other Revenue	-	-	-	60,881	271,449	14,460	801,734	1,148,524	(297,635)	850,889
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-
72000	Investment Income - Restricted	-	-	-	-	-	-	-	-	-	-
70000	TOTAL REVENUE	3,318,853	69,380	82,384	5,986,403	6,716,011	3,464,845	1,235,420	20,873,296	(297,635)	20,575,661
EXPENSES											
91100	Administrative Salaries	562,841	380	-	144,566	801,255	483,767	44,562	2,037,371	-	2,037,371
91200	Auditing Fees	30,324	-	-	4,338	59,159	25,676	1,218	120,715	-	120,715
91300	Management Fee	-	-	-	-	-	-	-	-	-	-
91310	Bookkeeping Fee	2,197	-	-	336	12,040	1,990	95	16,658	-	16,658
91400	Advertising and Marketing	1,940	-	-	-	12,317	595	203	15,055	-	15,055
91500	Employee Benefit Contributions - administrative	542,681	-	-	101,033	399,418	491,022	11,610	1,545,764	-	1,545,764
91600	Office Expenses	72,192	-	-	11,017	49,164	64,070	2,639	199,082	-	199,082
91700	Legal Expense	17,994	-	-	2,379	7,849	20,996	668	49,886	-	49,886
91800	Travel	-	-	-	-	-	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900	Other	39,621	-	-	3,716	323,927	17,616	10,292	395,172	(297,635)	97,537
91000	Total Operating - Administrative	1,269,790	380	-	267,385	1,665,129	1,105,732	71,287	4,379,703	(297,635)	4,082,068
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-
92100	Tenant Services - Salaries	-	-	72,725	-	375,548	-	-	448,273	-	448,273
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-
92300	Employee Benefit Contributions - Tenant Services	-	-	7,267	-	-	-	-	7,267	-	7,267
92400	Tenant Services - Other	26,296	69,000	2,392	-	453,693	64,358	-	615,739	-	615,739
92500	Total Tenant Services	26,296	69,000	82,384	-	829,241	64,358	-	1,071,279	-	1,071,279
93100	Water	100,846	-	-	-	84,648	110,531	5,818	301,843	-	301,843
93200	Electricity	371,404	-	-	-	118,928	80,601	2,307	573,240	-	573,240
93300	Gas	153,672	-	-	-	206,156	147,204	-	507,032	-	507,032
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-
93700	Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-
93800	Other Utilities Expense	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	625,922	-	-	-	409,732	338,336	8,125	1,382,115	-	1,382,115
94100	Ordinary Maintenance and Operation - Labor	353,454	-	-	-	357,822	362,438	12,144	1,085,858	-	1,085,858
94200	Ordinary Maintenance and Operation - Materials and Other	90,949	-	-	-	135,114	130,284	6,125	362,472	-	362,472
94300	Ordinary Maintenance and Operations Contracts	308,052	-	-	-	402,357	262,726	8,481	981,616	-	981,616
94500	Employee Benefit Contributions - Ordinary Maintenance	309,520	-	-	-	227,809	280,055	6,621	824,005	-	824,005
94000	Total Maintenance	1,061,975	-	-	-	1,123,102	1,035,503	33,371	3,253,951	-	3,253,951

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	Low Income Public Housing	Family Self Sufficiency Program	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Blended Component Units	State / Local	Business Activities	Subtotal	Eliminations	Total
95100	Protective Services - Labor	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-
95500	Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	78,156	-	-	1,587	103,277	101,880	4,737	289,637	-	289,637
96120	Liability Insurance	32,389	-	-	-	11,197	-	-	43,586	-	43,586
96130	Workmen's Compensation	24,566	-	-	3,243	38,264	21,008	1,043	88,124	-	88,124
96140	All Other Insurance	37,380	-	-	1,701	85,815	25,852	3,922	154,670	-	154,670
96100	Total Insurance Premiums	172,491	-	-	6,531	238,553	148,740	9,702	576,017	-	576,017
96200	Other General Expenses	54,713	-	-	31,926	-	-	9,001	95,640	-	95,640
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-
96300	Payments in Lieu of Taxes	122,867	-	-	-	258,970	-	7,465	389,302	-	389,302
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-
96800	Severance Expense	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	177,580	-	-	31,926	258,970	-	16,466	484,942	-	484,942
96710	Interest of Mortgage (or Bonds) Payable	67,195	-	-	-	489,442	20,995	189,917	767,549	-	767,549
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization Expense	2,144	-	-	-	14,248	-	-	16,392	-	16,392
96700	Total Interest Expense and Amortization Cost	69,339	-	-	-	503,690	20,995	189,917	783,941	-	783,941
96900	TOTAL OPERATING EXPENSES	3,403,393	69,380	82,384	305,842	5,028,417	2,713,664	328,868	11,931,948	(297,635)	11,634,313
97000	EXCESS REVENUE OVER OPERATING EXPENSES	(84,540)	-	-	5,680,561	1,687,594	751,181	906,552	8,941,348	-	8,941,348
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	5,512,622	-	-	-	5,512,622	-	5,512,622
97350	HAP Portability-In	-	-	-	33,348	-	-	-	33,348	-	33,348
97400	Depreciation Expense	723,871	-	-	-	730,028	493,101	135,443	2,082,443	-	2,082,443
97500	Fraud Losses	-	-	-	-	-	-	-	-	-	-
97600	Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-
97700	Debt Principal Payments - Governmental Funds	-	-	-	-	-	-	-	-	-	-
97800	Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	4,127,264	69,380	82,384	5,851,812	5,758,445	3,206,765	464,311	19,560,361	(297,635)	19,262,726
10010	Operating Transfer In	220,994	-	-	-	-	-	-	220,994	-	220,994
10020	Operating Transfer Out	(220,994)	-	-	-	-	-	-	(220,994)	-	(220,994)
10030	Operating Transfer from/to Primary Government	-	-	-	-	-	-	-	-	-	-
10040	Operating Transfer from/to Component Unit	-	-	-	-	-	-	-	-	-	-
10050	Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-
10060	Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-
10091	Inter Project Excess Cash Transfer In	240,000	-	-	-	-	-	-	240,000	-	240,000
10092	Inter Project Excess Cash Transfer Out	(240,000)	-	-	-	-	-	-	(240,000)	-	(240,000)
10093	Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-	-	-	-	-	-	-
10100	Total Other Financing Sources	-	-	-	-	-	-	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (808,411)	\$ -	\$ -	\$ 134,591	\$ 957,566	\$ 258,080	\$ 771,109	\$ 1,312,935	\$ -	\$ 1,312,935

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	Low Income Public Housing	Family Self Sufficiency Program	Resident Opportunity and Supportive Services	Housing Choice Vouchers	Blended Component Units	State / Local	Business Activities	Subtotal	Eliminations	Total
11020	Required Annual Debt Principal Payments	\$ 42,996	\$ -	\$ -	\$ -	\$ 473,763	\$ 63,419	\$ 27,128	\$ 607,306	\$ -	\$ 607,306
11030	Beginning equity	7,053,299	-	-	(189,385)	7,932,702	6,992,125	2,479,887	24,268,628	1,136,870	25,405,498
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	320,421	-	-	320,421	-	320,421
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	-	-	-	(216,281)	-	-	-	(216,281)	-	(216,281)
11180	Housing Assistance Payments Equity	-	-	-	161,487	-	-	-	161,487	-	161,487
11190	Unit Months Available	3,922	-	-	4,116	2,646	3,444	1,356	15,484	-	15,484
11210	Unit Months Leased	3,894	-	-	4,077	2,578	3,438	1,353	15,340	-	15,340
11270	Excess Cash	(113,731)	-	-	-	-	-	-	(113,731)	-	(113,731)
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	141,940	-	-	-	-	-	-	141,940	-	141,940
11630	Furniture & Equipment-Dwelling Purchases	29,004	-	-	-	-	-	-	29,004	-	29,004
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule December 31, 2019

Line Item No.	Account Description	CT019000001 Wilbur Peck	CT019000002 Quarry Knoll	CT019000003 Agnes Morley	CT019000004 Greenwich Close	Total AMPs
111	Cash - Unrestricted	\$ 1,660	\$ 50,423	\$ 388,997	\$ 9,817	\$ 450,897
112	Cash - Restricted - Modernization and Development	-	-	-	-	-
113	Cash - Other Restricted	-	-	-	-	-
114	Cash - Tenant Security Deposits	79,029	17,037	59,797	45,490	201,353
115	Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-
100	Total Cash	80,689	67,460	448,794	55,307	652,250
121	Accounts Receivable - PHA Projects	-	-	-	-	-
122	Accounts Receivable - HUD Other Projects	59,178	18,600	86,000	13,098	176,876
124	Accounts Receivable - Other Government	-	-	-	-	-
125	Account Receivable - Miscellaneous	2,479	-	-	46	2,525
126	Accounts Receivable - Tenants - Dwelling Rents	6,670	1,219	-	3,650	11,539
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-
127	Notes, Loans & Mortgages Receivable - Current	-	-	-	-	-
128	Accounts Receivable - Fraud Recovery	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-
120	Total Receivables, Net of Allowances for Doubtful Accounts	68,327	19,819	86,000	16,794	190,940
131	Investments - Unrestricted	-	-	-	-	-
132	Investments - Restricted	-	-	-	-	-
135	Investments - Restricted for Payment of Current Liabilities	-	-	-	-	-
142	Prepaid Expenses and Other Assets	26,031	9,172	38,117	92,240	165,560
143	Inventories	-	-	-	-	-
143.1	Allowance for Obsolete Inventories	-	-	-	-	-
144	Interprogram Due From	145,742	3,804	675	219,408	369,629
145	Assets Held for Sale	-	-	-	-	-
150	TOTAL CURRENT ASSETS	320,789	100,255	573,586	383,749	1,378,379
161	Land	738,413	337,757	650,960	783,517	2,510,647
162	Buildings	11,087,016	2,654,937	6,484,700	1,607,550	21,834,203
163	Furniture, Equipment and Machinery - Dwellings	665,016	20,787	91,270	38,024	815,097
164	Furniture, Equipment and Machinery - Administration	138,125	11,983	400,865	2,574	553,547
165	Leasehold Improvements	-	-	-	-	-
166	Accumulated Depreciation	(7,465,769)	(2,427,974)	(6,222,456)	(364,251)	(16,480,450)
167	Construction in Progress	53,246	20,244	-	13,098	86,588
168	Infrastructure	-	-	-	-	-
160	Total Capital Assets, Net of Accumulated Depreciation	5,216,047	617,734	1,405,339	2,080,512	9,319,632
171	Notes, Loans, & Mortgages Receivable - Non-Current	-	-	-	-	-
172	Notes, Loans, & Mortgages Receivable - Non-Current - Past	-	-	-	-	-
173	Grants Receivable - Non Current	-	-	-	-	-
174	Other Assets	-	-	-	-	-
176	Investment in Joint Ventures	-	-	-	-	-
180	TOTAL NON-CURRENT ASSETS	5,216,047	617,734	1,405,339	2,080,512	9,319,632
200	Deferred Outflow of Resources	388,231	165,953	451,677	-	1,005,861
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$ 5,925,067	\$ 883,942	\$ 2,430,602	\$ 2,464,261	\$ 11,703,872

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule
December 31, 2019

Line Item No.	Account Description	CT019000001 Wilbur Peck	CT019000002 Quarry Knoll	CT019000003 Agnes Morley	CT019000004 Greenwich Close	Total AMPs
311	Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable < = 90 Days	15,778	4,501	16,789	24,691	61,759
313	Accounts Payable >90 Days Past Due	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-
322	Accrued Compensated Absences - Current Portion	6,436	2,926	8,777	995	19,134
324	Accrued Contingency Liability	-	-	-	-	-
325	Accrued Interest Payable	-	-	-	5,995	5,995
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-
332	Accounts Payable - PHA Projects	-	-	-	-	-
333	Accounts Payable - Other Government	86,788	22,522	59,604	-	168,914
341	Tenant Security Deposits	78,055	16,926	59,721	43,203	197,905
342	Unearned Revenue	-	-	-	3,584	3,584
343	Current Portion of Long-Term Debt - Capital	-	-	-	45,087	45,087
344	Current Portion of Long-Term Debt - Operating Borrowings	-	-	-	-	-
345	Other Current Liabilities	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	36,928	36,928
347	Inter Program - Due To	523	151	194,652	308,302	503,628
348	Loan Liability - Current	-	-	-	-	-
310	TOTAL CURRENT LIABILITIES	187,580	47,026	339,543	468,785	1,042,934
351	Long-Term Debt, Net of Current - Capital Projects/Mortgage	-	-	-	1,908,180	1,908,180
352	Long-Term Debt, Net of Current - Operating Borrowings	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	-	-	-
354	Accrued Compensated Absences - Non Current	57,927	26,330	78,991	8,956	172,204
355	Loan Liability - Non-Current	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	821,941	351,346	956,265	-	2,129,552
350	TOTAL NONCURRENT LIABILITIES	879,868	377,676	1,035,256	1,917,136	4,209,936
300	TOTAL LIABILITIES	1,067,448	424,702	1,374,799	2,385,921	5,252,870
400	Deferred Inflow of Resources	79,554	34,006	92,554	-	206,114
508.4	Net Investment in Capital Assets	5,216,047	617,734	1,405,339	127,245	7,366,365
511.4	Restricted Net Position	-	-	-	-	-
512.4	Unrestricted Net Position	(437,982)	(192,500)	(442,090)	(48,905)	(1,121,477)
513	TOTAL NET POSITION	4,778,065	425,234	963,249	78,340	6,244,888
600	TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	\$ 5,925,067	\$ 883,942	\$ 2,430,602	\$ 2,464,261	\$ 11,703,872

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	CT019000001 Wilbur Peck - Public Housing	CT019000001 Wilbur Peck - CFP	CT019000001 Wilbur Peck - Total	CT019000002 Quarry Knoll - Public Housing	CT019000002 Quarry Knoll - CFP	CT019000002 Quarry Knoll - Total	CT019000003 Agnes Morley - Public Housing	CT019000003 Agnes Morley - CFP	CT019000003 Agnes Morley - Total	CT019000004 Greenwich Close - Public Housing	CT019000004 Greenwich Close - CFP	CT019000004 Greenwich Close - Total	Total AMPs
REVENUE														
70300	Net Tenant Rental Revenue	\$ 657,305	\$ -	\$ 657,305	\$ 189,727	\$ -	\$ 189,727	\$ 694,554	\$ -	\$ 694,554	\$ 354,641	\$ -	\$ 354,641	\$ 1,896,227
70400	Tenant Revenue - Other	18,364	-	18,364	9,227	-	9,227	109,282	-	109,282	15,308	-	15,308	152,181
70500	Total Tenant Revenue	675,669	-	675,669	198,954	-	198,954	803,836	-	803,836	369,949	-	369,949	2,048,408
70600	HUD PHA Operating Grants	343,240	50,000	393,240	154,314	-	154,314	545,822	-	545,822	5,385	-	5,385	1,098,761
70610	Capital Grants	-	53,296	53,296	-	18,600	18,600	-	86,000	86,000	-	13,098	13,098	170,994
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	164	-	164	35	-	35	119	-	119	372	-	372	690
71200	Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of Sales of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
71600	Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment Income - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	TOTAL REVENUE	1,019,073	103,296	1,122,369	353,303	18,600	371,903	1,349,777	86,000	1,435,777	375,706	13,098	388,804	3,318,853
EXPENSES														
91100	Administrative Salaries	182,380	-	182,380	88,297	-	88,297	250,611	-	250,611	41,553	-	41,553	562,841
91200	Auditing Fees	9,544	-	9,544	4,338	-	4,338	13,013	-	13,013	3,429	-	3,429	30,324
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
91310	Bookkeeping Fee	739	-	739	336	-	336	1,008	-	1,008	114	-	114	2,197
91400	Advertising and Marketing	647	-	647	42	-	42	126	-	126	1,125	-	1,125	1,940
91500	Employee Benefit Contributions - Administrative	203,840	-	203,840	81,753	-	81,753	239,704	-	239,704	17,384	-	17,384	542,681
91600	Office Expenses	25,153	-	25,153	9,762	-	9,762	35,519	-	35,519	1,758	-	1,758	72,192
91700	Legal Expense	7,067	-	7,067	3,182	-	3,182	7,473	-	7,473	272	-	272	17,994
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	15,993	-	15,993	2,458	-	2,458	7,412	-	7,412	13,758	-	13,758	39,621
91000	Total Operating - Administrative	445,363	-	445,363	190,168	-	190,168	554,866	-	554,866	79,393	-	79,393	1,269,790
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant Services - Salaries	-	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant Services - Other	16,221	-	16,221	-	-	-	10,075	-	10,075	-	-	-	26,296
92500	Total Tenant Services	16,221	-	16,221	-	-	-	10,075	-	10,075	-	-	-	26,296
93100	Water	43,506	-	43,506	18,953	-	18,953	32,571	-	32,571	5,816	-	5,816	100,846
93200	Electricity	35,462	-	35,462	4,402	-	4,402	327,062	-	327,062	4,478	-	4,478	371,404
93300	Gas	59,727	-	59,727	49,668	-	49,668	18,254	-	18,254	26,023	-	26,023	153,672
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
93700	Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other Utilities Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	138,695	-	138,695	73,023	-	73,023	377,887	-	377,887	36,317	-	36,317	625,922
94100	Ordinary Maintenance and Operation - Labor	136,419	-	136,419	53,296	-	53,296	138,358	-	138,358	25,381	-	25,381	353,454
94200	Ordinary Maintenance and Operation - Materials and Other	30,655	-	30,655	14,885	-	14,885	36,573	-	36,573	8,836	-	8,836	90,949
94300	Ordinary Maintenance and Operations Contracts	99,930	-	99,930	30,536	-	30,536	153,083	-	153,083	24,503	-	24,503	308,052
94500	Employee Benefit Contributions - Ordinary Maintenance	116,261	-	116,261	46,628	-	46,628	136,716	-	136,716	9,915	-	9,915	309,520
94000	Total Maintenance	383,265	-	383,265	145,345	-	145,345	464,730	-	464,730	68,635	-	68,635	1,061,975
		983,544	-	983,544	408,536	-	408,536	1,407,558	-	1,407,558	184,345	-	184,345	2,983,983

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	CT019000001 Wilbur Peck - Public Housing	CT019000001 Wilbur Peck - CFP	CT019000001 Wilbur Peck - Total	CT019000002 Quarry Knoll - Public Housing	CT019000002 Quarry Knoll - CFP	CT019000002 Quarry Knoll - Total	CT019000003 Agnes Morley - Public Housing	CT019000003 Agnes Morley - CFP	CT019000003 Agnes Morley - Total	CT019000004 Greenwich Close - Public Housing	CT019000004 Greenwich Close - CFP	CT019000004 Greenwich Close - Total	Total AMPs
95100	Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	26,288	-	26,288	11,951	-	11,951	35,853	-	35,853	4,064	-	4,064	78,156
96120	Liability Insurance	10,894	-	10,894	4,953	-	4,953	14,858	-	14,858	1,684	-	1,684	32,389
96130	Workmen's Compensation	8,424	-	8,424	3,789	-	3,789	10,680	-	10,680	1,673	-	1,673	24,566
96140	All Other Insurance	9,608	-	9,608	4,366	-	4,366	13,104	-	13,104	10,302	-	10,302	37,380
96100	Total Insurance Premiums	55,214	-	55,214	25,059	-	25,059	74,495	-	74,495	17,723	-	17,723	172,491
96200	Other General Expenses	54,713	-	54,713	-	-	-	-	-	-	-	-	-	54,713
96210	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-
96300	Payments in Lieu of Taxes	39,956	-	39,956	13,681	-	13,681	40,415	-	40,415	28,815	-	28,815	122,867
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	94,669	-	94,669	13,681	-	13,681	40,415	-	40,415	28,815	-	28,815	177,580
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	67,195	-	67,195	67,195
96720	Interest on Notes Payable (Short and Long-Term)	-	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization Expense	-	-	-	-	-	-	-	-	-	2,144	-	2,144	2,144
96700	Total Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	69,339	-	69,339	69,339
96900	TOTAL OPERATING EXPENSES	1,133,427	-	1,133,427	447,276	-	447,276	1,522,468	-	1,522,468	300,222	-	300,222	3,403,393
97000	EXCESS REVENUE OVER OPERATING EXPENSES	(114,354)	103,296	(11,058)	(93,973)	18,600	(75,373)	(172,691)	86,000	(86,691)	75,484	13,098	88,582	(84,540)
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	418,561	-	418,561	82,252	-	82,252	167,749	-	167,749	55,309	-	55,309	723,871
97500	Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	-	-
97600	Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
97700	Debt Principal Payments - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	1,551,988	-	1,551,988	529,528	-	529,528	1,690,217	-	1,690,217	355,531	-	355,531	4,127,264
10010	Operating Transfer In	103,296	-	103,296	18,600	-	18,600	86,000	-	86,000	13,098	-	13,098	220,994
10020	Operating Transfer Out	-	(103,296)	(103,296)	-	(18,600)	(18,600)	-	(86,000)	(86,000)	-	(13,098)	(13,098)	(220,994)
10030	Operating Transfer from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating Transfer from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-
10050	Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-
10060	Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-	-	240,000	-	240,000	-	-	-	240,000
10092	Inter Project Excess Cash Transfer Out	(240,000)	-	(240,000)	-	-	-	-	-	-	-	-	-	(240,000)
10093	Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total Other Financing Sources	(136,704)	(103,296)	(240,000)	18,600	(18,600)	-	326,000	(86,000)	240,000	13,098	(13,098)	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (669,619)	\$ -	\$ (669,619)	\$ (157,625)	\$ -	\$ (157,625)	\$ (14,440)	\$ -	\$ (14,440)	\$ 33,273	\$ -	\$ 33,273	\$ (808,411)

Housing Authority of the Town of Greenwich

Supplementary Information

Financial Data Schedule Year Ended December 31, 2019

Line Item No.	Account Description	CT019000001 Wilbur Peck - Public Housing	CT019000001 Wilbur Peck - CFP	CT019000001 Wilbur Peck - Total	CT019000002 Quarry Knoll - Public Housing	CT019000002 Quarry Knoll - CFP	CT019000002 Quarry Knoll - Total	CT019000003 Agnes Morley - Public Housing	CT019000003 Agnes Morley - CFP	CT019000003 Agnes Morley - Total	CT019000004 Greenwich Close - Public Housing	CT019000004 Greenwich Close - CFP	CT019000004 Greenwich Close - Total	Total AMPs
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,996	\$ -	\$ 42,996	\$ 42,996
11030	Beginning equity	5,312,684	-	5,312,684	562,859	-	562,859	1,132,689	-	1,132,689	45,067	-	45,067	7,053,299
11040	Prior Period Adjustments, Equity Transfers, and Correction of Errors	135,000	-	135,000	20,000	-	20,000	(155,000)	-	(155,000)	-	-	-	-
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	1,320	-	1,320	600	-	600	1,800	-	1,800	202	-	202	3,922
11210	Number of Unit Months Leased	1,307	-	1,307	599	-	599	1,794	-	1,794	194	-	194	3,894
11270	Excess Cash	12,726	-	12,726	6,784	-	6,784	69,054	-	69,054	(202,295)	-	(202,295)	(113,731)
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	24,242	24,242	-	18,600	18,600	-	86,000	86,000	-	13,098	13,098	141,940
11630	Furniture & Equipment - Dwelling Purchases	-	29,004	29,004	-	-	-	-	-	-	-	-	-	29,004
11640	Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditor's Report.

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

To the Board of Commissioners
The Housing Authority of the Town of Greenwich

We have audited the financial statements of the Housing Authority of the Town of Greenwich, which comprise the statement of net position as of December 31, 2019, 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, and have issued our report thereon dated December 29, 2020. We conducted our audit 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 certain subsidiaries and affiliates 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 certain subsidiaries and affiliates.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Greenwich'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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

A handwritten signature in black ink that reads "CohnReznick LLP".

Boston, Massachusetts
December 29, 2020

Independent Auditor's Report on Compliance for Each Major Federal Program and on
Internal Control over Compliance Required by the Uniform Guidance

To the Board of Commissioners
The Housing Authority of the Town of Greenwich

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the Town of Greenwich's 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 Housing Authority of the Town of Greenwich's major federal programs for the year ended December 31, 2019. The Housing Authority of the Town of Greenwich's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the Town of Greenwich's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the Town of Greenwich'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 qualified opinion on compliance for the major federal programs. However, our audit does not provide a legal determination of the Housing Authority of the Town of Greenwich's compliance.

Basis for Qualified Opinion on Section 8 Housing Choice Vouchers Program CFDA No. 14.871

As described in the accompanying schedule of findings and questioned costs, the Housing Authority of the Town of Greenwich did not comply with requirements regarding *Section 8 Housing Choice Vouchers Program CFDA No. 14.871* as described in finding number 2019-001 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the Town of Greenwich to comply with the requirements applicable to that program.

Qualified Opinion on Section 8 Housing Choice Vouchers Program CFDA No.14.871

In our opinion, except for the noncompliance described in the *Basis for Qualified Opinion* paragraph, the Housing Authority of the Town of Greenwich complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on *Section 8 Housing Choice Vouchers Program CFDA No. 14.871* for the year ended December 31, 2019.

Basis for Qualified Opinion on Public and Indian Housing Program CFDA No.14.850

As described in the accompanying schedule of findings and questioned costs, the Housing Authority of the Town of Greenwich did not comply with requirements regarding *Public and Indian Housing Program CFDA No.14.850* as described in finding number 2019-002 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the Town of Greenwich to comply with the requirements applicable to that program.

Qualified Opinion on Public and Indian Housing Program CFDA No.14.850

In our opinion, except for the noncompliance described in the *Basis for Qualified Opinion* paragraph, the Housing Authority of the Town of Greenwich complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on *Public and Indian Housing Program CFDA No.14.850* for the year ended December 31, 2019.

Report on Internal Control over Compliance

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

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we did identify certain deficiencies in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as items 2019-001 and 2019-002 that we consider to be significant deficiencies.

The Housing Authority of the Town of Greenwich's responses to the internal control over compliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The Housing Authority of the Town of Greenwich's responses were not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the responses.

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 our testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Boston, Massachusetts
December 29, 2020

Housing Authority of the Town of Greenwich

Supplementary Information

**Schedule of Expenditures of Federal Awards
Year Ended December 31, 2019**

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA #</u>	<u>Passed through to Subrecipients</u>	<u>Expenditures</u>
U.S. Department of Housing and Urban Development, Office of Public and Indian Housing			
<u>Housing Voucher Cluster:</u>			
Section 8 Housing Choice Vouchers	14.871	\$ -	\$ 5,918,592
Total Housing Voucher Cluster		-	5,918,592
<u>Section 8 Project-Based Cluster:</u>			
Section 8 Housing Assistance Payments Program	14.195	-	516,803
Total Section 8 Project-Based Cluster		-	516,803
Public and Indian Housing, Low Rent Public Housing	14.850	-	1,048,761
Public Housing Capital Fund	14.872	-	220,994
Family Self-Sufficiency Program	14.896	-	69,380
Resident Opportunity and Supportive Services - Service Coordinators	14.870	-	82,384
Total Expenditures of Federal Awards		\$ -	\$ 7,856,914

See Notes to Schedule of Expenditures of Federal Awards.

Housing Authority of the Town of Greenwich

Supplementary Information

Notes to Schedule of Expenditures of Federal Awards Year Ended December 31, 2019

Note 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards includes the federal award activity of the Housing Authority of the Town of Greenwich, under programs of the federal government for the year ended December 31, 2019. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Housing Authority of the Town of Greenwich, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Housing Authority of the Town of Greenwich.

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 cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Housing Authority of the Town of Greenwich has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Housing Authority of the Town of Greenwich

**Schedule of Findings and Questioned Costs
December 31, 2019**

A. Summary of Auditor's Results

1. The auditor's report expresses an unmodified opinion on whether the basic financial statements of the Housing Authority of the Town of the Greenwich were prepared in accordance with generally accepted accounting principles.
2. No significant deficiencies related to the audit of the financial statements were reported in the Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. No material weaknesses were reported.
3. No instances of noncompliance material to the basic financial statements of the Housing Authority of the Town of the Greenwich, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.
4. Two significant deficiencies and no material weaknesses related to the audit of the major federal award programs were disclosed in the Independent Auditor's Report on Compliance for each Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance.
5. The auditor's report on compliance for the major federal award programs CFDA Number 14.871 Section 8 Housing Choice Vouchers Program and CFDA Number 14.850 Public and Indian Housing Program for the Housing Authority of the Town of Greenwich expresses a qualified opinion.
6. There were two audit findings required to be reported in accordance with 2 CFR Section 200.516(a) in this schedule.
7. The programs tested as major programs include:

CFDA #14.871	Section 8 Housing Choice Vouchers
CFDA #14.850	Public and Indian Housing
8. The threshold for distinguishing between Type A and B programs was \$750,000.
9. Housing Authority of the Town of Greenwich did not qualify as a low-risk auditee.

B. Findings - Financial Statements Audit

None

C. Findings and Questioned Costs - Major Federal Award Programs Audit

Finding No. 2019-001

Federal Granting Agencies

Section 8 Housing Choice Vouchers Program, CFDA No. 14.871

Statement of Condition

In three instances out of forty tenant files tested, the Authority did not run EIV within the required 120 days prior to annual recertification date or maintain the EIV Income Summary Report in the lease file for 2019 annual recertification.

Housing Authority of the Town of Greenwich

Schedule of Findings and Questioned Costs December 31, 2019

In two instances out of forty tenant files tested, the Authority did not have documentation in their lease file that their assets were verified.

The sample was a statistically valid sample. This is a repeat finding of Finding 2018-001.

Criteria

Tenant lease files must be properly maintained in accordance with the requirements of HUD guidelines.

Effect

Errors in the income verification process or the calculation of tenant and subsidy rent portions could result in errors in the rent subsidies paid by HUD.

Cause

Management's policies with respect to the determination of tenant and subsidy rent and the maintenance of tenant lease files in accordance with HUD guidelines were not consistently followed.

Recommendations

Management should establish procedures and monitor compliance with those procedures to ensure that tenant and subsidy rent are correctly calculated, and that tenant lease files are properly maintained in accordance with the requirements of HUD guidelines.

Views of Responsible Officials

Management concurs with the finding and has established plans to provide additional training and review of files going forward.

Finding No. 2019-002

Federal Granting Agencies:

Public and Indian Housing, CFDA No. 14.850

Statement of Condition

In two instances out of five tenant files tested for new tenants and one instance out of 35 tenant files tested for recertifying tenants, the Authority did not maintain the EIV Income Summary Report in the lease file or run EIV within the required 90 days subsequent to the tenant's move in.

The sample was a statistically valid sample. This is a repeat finding of Finding 2018-002.

Criteria

Tenant lease files must be properly maintained in accordance with the requirements of HUD guidelines.

Effect

Errors in the income verification process or the calculation of tenant and subsidy rent portions could result in errors in the rent subsidies paid by HUD.

Cause

Management's policies with respect to the determination of tenant and subsidy rent and the maintenance of tenant lease files in accordance with HUD guidelines were not consistently followed.

Housing Authority of the Town of Greenwich

**Schedule of Findings and Questioned Costs
December 31, 2019**

Recommendations

Management should establish procedures and monitor compliance with those procedures to ensure that tenant and subsidy rent are correctly calculated, and that tenant lease files are properly maintained in accordance with the requirements of HUD guidelines.

Views of Responsible Officials

Management concurs with the finding and has established plans to provide additional training and review of files going forward.



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