REQUEST FOR PROPOSALS

AUDIT SERVICES

FOR

THE MISSISSIPPI REGIONAL HOUSING AUTHORITY IV

Fiscal Year Ending

June 30, 2021

Solicitation No: 2021-01

Issued: April 16, 2021

Deadline to Respond: May 28, 2021

RFP No. _______

April 16, 2021

REQUEST FOR AUDIT PROPOSALS

The Mississippi Regional Housing Authority IV is issuing a Request for Proposals (RFP) for Audit Services from interested firms **until 4:30 p.m. local time on May 28, 2021**. The competitive proposals method will be used for this solicitation. The audit engagement term is for the twelve month period ending June 30, 2022 with an option to extend the contract for up to two (2) additional years. Proposals must be received at the central office of the Mississippi Regional Housing Authority IV, P.O. Box 1051, Columbus, MS 39703-1051 (or hand delivered to the central office of the Mississippi Regional Housing Authority IV, 2845 South Frontage Road, Columbus, MS) on or before the period scheduled herein as the closing time for receipt of the proposals. Proposals will be held in confidence and not released in any manner until after contract award.

Proposals must be prepared in accordance with this RFP and will be evaluated using the established selection factors stated herein. Their relative importance is identified in this RFP. Award will be made to the responsible person, firm, or corporation whose proposal is most advantageous and represents the best overall value to the Housing Authority with price and other factors considered. It is especially noted that price will not be the sole factor in determining award. Price will be considered according to its relative weight as identified in the selection factors.

Proposals must be received on or before the period scheduled herein. The Mississippi Regional Housing Authority IV reserves the right to reject any and all proposals, to waive any and all formalities and informalities, to request additional information.

By submission of a proposal, the offeror agrees, if its proposal is accepted, to enter into an agreement with the Housing Authority and to complete all work as specified or indicated in this RFP for the contract price and within the specified timetable.

BRIAN D. POWER
Executive Director

1. GENERAL INFORMATION.

Name:	Mississippi Regional Housing Authority IV
Mailing address:	P.O. Box 1051 Columbus, MS 39703-1051
Physical address:	2845 South Frontage Road Columbus, MS 39701
Contact:	Brian D. Power, Executive Director
Telephone:	(662) 327-4121, ext. 8033 (662) 327-8114 Hearing and Speech Impaired (TTY) 7-1-1 or 1-800-582-2233 Mississippi Relay Service
Fax:	(662) 327-4344
E-mail:	bpower@mrh4.com

The Mississippi Regional Housing Authority IV (hereinafter "the Housing Authority") was established in 1944 under the laws of the State of Mississippi. Its purpose is to provide decent, safe, and sanitary affordable housing to the citizens of Carroll, Choctaw, Clay, Grenada, Lowndes, Montgomery, Oktibbeha, Webster, and Winston counties in Mississippi. A nine member Board of Commissioners who is appointed for five-year terms by the respective county Board of Supervisors governs the Authority. Although created pursuant to state law the Authority utilizes no state funds. It generally administers activities relating to the Public Housing Program and Section 8 Programs, both federal housing programs. CFDA numbers are identified herein.

The Public Housing Program is authorized under the United States Housing Act of 1937, as amended. It authorizes the Department of Housing and Urban Development (HUD) to provide technical and financial assistance to Public Housing Agencies (PHAs) in the provision of decent, safe, and sanitary dwellings at affordable rents to lower income families. The public housing program is administered at the local level by PHAs which are non-federal public agencies authorized by state legislation and generally established by action of a town, city, or county either regionally or by locale.

The PHA functions in the capacity of developer, owner, and manager of its public housing developments. The PHA has the responsibility of planning, financing, constructing, and managing its properties subject to applicable laws and contractual relationships with HUD and the local governing bodies. The landlord-tenant relationship of the PHA is established by virtue of its ownership of the properties and the provisions of individual leasing agreements with its tenants. The PHA performs all the functions of a private property owner, including leasing units, collecting rents, maintaining the properties, and all other related responsibilities.

PHA responsibilities for public housing developments are embodied in state enabling legislation and the Annual Contributions Contract between the PHA and HUD. A PHA is required to operate each property for the purpose of providing decent, safe, and sanitary dwelling units within the financial reach of lower income families and to operate the development with efficiency, economy, serviceability, and stability.

HUD assist the PHAs financially thorough the Annual Contributions Contract by providing capital funds (the Capital Fund) and annual operating subsidies (the Operating Fund). These funds assist in maintaining the lower income character of the developments, providing adequate administrative and maintenance services and insuring financial solvency. Operating subsidies help cover annual deficits arising as a result of rent limits and the cost of operations, including utilities that exceed scheduled rents.

Section 8 Housing Choice Voucher Programs (HCV) are also authorized under the United States Housing Act of 1937, as amended. These programs, originally authorized in 1974, are the federal government's major programs for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing at affordable rents in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The program participant is free to choose any housing opportunity that meets the requirements of the program and is not limited to units located in subsidized housing developments.

2. PROPOSER QUALIFICATIONS.

The auditor must be either a Certified Public Accountant, or a licensed or registered public accountant licensed on or before December 31, 1970 by a regulatory authority of the state or other political subdivision of the United States and meet any legal requirements concerning registration in the State of Mississippi. In addition, those public accountants licensed after December 31, 1970, but prior to December 31, 1975, who previously performed a Public Housing Authority audit prior to December 31, 1975 will be eligible to continue to perform Public Housing Authority audits. A statement by the State identifying such registration of license shall be attached to the audit contract.

3. AUDIT ENGAGEMENT TERM.

The audit term will be a one-year agreement for the twelve month period ending June 30, 2022 with the option to extend the agreement for up to two additional years. The Housing Authority reserves the right to award a one-year agreement, a multi-year agreement, or any combination thereof that is the most advantageous to the Housing Authority.

4. OBJECTIVE AND SCOPE.

The objective of this Request for Proposals (RFP) is to obtain a high quality audit. The scope of audit is outlined in 2 CFR § 200.514. The audit will be a single audit for the twelve-month period ending June 30, 2021 and performed under the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance* and all applicable requirements as they relate to the audit of Public Housing Agencies, including but not limited to *NOTICE: SD-2015-01 Transition to 2 CFR Part 200, Uniform Administrative Requirements, Cost, and Audit Requirements for Federal Awards, Final Guidance* issued by the U.S. Department of Housing and Urban Development (HUD) on February 26, 2015 and any other related audit requirements. The audit must be compliant and conducted in conformance with the latest requirements of HUD.

The Single Audit's reporting package will be required to be submitted as stipulated in the timetable at Section 10 of this RFP and in accordance with current regulation. The Auditor will include in the printed audit report any adjusting journal entries. The Auditor will, prior to publishing the audit report, send any proposed audit findings and/or audit adjusting journal entries to the Housing Authority. The Auditor will provide governmental GAAP Enterprise Method FDS financial statements.

The Housing Authority's last audit was performed for the fiscal year that ended on June 30, 2020. The type of auditor's report issued was "Unmodified". The Housing Authority qualified as low-risk auditee and there were no Federal Statement Findings or Federal Award Findings and Questioned Cost.

The successful proposer will audit fiscal year ending June 30, 2021. During the audit period the Housing Authority administered the following programs:

CFDA Number	*Title*	*Approximate Federal Award Expenditure FY 2021 (Rounded to nearest $1,000)*	*Approximate 2021 Expenditures (Rounded to nearest $1,000)*	*Authorized Number of Units*
14.850a	Low Rent Public Housing	$1,180,000	$2,453,000	389
14.871	Housing Choice Vouchers	11,809,000	11,805,000	2,491
14.872	Public Housing Capital Fund Program	894,420	514,000	NA
NA	Business Activities	0	36,000	NA
	TOTALS	***$13,883,420***	***$14,802,000***	***2,880***

The Business Activities Fund owns and operates the central office building for Housing Authority activities. The fund charges rent to each program it administers for the debt service and upkeep of the central office building.

Cost certification on the Schedule of Actual Modernization Cost will be required for the Public Housing Capital Fund Program for grant year 2017. The cost certification statements shall be included in the basic scope of work and presented as supplemental statements in the audit report.

5. RETENTION OF WORKING PAPERS and ACCESS TO WORKING PAPERS.

All working papers and reports must be retained, at the auditor's expense, for a minimum of five years following completion of the audit unless the firm is notified in writing by the Housing Authority of the need to extend the retention period.

The auditor will be required to make working papers available, upon request, to the Housing Authority or their designees.

Access to working papers includes the right of Federal agencies to obtain copies of working papers. In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

6. PROPOSAL FORMAT and CONTENT.

Proposals must be received on or before the period scheduled for the closing time for receipt of proposals as identified herein. Proposals must address all the requirements stated in this RFP. **At minimum, the following information must be provided. Failure to comply with this instruction may be regarded as justification for declaring your proposal non-responsive**.

- Name of proposer, contact person, telephone number, and business address.
- All owners, partners, and/or officers of the firm.
- Are the senior members (senior accountants, managers, etc.) of your firm CPAs?
- How experienced and credentialed is the staff that will be assigned in the audit, including professional continuing education?

- A statement as to the availability of your staff with professional qualifications and technical abilities to perform this audit.
- Relevant audit experience. List specific experience in the performance of work similar in importance to this contract. Provide references of similar previous audit experience by listing company or agency names, addresses, contact persons, telephone numbers, and particularly previous public housing audit experience and your adherence experience to scheduled deadlines.

- How many Public Housing Authorities have you audited?

- What is the PIH/REAC rejection rate of your audits?

- Evidence that you are licensed and registered to conduct business in the State of Mississippi.

- A copy of your peer review report as required by GAGAS.

- A copy of any other external quality control reviews.

- Status of any disciplinary action, if any.

- When was your firm organized?

- Number of present audit contracts.

- Have you ever failed to complete or deliver any previous audit work? If yes, explain.

- Number of total staff members.

- If awarded, number of staff members that will be assigned to this contract.

- *Certification Regarding Debarment and Suspension* (attached).

- *Non-Collusive Affidavit* (attached).

- Statement certifying that you have been provided with the selection factors that will be used to evaluate the proposals. (Section 9 below).

- What has been the average total amount of time spent on fieldwork on PHA audits you have done?

- If awarded, estimated numbers of days of field work on this contract.

- Have you had a Quality Assurance audit done by the PIH/REAC QASS Division? If so, submit a copy. If there have been no such reviews include an affirmative statement that the firm has not been or currently is not the subject of a review by the QASS to determine the reliability of any audits and/or attestation of HUD-assisted multifamily and/or public housing agencies.

- If applicable, provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three years with state regulatory bodies or professional organizations.

- Provide an affirmative statement that the firm is independent of the Housing Authority as defined by the U.S. General Accounting Office's *Government Auditing Standards,* as amended. List and describe all professional relationships involving the Housing Authority for the past five years, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed audit. Include a statement that if selected your firm and its agents, officers, and employees will act at all times in an independent capacity during the term of the engagement and in performance of the services rendered thereunder and shall not act as and shall not in any manner be considered to be agents, officers, or employees of the Housing Authority.

- Provide a brief statement of the firm's understanding of the work to be performed and plan of how to accomplish the audit requirements within the specified time frames.

- Provide a statement that if selected your firm will not assign the audit engagement to another firm or individual.

- Price. Shall be a <u>firm fixed price inclusive of all cost and expenses</u>. Proposer must include price for a one-year agreement. Optional prices for two additional years may also be included.

- Include a statement certifying that the information provided is true and correct.

You may also submit any additional information or documents that you wish to further demonstrate your capabilities or any additional or special services and equipment you will provide or use.

7. <u>PROPOSAL SUBMITTAL INSTRUCTIONS.</u>

Proposals must be received by the Housing Authority not later than 4:30 p.m. local time on **May 28, 2021**.

One (1) original and two (2) identical copies of the proposal must be submitted clearly marked **"Solicitation No. 2021-01, Audit Services"**.

Proposal must be received at the following address by the deadline date and time specified in this RFP:

<u>Mailing Address:</u>	<u>Delivered:</u>
Executive Director	Executive Director
Mississippi Regional Housing Authority IV	Mississippi Regional Housing Authority IV
P.O. Box 1051	2845 South Frontage Road
Columbus, MS 39703-1051	Columbus, MS 39701

All proposals must be received by the Housing Authority no later than the submittal deadline stated herein (or within any ensuing addendum). The package exterior must clearly denote the noted RFP/Solicitation number and must have the proposer's name and return address.

No oral, electronic, faxed, or telephonic proposals or modifications will be considered unless specified. Proposals submitted after the deadline will not be accepted. Late proposals will be returned to the proposing firm unopened.

The Housing Authority proposes to enter into a contract with a qualified firm to perform services based on the requirements of this RFP. Interested parties must submit the information required by this RFP. The Housing Authority will not provide reimbursement for the cost of developing, presenting or providing any responses to this RFP. All documents that are submitted by the

proposer will become the property of the Housing Authority. Request for specific material to be returned will not be considered.
It shall be the responsibility of each proposer to be aware of and to abide by all dates, times, conditions and requirements set forth within all applicable documents issued by the Housing Authority relative to this RFP. By virtue of completing, signing and submitting a proposal the proposer agrees to comply with all conditions and requirements set forth in this RFP and, if selected, agrees to enter into a contract with the Housing Authority.

The Housing Authority reserves the right to reject any or all proposals and to waive any informality or technical defect.

The Housing Authority may cancel this solicitation at any time. Proposals may be withdrawn before the RFP submittal deadline by submitting a written request to the Executive Director. Re-submittal before the RFP submittal deadline can be made, however, the proposal may not be re-submitted after the deadline.

8. QUESTIONS AND ADDENDA.

Questions regarding this solicitation or request for clarification must be submitted in writing to Brian D. Power, Executive Director via e-mail at bpower@mrh4.com or by fax to (662) 327-4344 not later than 4:30 p.m. local time on May 21, 2021.

No change to this RFP or clarification will be made orally to any proposer. Solicitation changes will be issued in the form of a written addendum. Such addenda shall become part of the solicitation.

9. PROPOSAL EVALUATION PROCESS.

The following are the selection factors that will be used to evaluate proposals. They identify the relative importance of each selection factor and the relative weight given to each technical factor:

SELECTION FACTOR	*POSSIBLE POINTS*
Responsiveness to the Request for Proposals including quality and completeness of submission	25
Overall analysis of the Firm's capabilities	25
Relevant experience including past experience in auditing public housing authorities	25
Qualifications and experience of audit team	25
Past performance, quality of work and adherence to deadlines.	25
Price	25
TOTAL POSSIBLE POINTS	*150*

Selection of the successful firm will be made after a review and evaluation of all proposals properly received. Proposers may be requested to respond to questions or to meet with Housing Authority staff to discuss their submissions. Proposals shall be valid for a minimum or sixty (60) days after the submission deadline.

Each submission will be evaluated in terms of its responsiveness to the scope of services and the other requirements of this solicitation. Award will be made to the responsible, responsive proposer whose proposal is most advantageous and represents the best overall value to the Housing Authority and achieves the highest successful score in the evaluation process with price and all other factors considered. It is especially noted that price will not be the sole factor in determining award. Price will be considered according to its relative weight as identified in the selection factors above. Responsible proposer is defined as one who has met all requirements of the solicitation including completing all required documents, complying with the provisions of the RFP and demonstrating through reputation and past performance the capacity and capability of meeting the requirements of the RFP.

10. AUDIT PERIOD, TIMETABLE, AND DELIVERABLES.

The Housing Authority will have all books closed and ready for audit not later than 45 calendar days after fiscal year end. The proposer's schedule for preparing, transmission, and distribution of the audit report shall be as follows:

EVENT	*PERIOD*	*DATE*
Fiscal year ends		June 30, 2021
Completion of field work	5 months after the fiscal year end	By November 30, 2021
Transmission and distribution of the audit report	7 months after the fiscal year end	By February 15, 2022

11. DESCRIPTION OF ACCOUNTING SYSTEM AND INTERNAL CONTROLS.

All of the Housing Authority's accounting functions have been done in house since 1984 and all facets of the accounting system are computerized. The Housing Authority engages LeCroy, Hunter & Company, P.C. Certified Public Accountants of Northport, Alabama for fee accounting, oversight and consulting and employs a full time Internal Auditor to safeguard against waste, loss, and misuse and to confirm compliance with applicable laws and regulations. Written financial internal control policies are in place relative to cash control and fraud.

12. ASSISTANCE TO BE PROVIDED TO THE AUDITORS AND REPORT PREPARATION.

a. The Housing Authority shall be responsible for preparation of all trial balances, closing entries, and financial statements. In addition, the Housing Authority shall provide the following documents: Un-audited FDS, supporting schedules for all asset and liability accounts, bank statements and reconciliations, fixed asset/depreciation schedules, schedules of compensated absences, maturity schedule for loans payable, draft schedule of expenditures of federal awards and other documents as agreed upon between the Auditor and the Housing Authority.

b. The Housing Authority shall be responsible for preparation of the Notes to the Basic Financial Statements and the Management Discussion and Analysis (MD&A).

c. Housing Authority finance department staff and responsible management personnel will be available during the audit to assist the firm by providing information, documentation, and explanations. No clerical support will be available to the auditor for the preparation of routine letters, memoranda, or photocopying.

d. The Housing Authority will provide the auditor with working space, with access to telephone, the Internet, photocopying equipment and fax machines.

13. REQUIRED CERTIFICATIONS, MANDATORY CLAUSES, AND INSTRUCTIONS TO OFFERORS.

The following documents are attached to and a part of this RFP:

- *Form HUD-5369-B*. Explains how proposals should be prepared and how they will be handled upon receipt.

- *Certification Regarding Debarment and Suspension*. (Please complete and return with your proposal).

- *Non-Collusive Affidavit*. (Please complete and return with your proposal).

- *Mandatory Contract Clauses*. The Proposer that is selected may provide a contract that is acceptable to the Housing Authority. There are certain *Mandatory Contract Clauses* required by HUD that must be included in all contracts issued by the Housing Authority. These mandatory clauses are attached.

NON-COLLUSIVE AFFIDAVIT

(To be executed by Proposer, Notarized and Submitted with the Proposal)

State of ____________________

County of __________________

The undersigned, being first duly sworn, deposes and says that he or she is ____________________________, the party making the foregoing proposal, that such proposal is genuine and not collusive or sham; that said proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person to put in a sham proposal or to refrain from submitting a proposal, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person to fix the proposal price or affiant or of any other proposer, or to fix any overhead, profit or cost element of said proposal price, or of that of any other proposer, or to secure any advantage against the Mississippi Regional Housing Authority IV or any person interested in the proposed contract; and that all statements in said proposal are true and correct.

____
Individual

____
Partner

____
Officer of Corporation

Subscribed and sworn to (or affirmed) before me on this _____day of _____________, 2021 by _______________________________________, personally know to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____
Signature

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

(To be executed by Proposer, Notarized and Submitted with the Proposal)

By submitting this proposal, the proposer certifies to the best of its knowledge and belief that the firm, partnership, corporation and/or it principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal debarment or agency.

2. Have not within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property.

3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification.

4. Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the prospective proposer is unable to certify to any of the statements in this certification, such prospective proposer shall attach an explanation to this proposal.

____
Proposer

____
Title

____
Date

MANDATORY CONTRACT CLAUSES

Examination and Retention of Contractor's Records

THE CONTRACTOR must provide any information pertinent to the Contract or the U.S. Department of Housing and Urban Development (hereinafter "HUD") may reasonably require. The HOUSING AUTHORITY, HUD, and the Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under this contract, have access to the right to examine any of the CONTRACTOR'S directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examinations, excerpts, and transcriptions.

Right in Data and Patent Rights (Ownership and Proprietary Interest)

The HOUSING AUTHORITY shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by the Contractor pursuant to the terms of this Contract, including, but not limited to, reports, memoranda or letters concerning the research and reporting tasks of this Contract.

Energy Efficiency

The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

Procurement of Recovered Materials

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFP Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

(b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of $10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (iii) purchased a total of in excess of $10.000 of the item both under and outside that contract.

Termination for Convenience

(a) The HOUSING AUTHORITY may terminate this contract in whole or in part whenever the HOUSING AUTHORITY determines that such termination is in the best interest of the HOUSING AUTHORITY. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
(b) If the performance of the work is terminated, either in whole or in part, the HOUSING AUTHORITY shall be liable to the Contractor for reasonable and proper cost resulting from such termination upon the receipt by the HOUSING AUTHORITY of a properly presented claim setting out it detail (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of setting and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the HOUSING AUTHORITY to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the HOUSING AUTHORITY or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the HOUSING AUTHORITY; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
(c) The HOUSING AUTHORITY will act on the Contractor's claim within 60 days of receipt of the Contractor's claim.

Limitations of Payments made to Influence Certain Federal Financial Transactions

CONTRACTOR certifies to the best of his knowledge and belief that: (1) No Federal appropriated funds have been paid or will be paid by or on behalf of the Contractor to any person for influencing or attempting to influence any officer or employee of the HOUSING AUTHORITY, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the contractor shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

Equal Employment Opportunity

The Contractor shall comply with Executive Order 11246, as amended, which prohibits discrimination against any employee or applicant for employment because of race, color, religion, sex, handicap, national origin, or Vietnam Era and special disabled veterans. The Contractor shall take affirmative action to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, handicap, national origin, or Vietnam Era and special disabled veterans. Such actions shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training including apprenticeship.

Section 3

The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing,

The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or worker's representative of the AUDITOR'S commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

The Contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in the applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with other persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the AUDITOR'S obligations under 24 CFR part 135.
Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Liens

The Contractor is prohibited from placing any liens on the HOUSING AUTHORITY'S property. This prohibition shall be placed in all of the Contractor's subcontracts.

Instructions to Offerors Non-Construction

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

- 03291 -

1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

(1) signing and returning the amendment;
(2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
(3) letter or telegram, or
(4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

(1) Have adequate financial resources to perform the contract, or the ability to obtain them;
(2) Have a satisfactory performance record;
(3) Have a satisfactory record of integrity and business ethics;
(4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
(5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/HUD that the late receipt was due solely to mishandling by the HA/HUD after receipt at the HA;
(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
(4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.

(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

7. Contract Award

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may
(1) reject any or all offers if such action is in the HA's interest,
(2) accept other than the lowest offer,
(3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

8. Service of Protest

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

9. Offer Submission

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV

FINANCIAL STATEMENTS
&
SUPPLEMENTAL INFORMATION

YEAR ENDED JUNE 30, 2020

Mississippi Regional Housing Authority No. IV
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Year Ended June 30, 2020

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
MANAGEMENT'S DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2020

This section of the Mississippi Regional Housing Authority No. IV's (the "Authority") financial report represents our discussion and analysis of the Authority's financial performance during the fiscal year ended June 30, 2020. Please read it in conjunction with the Authority's financial statements which follow this section.

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by $60,177 during the fiscal year.
- The Authority's operating revenue decreased by $330,314 or 2% during the fiscal year.
- The Authority's operating income (revenues less expenses) decreased by $429,940 or 46% during the fiscal year.
- At the close of the current fiscal year, the Authority's assets exceeded its liabilities by $9,593,550.
- The Authority administers a Family Self Sufficiency (FSS) federal program to benefit low income families in our area of operation. The goal of this program is to provide the guidance and direction necessary to allow program participants to become self-sufficient. The program emphasizes life skills, education, training, and other comprehensive services. Since inception, 171 participants have successfully completed the program. At June 30, 2020, 23 participants were accruing monthly escrow. In fiscal year ending June 30, 2020, $56,155 escrow balances were paid out for successful completions.
- The Authority continued to renovate and modernize public housing units through the ongoing Capital Fund Program.
- The Authority scored 100% (High Performer) on the Section Eight Management Assessment Program (SEMAP) for fiscal year ending June 30, 2020, which exceeded the established goals and objectives in the *PHA Five Year Plan* of 90%.
- For fiscal year ending June 30, 2020, the public housing occupancy rate averaged 95% for the fiscal year. This, for the eighth consecutive year exceeded the established goals and objectives in the *PHA Five Year Plan* of 95%. The Authority scored 88% (Standard Performer) on the Public Housing Management Assessment (PHAS) for fiscal year ended June 30, 2019. Due to COVID-19, no PHAS score was issued at June 30, 2020.
- For fiscal year ending June 30, 2020, the Housing Choice Voucher Program occupancy rate averaged 100% of the ACC units that funding would support. This met the established goals and objectives set in the PHA Five Year Plan.

REQUIRED FINANCIAL STATEMENTS

The Financial Statements of the Authority report information using the Enterprise Fund accounting methods:

- Statement of Net Position – included all of the Authority's assets and liabilities provided information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial health of the Authority is improving or deteriorating.
- Statement of Revenues, Expenses, and Changes in Fund Net Position – provides information as to the increase or decrease of current year revenues over expenses.
- Statement of Cash Flow – provides information about the Authority's cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations.

PROGRAMS

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

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

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority contracts with independent landlords (owners of the property). The Authority subsidized the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions funding to enable the Authority to structure a lease that sets the participant's rent at 30% or up to 40% of household income.

Local Fund – The Central Office building is located in this fund. Rental income, payments made on the notes payable, and building improvements on the Central Office are accounted for in this fund.

FINANCIAL ANALYSIS

Statement of Net Position

	2020	2019	Variance	% Change
Assets:				
Current Assets	$ 3,992,853	$ 3,622,261	$ 370,592	10.23%
Capital Assets, Net	9,439,062	9,571,857	(132,795)	-1.39%
Total Assets	**$ 13,431,915**	**$ 13,194,118**	**$ 237,797**	**1.80%**
Deferred Outflow of Resources	**$ 237,295**	**$ 200,746**	**$ 36,549**	**18.21%**
Total Assets and Deferred Outflows	**$ 13,669,210**	**$ 13,394,864**	**$ 274,346**	**2.05%**
Liabilities:				
Current Liabilities	$ 756,707	$ 438,870	$ 317,837	72.42%
Non Current Liabilities	3,280,871	3,343,531	(62,660)	-1.87%
Total Liabilities	**$ 4,037,578**	**$ 3,782,401**	**$ 255,177**	**6.75%**
Deferred Inflow of Resources	**$ 38,082**	**$ 79,090**	**$ (41,008)**	**-51.85%**
Net Position:				
Net Investment in Capital Assets	$ 9,439,062	$ 9,571,857	$ (132,795)	-1.39%
Restricted	17,574	303,142	(285,568)	-94.20%
Unrestricted	136,914	(341,626)	478,540	-140.08%
Total Net Position	**$ 9,593,550**	**$ 9,533,373**	**$ 60,177**	**0.63%**
Total Liabilities, Deferred Inflows, and Net Position	**$ 13,669,210**	**$ 13,394,864**	**$ 274,346**	**2.05%**

As illustrated in the Statement of Net Position, the overall Net Position of the Authority increased by $60,177. This increase is the result of an increase in total assets and deferred outflows of resources in the amount of $274,346 and an increase in total liabilities and deferred inflows of resources in the amount of $214,169.

The Authority's decrease in non-current liabilities primarily results from compliance with GASB 68, which requires the recognition of a net pension liability.

The change in Total Assets for the Authority primarily results from the increase in cash and a decrease in capital assets, net, which is largely attributed to depreciation expense.

FINANCIAL ANALYSIS (Continued)

Statement of Revenues, Expenses, and Changes in Fund Net Position

	2020	2019	Variance	% Change
Revenue:				
HUD PHA Grants	$ 13,098,485	$ 13,431,307	$ (332,822)	-2.48%
Tenant Rental Revenue	690,137	679,170	10,967	1.61%
Other Revenue	166,914	175,373	(8,459)	-4.82%
Total Revenue	**$ 13,955,536**	**$ 14,285,850**	**$ (330,314)**	**-2.31%**
Expenses:				
Housing Assistance Payments	$ 10,865,007	$ 10,654,232	$ 210,775	1.98%
Administrative Expenses	1,680,467	1,743,972	(63,505)	-3.64%
Maintenance & Operations	740,384	775,184	(34,800)	-4.49%
Depreciation & Amortization Expense	725,460	742,429	(16,969)	-2.29%
General	249,501	246,189	3,312	1.35%
Utilities	194,029	191,709	2,320	1.21%
Protective Services	13,750	15,000	(1,250)	-8.33%
Tenant Services	10,175	10,432	(257)	-2.46%
Total Expenses	**$ 14,478,773**	**$ 14,379,147**	**$ 99,626**	**0.69%**
Nonoperating Revenues (Expenses):				
Interest Income	$ 1,452	$ 1,301	$ 151	11.61%
Interest Expense	-	(55)	55	-100.00%
Capital Contributions (Grants)	581,962	49,588	532,374	1073.59%
Total Nonoperating Revenues (Expenses)	**$ 583,414**	**$ 50,834**	**$ 532,580**	**1047.68%**
Change in Net Position	**$ 60,177**	**$ (42,463)**	**$ 102,640**	**-241.72%**
Beginning Net Position	9,533,373	9,575,836	(42,463)	**-0.44%**
Ending Net Position	**$ 9,593,550**	**$ 9,533,373**	**$ 60,177**	**0.63%**

Revenues

As shown in the Statement of Revenue, Expenses and Changes in Fund Net Position, 94% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development. The remaining 6% of revenues are derived from rental income, investment income, and other sources. Grant income decreased during the current year because the Authority received less funding from the Department of Housing and Urban Development.

Expenses

As shown in the Statement of Revenues, Expenses and Changes in Fund Net Position, 75% of the Authority's expenses are for Housing Assistance Payments, 12% for administrative, 5% for maintenance, 5% for depreciation, 2% for general expenses, and 1% for utility expenses. Housing assistance payments increased slightly during the current year because the Authority received more funding from HUD to cover housing costs of tenants.

Capital Assets

	2020	2019	Variance	% Change
Land	$ 456,705	$ 456,705	$ -	0%
Buildings and Improvements	26,099,434	25,549,339	550,095	2.2%
Furniture & Equipment	722,035	679,465	42,570	6%
Accumulated Depreciation	(17,839,112)	(17,113,652)	(725,460)	4%
Net Capital Assets	**$ 9,439,062**	**$ 9,571,857**	**$ (132,795)**	**-1.39%**

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Significant economic factors affecting the Authority are as follows:

- Local labor supply and demand which can affect salary and wage rates.
- Local inflationary, recessionary, and employment trend which can affect resident incomes and tenant rental income.
- Low investment rates which affects investment income.
- Natural disasters which can have a devastating impact of the local economy.
- Inflationary pressure on utility rates, supplies, and other costs.

CONCLUSIONS

The Authority had an improved year financially, as compared to prior years. Its management is committed to staying abreast of regulations and appropriations as well as maintaining an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

CONTACT

The financial report is designed to provide a general overview of the Authority's finances for all those with in interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Brian Power, Executive Director, P.O. Box 1051, Columbus, MS 39703, and telephone number (662) 327-4121 extension 8012.

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Independent Auditor's Report

To the Board of Commissioners
Mississippi Regional Housing Authority No. IV

Report on the Financial Statements
We have audited the financial statements of the Mississippi Regional Housing Authority No. IV (the "Authority"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

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

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

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

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters
Required Supplementary Information
Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 1-4, schedule of changes in net pension liability – defined benefit pension plan on page 23, and schedule of employer contributions – defined benefit pension plan on page 24 are presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Other Information
Our audit was conducted for the purpose of forming opinions on the financial statements that comprise the Authority's basic financial statements. The accompanying supplemental data including the financial data schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development and is not a required part of the basic financial statements. The schedule of expenditures of federal awards, as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The financial data schedule and the 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 financial data schedule and the 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 March 1, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Henderson & Pilleteri, LLC

Birmingham, AL
March 1, 2021

HENDERSON & PILLETERI LLC
CERTIFIED PUBLIC ACCOUNTANTS

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

Independent Auditor's Report

To the Board of Commissioners
Mississippi Regional Housing Authority No. IV

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the Mississippi Regional Housing Authority No. IV (the "Authority"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 1, 2021.

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

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

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

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

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

Henderson & Pilleteri, LLC

Birmingham, AL
March 1, 2021

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HENDERSON & PILLETERI LLC
CERTIFIED PUBLIC ACCOUNTANTS

Report on Compliance for Each Major Federal Program and on Internal Control over Compliance in Accordance With the Uniform Guidance

Independent Auditor's Report

To the Board of Commissioners
Mississippi Regional Housing Authority No. IV

Report on Compliance for Each Major Federal Program

We have audited the Mississippi Regional Housing Authority No. IV's (the "Authority") compliance with the types of compliance requirements described in the U.S. *Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2020. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

Report on Internal Control over Compliance

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

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

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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. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

Henderson & Pilleteri, LLC

Birmingham, AL
March 1, 2021

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
STATEMENT OF NET POSITION
ENTERPRISE FUND
JUNE 30, 2020

ASSETS	
Current assets:	
Unrestricted cash and cash equivalents	$ 3,252,031
Restricted cash and cash equivalents	477,575
Due from HUD	60,193
Miscellaneous receivable, net	15,204
Tenants receivable, net	3,874
Prepaid expenses and other assets	90,715
Inventories, net	93,261
Total current assets	3,992,853
Noncurrent assets:	
Capital assets:	
Land and construction in progress	456,705
Buildings and equipment, net of depreciation	8,982,357
Total capital assets	9,439,062
Total assets	13,431,915
DEFERRED OUTFLOWS OF RESOURCES	
Differences between expected and actual experience	1,874
Changes in assumptions	31,069
Pension contributions subsequent to measurement date	204,352
Total deferred outflows of resources	237,295

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

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
STATEMENT OF NET POSITION
ENTERPRISE FUND
JUNE 30, 2020

LIABILITIES	
Current liabilities:	
Accounts payable	35,427
Intergovernmental payables	313,347
Tenant security deposits	59,439
Unearned revenue	270,589
Compensated absences, current portion	20,924
FSS escrows, current portion	56,981
Total current liabilities	756,707
Noncurrent liabilities:	
Compensated absences, net of current portion	38,859
Accrued pension liability	3,169,020
FSS escrows	72,992
Total noncurrent liabilities	3,280,871
Total liabilities	4,037,578
DEFERRED INFLOWS OF RESOURCES	
Differences between expected and actual experience	3,411
Net difference between projected and actual earnings on pension plan investments	34,671
Total deferred inflows of resources	38,082
NET POSITION	
Net investment in capital assets	9,439,062
Restricted	17,574
Unrestricted	136,914
Total net position	$ 9,593,550

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

Mississippi Regional Housing Authority No. IV
Statement of Revenues, Expenses, and Changes in Fund Net Position
Enterprise Fund
Year Ended June 30, 2020

OPERATING REVENUES	
Rental income	$ 690,137
Federal grants	13,098,485
Other	166,914
Total operating revenues	13,955,536
OPERATING EXPENSES	
Administration	1,680,467
Tenant services	10,175
Utilities	194,029
Maintenance	740,384
Protective services	13,750
General	249,501
Housing assistance payments	10,865,007
Depreciation	725,460
Total operating expenses	14,478,773
Operating income (loss)	(523,237)
NONOPERATING REVENUES (EXPENSES)	
Interest revenue	1,452
Income (loss) before contributions	(521,785)
Capital contributions	581,962
Change in net position	60,177
Total net position - beginning of the year	9,533,373
Total net position - end of the year	$ 9,593,550

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

Mississippi Regional Housing Authority No. IV
Statement of Cash Flows
Enterprise Fund
Year Ended June 30, 2020

CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from tenants	$	732,397
Federal grants		13,322,408
Other receipts		90,707
Payments to suppliers & Section 8 landlords		(12,000,874)
Payments to or on behalf of employees		(1,813,791)
Net cash provided (used) by operating activities		330,847
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of capital assets		(592,665)
Capital contributions		584,950
Net cash provided (used) by capital financing activities		(7,715)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest revenue		1,452
Net cash provided (used) by investing activities		1,452
Net increase (decrease) in cash and cash equivalents		324,584
Balances - beginning of the year		3,405,022
Balances - end of the year	$	3,729,606
RECONCILIATION OF INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	$	(523,237)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Depreciation expense		725,460
Pension expense		305,953
Change in assets and liabilities:		
Receivables, net		(48,780)
Inventories, net		(3,784)
Prepaids and other assets		3,568
Accounts payable		(5,594)
Intergovernmental payables		30,224
Unearned revenue		270,589
Other liabilities		(2,357)
Accrued pension and OPEB liabilites		(345,933)
Deferred inflows of resources		(41,008)
Compensated absences		4,651
Deferred outflows of resources		(36,549)
Tenant security deposits		(2,356)
Net cash provided (used) by operating activities	$	330,847

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Mississippi Regional Housing Authority No. IV (the "Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority has previously implemented GASB Statement 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments.* Certain significant changes in the statements are as follows: The financial statements will include a Management's Discussion and Analysis (MD&A) section providing an analysis of the Authority's overall financial position and results of operations.

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

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

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

A. The Reporting Entity
The Authority was established as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing affordable housing to low and moderate-income families in Carroll, Choctaw, Clay, Grenada, Lowndes, Montgomery, Oktibbeha, Webster, and Winston counties in central Mississippi. The governing body of the Authority is composed of an 8-member appointed Board of Commissioners (the "Board"). The governing bodies in the counties in which the Authority operates appoint the Board, who in turn hires the Executive Director. The Authority is governed by its charter and by-laws, state and local laws and federal regulations. The Board is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Authority's management. The Authority does not have a component unit.

B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
The Authority's financial statements are accounted for on the flow of economic resources management focus using the accrual basis of accounting. The accounting objectives are a determination of net income, financial position, and changes in cash flow.

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

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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

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

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

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

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

H. Capital Assets
Capital assets include property, furniture, equipment and machinery. Capital assets with initial, individual costs that equal or exceed $5,000 and estimated useful lives of over one year are recorded as capital assets. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. Construction in progress consists of capital improvements funded by modernization grant programs. Capital assets are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	20-50
Modernization and improvements	20-40
Furniture, equipment, and machinery	5

I. Compensated Absences
It is the Authority's policy to permit employees to accumulate earned but unused vacation pay benefits. In accordance with the provisions of GASB Statement No. 16, *"Accounting for Compensated Absences"*, vacation pay is accrued when incurred and reported as a liability. Employees earn from 80 to 120 hours per year in annual leave depending on their length of service. Employees may accumulate up to 144 hours of annual leave. Employees receive payment for a maximum of 144 hours upon termination or retirement at their then current rate of pay. Employees are may accumulate up to 720 hours of sick time.

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. Use of Estimates

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

L. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will sometimes report separate sections for deferred outflows/inflows of resources. These separate financial statement elements represent a consumption or acquisition of net position that apply to future period(s) and so will not be recognized as an outflow of resources (expenses/expenditure) or an inflow of resources (revenue) until then.

M. Pensions

The Public Employees' Retirement System of Mississippi (PERS) financial statements are prepared using the economic resources measurement focus and accrual basis of accounting. Contributions are recognized as revenues when earned, pursuant to PERS requirements. Benefits and refunds are recognized when due and payable in accordance with the terms of PERS. Expenses are recognized when the corresponding liability is incurred, regardless of when the payment is made. Investments are reported at fair value. Financial statements are prepared in accordance with requirements of the Governmental Accounting Standards Board (GASB). Under these requirements, PERS is considered a component unit of the State of Mississippi and is included in the State's Comprehensive Annual Financial Report.

N. Recent Accounting Pronouncements

The Authority has adopted GASB Statement No. 83, Certain Asset Retirement Obligations. This Statement addresses accounting and financial reporting for certain asset retirement obligations ("AROs"). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement. The adoption of GASB Statement No. 83 had no material effect on the Authority's June 30, 2020 financial statements.

The Authority has adopted GASB Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The adoption of GASB Statement No. 88 had no material effect on the Authority's June 30, 2020 financial statements.

NOTE 2 – CASH DEPOSITS AND INVESTMENTS

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

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

At June 30, 2020, cash was in bank deposits or money market accounts that were insured or collateralized with securities held by the Authority or by its agent in the Authority's name. Cash balances at June 30, 2020 totaled $3,729,606. The Authority had no investments at June 30, 2020.

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

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

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

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

NOTE 3 – CAPITAL ASSETS

A. Changes in Capital Assets

Capital asset activity for the year ended June 30, 2020 was as follows:

	Beginning Balance	Additions	Retirements	Reclassifications	Ending Balance
Capital assets not being depreciated					
Land	$ 456,705	$ -	$ -	$ -	$ 456,705
Construction in progress	-	581,962	-	(581,962)	-
Total capital assets not being depreciated	456,705	581,962	-	(581,962)	456,705
Capital assets being depreciated					
Buildings and improvements	25,549,339	-	-	550,095	26,099,434
Equipment	679,465	10,703	-	31,867	722,035
Total capital assets being depreciated	26,228,804	10,703	-	581,962	26,821,469
Less accumulated depreciation for:					
Buildings and improvements	(16,516,421)	(694,476)	-	-	(17,210,897)
Equipment	(597,231)	(30,984)	-	-	(628,215)
Total accumulated depreciation	(17,113,652)	(725,460)	-	-	(17,839,112)
Capital assets, net	$ 9,571,857	$(132,795)	$ -	$ -	$ 9,439,062

B. Capital Contributions

The Authority receives capital grants from HUD. The Authority recognized $581,962 in capital contributions for the fiscal year ended June 30, 2020.

NOTE 4 – NONCURRENT LIABILITIES

Noncurrent liabilities at June 30, 2020 consisted of the following:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Accrued compensated absences	$ 55,132	$ 4,651	$ -	$ 59,783	$ 20,924
FSS escrows	98,695	31,278	-	129,973	56,981
Accrued pension liability	3,209,000	729,210	769,190	3,169,020	-
Total noncurrent liabilities	$ 3,362,827	$ 765,139	$ 769,190	$ 3,358,776	$ 77,905

NOTE 5 – DEFINED BENEFIT PENSION PLAN

Plan Description – Substantially all employees of the Authority are members of the Public Employees' Retirement System of Mississippi (PERS), a cost-sharing multiple-employer defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by state law and may be amended only by the State of Mississippi Legislature. PERS issues a publicly available financial report that includes financial statements and required supplemental information. That information may be obtained by writing to Public Employees' Retirement System, PERS Building, 429 Mississippi Street, Jackson, MS 39201-1005 or by calling 1-800-444-PERS.

NOTE 5 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Funding Policy – PERS members are required to contribute 9% of their annual covered salary and the Authority is required to contribute at an actuarially determined rate. The current rate is 15.75% of annual covered payroll. The contribution requirements of plan members are established and may be amended only by the State of Mississippi Legislature. The Authority's contributions (employer share only) to PERS for the years ended June 30, 2015, 2016, 2017, 2018, and 2019 were $192,191, $196,184, $203,542, $196,434, and $187,005, respectively, equal to the required contributions for each year.

NET PENSION LIABILITY

The Authority's 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 June 30, 2019 rolled forward to June 30, 2020 using standard roll-forward techniques as shown in the following table:

Total Pension Liability	$	8,250,155
Fiduciary Net Position		5,081,135
Net Pension Liability		3,169,020
Ratio of Fiduciary Net Position to Pension Liability		61.59%
Covered Employee Payroll	$	1,106,945
Net Pension Liability as a Percentage of Covered Emplyee Payroll		286.29%

ACTUARIAL ASSUMPTIONS

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

Inflation	2.75%
Salary increases	3.75% - 18.25%, including inflation
Investment rate of return	7.75%, net of pension plan investment expense, including inflation

Mortality rates were based on the PubS.H-2010(B) Retiree Table with the following adjustments: For males, 112% of male rates from ages 18 to 75 scaled down to 105% for ages 80 to 119. For females, 85% of the female rates from ages 18 to 65 scaled up to 102% for ages 75 to 119. Mortality rates will be projected generationally using the MP-2018 projection scale to account for future improvements to life expectancy.

The actuarial determined contribution rates in the schedule of employer contributions are calculated as of June 30, two years prior to the end of the fiscal year in which the contributions are reported.

NOTE 5 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution 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. The target asset allocation and best estimates of geometric real rates of return for each major asset class are as follows:

	Target Allocation	Long-Term Expected Rate of Return
Domestic Equity	27.00%	4.90%
International Equity	22.00%	4.75%
Global Equity	12.00%	5.00%
Fixed Income	20.00%	1.50%
Real Estate	10.00%	4.00%
Private Equity	8.00%	6.25%
Cash	1.00%	0.25%
Total	**100.00%**	

DISCOUNT RATE
The discount rate used to measure the total pension liability was the 7.75%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate (9.00%) and that the employer contributions will be made at the current employer contribution rate (17.40%). Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current pan members. Therefore, the 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.

CHANGES IN PENSION LIABILITY
The following table details the changes in the Net Pension Liability from the beginning to the end of the measurement year.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at June 30, 2018	$ 8,565,351	$ 5,356,351	$ 3,209,000
Changes for the year:			
Service Cost	125,458	-	125,458
Interest	599,876	-	599,876
Difference between expected and actual experience	-	-	-
Change in assumptions	(526,151)	(355,089)	(171,062)
Contributions - Employer	-	187,005	(187,005)
Contributions - Employee	-	104,651	(104,651)
Net Investment Income	-	306,472	(306,472)
Benefit Payments, Including Refunds of			-
Employee Contributions	(514,379)	(514,379)	-
Administrative Expense	-	(3,045)	3,045
Change in employer pro-rata share	-	-	-
Other Changes	-	(831)	831
Net Changes	(315,196)	(275,216)	(39,980)
Balances at June 30, 2019	**$ 8,250,155**	**$ 5,081,135**	**$ 3,169,020**

NOTE 5 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

SENSITIVITY OF THE NET PENSION LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following table presents the Authority's net pension liability calculated using the discount rate of 7.75%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
Plan's Net Pension Liability	$ 4,165,784	$ 3,169,020	$ 2,346,277

PENSION PLAN FIDUCIARY NET POSITION

The supporting actuarial information is included in the GASB Statement No. 68 Report for PERS prepared as of June 30, 2019. The auditor's report dated November 27, 2019 on the Schedule of Employer Allocations and Schedule of Collective Pension Amounts was prepared as of June 30, 2019. The additional financial and actuarial information is available at www.pers.ms.gov.

PENSION EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS

For the year ended June 30, 2020, the Authority recognized pension expense of $305,953. At June 30, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions of the following sources:

	Deferred Outflows of Resources	**Deferred Inflows of Resources**
Difference between expected and actual experience	$ 1,874	$ 3,411
Changes in assumptions	31,069	-
Net difference between projected and actual earnings on pension plan investments	-	34,671
Employer contributions subsequent to measurement date	204,352	-
Total	**$ 237,295**	**$ 38,082**

Employer contributions subsequent to measurement date will be recognized in pension expense during the next fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources to pensions will be recognized in pension expense as follows:

Year ended June 30:	
2021	$ (1,366)
2022	(1,366)
2023	(1,366)
2024	(1,040)
2025	-0-
Thereafter	-0-

NOTE 6 – RISK MANAGEMENT

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

NOTE 7 – CONCENTRATION OF RISK

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

NOTE 8 – COMMITMENTS AND CONTINGENCIES

A. Grants

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

B. Commitments

At June 30, 2020, the Authority had two uncompleted contracts. The remaining total commitments on these contracts was $468,830.

NOTE 9 – INTER-PROGRAM BALANCES

Inter-program balances June 30, 2020 consisted of the following:

	Interprogram Due From	Interprogram Due To
Low Rent Public Housing	$ 2,201	$ -
Public Housing CARES Act Funding	-	2,201
Total	$ 2,201	$ 2,201

These inter-program balances exist because in the normal course of operations, certain programs may pay for common costs or advance funds for operational shortfalls that create inter-program receivables or payables. The balances are expected to be repaid within one year from the balance sheet date.

NOTE 10 – RESTRICTED NET POSITION

Restricted net position totaled $17,574 and consisted of excess Housing Assistance Payment (HAP) funds available to the Authority under the Mainstream Voucher program.

NOTE 11 – SUBSEQUENT EVENTS

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about the conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through March 1, 2021 (the date the financial statements were available to be issued) and concluded that the following subsequent events have occurred that require recognition in the financial statements or disclosure in the notes to the financial statements.

In December of 2019, COVID-19 emerged and has subsequently spread throughout the world. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the United States have declared a state of emergency. It is anticipated that these impacts will continue for some time. There has been no immediate impact to the Authority's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenant's ability to pay the required monthly rent. Operating functions that may be changed include intake, recertifications and maintenance. Changes to the operating environment may increase operating costs. Additional impacts may include the ability of tenants to continue making rental payments as a result of job loss or other pandemic related issues. The future effects of these issues are unknown. The Authority has subsequently received authorization for additional operating subsidy from HUD to prepare for, prevent, and respond to COVID-19. The period of performance for when these additional subsidies can be expended ends December 31, 2021.

NOTE 12 – FINANCIAL DATA SCHEDULE

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

Mississippi Regional Housing Authority No. IV
Schedule of Changes in the Net Pension Liability – Defined Benefit Pension Plan
Last 10 Fiscal Years Ending June 30, [1]

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Total Pension Liability										
Service Cost	$ 125,458	$ 135,545	$ 150,707	$ 141,106	$ 129,909	$ 131,092	$ -	$ -	$ -	$ -
Interest	599,876	624,991	630,025	582,472	553,032	529,649	-	-	-	-
Changes in benefit terms	-	-	-	-	-	-	-	-	-	-
Difference between expected and actual experience	-	4,121	(34,449)	79,432	62,744	49,505	-	-	-	-
Changes in assumptions	(526,151)	(293,532)	325,261	(43,067)	372,324	-	-	-	-	-
Benefit payments, including refunds of employee contributions	(514,379)	(527,417)	(517,624)	(476,530)	(450,998)	(427,126)	-	-	-	-
Net change in total pension liability	(315,196)	(56,292)	553,920	283,413	667,011	283,120	-	-	-	-
Total pension liability - beginning	8,565,351	8,621,643	8,067,723	7,784,310	7,117,299	6,834,179				
Total pension liability - ending (a)	$ 8,250,155	$ 8,565,351	$ 8,621,643	$ 8,067,723	$ 7,784,310	$ 7,117,299	$ -	$ -	$ -	$ -
Plan Fiduciary Net Position										
Contributions - employer	$ 187,005	$ 196,434	$ 203,542	$ 196,184	$ 192,171	$ 186,449	$ -	$ -	$ -	$ -
Contributions - employee	104,651	110,126	113,859	109,991	107,593	105,663	-	-	-	-
Net Investment Income	306,472	460,314	686,301	25,146	159,615	750,993	-	-	-	-
Changes in assumptions	(355,089)	(180,494)	184,150	(18,679)	14,180	-	-	-	-	-
Benefit payments, including refunds of employee contributions	(514,379)	(527,417)	(517,624)	(476,530)	(450,998)	(427,126)	-	-	-	-
Administrative Expense	(3,045)	(3,138)	(3,407)	(2,913)	(2,608)	(2,468)	-	-	-	-
Other Changes	(831)	(927)	(1,705)	(91)	(96)	(98)	-	-	-	-
Net change in plan fiduciary net Position	(275,216)	54,898	665,116	(166,892)	19,857	613,413	-	-	-	-
Plan net position - beginning	5,356,351	5,301,453	4,636,337	4,803,229	4,783,372	4,169,959	-	-	-	-
Plan net position - ending (b)	$ 5,081,135	$ 5,356,351	$ 5,301,453	$ 4,636,337	$ 4,803,229	$ 4,783,372	$ -	$ -	$ -	$ -
Plan net liability (asset) - ending (a) - (b)	$ 3,169,020	$ 3,209,000	$ 3,320,190	$ 3,431,386	$ 2,981,081	$ 2,333,927	$ -	$ -	$ -	$ -
Plan fiduciary net position as a percentage of the total pension liability	61.59%	62.54%	61.49%	57.47%	61.70%	67.21%	0.00%	0.00%	0.00%	0.00%
Covered-employee payroll	$ 1,106,945	$ 1,157,432	$ 1,206,015	$ 1,156,929	$ 1,138,746	$ 1,121,894	$ -	$ -	$ -	$ -
Net pension liability (asset) as a percentage of covered-employee payroll	286.29%	277.25%	275.30%	296.59%	261.79%	208.03%	0.00%	0.00%	0.00%	0.00%

[1] - GASB No. 68 requires the disclosure to depict the last 10 fiscal years. However, the Public Employees' Retirement System of Mississippi (PERS) has only provided the most recent fiscal years figures. More years will be disclosed as the information is provided.

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
SCHEDULE OF EMPLOYER CONTRIBUTIONS – DEFINED BENEFIT PENSION PLAN
LAST 10 FISCAL YEARS ENDING JUNE 30, [1]

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Actuarially determined contributions	$ 192,608	$ 182,295	$ 189,947	$ 182,216	$ 179,352	$ 176,698	$ -	$ -	$ -	$ -
Contributions in relation to the actuarially determined contribution	187,005	196,434	203,542	196,184	192,191	186,449	-	-	-	-
Contribution deficiency (excess)	$ 5,603	$ (14,139)	$ (13,595)	$ (13,968)	$ (12,839)	$ (9,751)	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 1,106,945	$ 1,157,432	$ 1,206,015	$ 1,156,929	$ 1,138,746	$ 1,121,894	$ -	$ -	$ -	$ -
Contributions as a percentage of covered-employee payroll	16.89%	16.97%	16.88%	16.96%	16.88%	16.62%	0.00%	0.00%	0.00%	0.00%

Notes to Schedule

Actuarially determined contributions rates were calculated as of June 30, two years prior to the end of the fiscal year in which contributions were reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age
Amortization method	Level percent of payroll, open
Remaining amortization period	38.4 years
Asset valuation method	Five year smoothed market
Price Inflation	3.00 percent
Salary increases	3.25 percent to 18.50 percent, including inflation
Investment rate of return	7.75 percent, net of pension plan investment expense, including inflation

[1] - GASB No. 68 requires the disclosure to depict the last 10 fiscal years. However, the Public Employees' Retirement System of Mississippi (PERS) has only provided the most recent fiscal years figures. More years will be disclosed as the information is provided.

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2020

Federal Grantor/Program Title or Cluster Title	Federal CFDA Number	Federal Expenditures
U.S. Department of Housing and Urban Development		
Low Rent Public Housing Program	14.850	$ 1,062,223
Public Housing CARES Act Funding	14.PHC	2,201
Total Low Rent Public Housing Program		1,064,424
Housing Voucher Cluster:		
Section 8 Housing Choice Voucher Program	14.871	11,806,849
Mainstream Voucher Program	14.879	110,137
Housing Choice Voucher CARES Act Funding	14.HCC	2,075
Total Section 8 Housing Choice Voucher Program		11,919,061
Public Housing Capital Fund Program	14.872	696,962
Total U.S. Department of Housing and Urban Development		$ 13,680,447

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government for the year ended June 30, 2020. 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 Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

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. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. The Authority has elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Are any material weaknesses identified?	____ Yes __x__ No
Are any significant deficiencies identified?	____ Yes __x__ None Reported
Is any noncompliance material to financial statements noted?	____ Yes __x__ No

Federal Awards

Internal control over major federal programs:	
Are any material weaknesses identified?	____ Yes __x__ No
Are any significant deficiencies identified?	____ Yes __x__ None Reported
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	____ Yes __x__ No

Identification of major federal programs and clusters:

CFDA #14.850 - Low Rent Public Housing Program
CFDA #14.PHC - Public Housing CARES Act Funding
CFDA #14.HCC - Housing Choice Voucher CARES Act Funding
Housing Voucher Cluster

Dollar threshold used to distinguish between type A and type B programs:	$750,000
Auditee qualified as low-risk auditee?	__x__ Yes ____ No

Section II - Financial Statement Findings

None.

Section III - Federal Award Findings

None.

HENDERSON & PILLETERI LLC
CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Commissioners
Mississippi Regional Housing Authority No. IV

Independent Accountant's Report on Applying Agreed-Upon Procedure

We have performed the procedure enumerated in the second paragraph, which was agreed to by the Mississippi Regional Housing Authority No. IV (the Housing Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), on whether the electronic submission of certain information agrees with related hard copy documents included within the Single Audit reporting package. The Housing Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

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

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the electronic submission of the items listed in the "UFRS Rule Information" column in the chart below. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

We were engaged to perform an audit in accordance with 2 CFR 200 Subpart F, Audit Requirements, for the Housing Authority as of and for the year ended June 30, 2020, and have issued our reports thereon dated March 1, 2021. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated March 1, 2021, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the reporting package required by OMB, which includes the auditor's reports, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports.

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

Henderson & Pilleteri, LLC | 200 Chase Park South | Suite 220 | Birmingham, AL 35244
Phone 205.982.0992 | Fax 205.982.0997 | hendersoncpa.com

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Balance Sheet and Revenue and Expense	Financial Data Schedule, all CFDAs, If applicable	X	
2	Footnotes	Footnotes to audited basic financial statements	X	
3	Type of opinion on FDS	Auditor's supplemental report on FDS	X	
4	Audit findings narrative	Schedule of Findings and Questioned Costs	X	
5	General Information	OMB Data Collection Form	X	
6	Financial Statement report information	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
7	Federal program report information	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
8	Type of Compliance Requirement	OMB Data Collection Form	X	
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	X	

Henderson & Pilleteri, LLC

Birmingham, AL
March 1, 2021

Mississippi Regional Housing Authority No. IV
Financial Data Schedule – Balance Sheet
June 30, 2020

	Project Total	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted	$1,505,275	$250,148		$1,496,608				$3,252,031		$3,252,031
112 Cash - Restricted - Modernization and Development										
113 Cash - Other Restricted			$17,574	$72,992		$1,642	$268,947	$361,155		$361,155
114 Cash - Tenant Security Deposits	$59,439							$59,439		$59,439
115 Cash - Restricted for Payment of Current Liabilities				$56,981				$56,981		$56,981
100 Total Cash	$1,564,714	$250,148	$17,574	$1,626,581	$0	$1,642	$268,947	$3,729,606	$0	$3,729,606
121 Accounts Receivable - PHA Projects										
122 Accounts Receivable - HUD Other Projects	$4,687			$53,305	$2,201			$60,193		$60,193
124 Accounts Receivable - Other Government										
125 Accounts Receivable - Miscellaneous	$15,205							$15,205		$15,205
126 Accounts Receivable - Tenants	$9,422							$9,422		$9,422
126.1 Allowance for Doubtful Accounts -Tenants	($5,548)							($5,548)		($5,548)
126.2 Allowance for Doubtful Accounts - Other	($1)			$0	$0			($1)		($1)
127 Notes, Loans, & Mortgages Receivable - Current										
128 Fraud Recovery				$271,395				$271,395		$271,395
128.1 Allowance for Doubtful Accounts - Fraud				($271,395)				($271,395)		($271,395)
129 Accrued Interest Receivable										
120 Total Receivables, Net of Allowances for Doubtful Accounts	$23,765	$0	$0	$53,305	$2,201	$0	$0	$79,271	$0	$79,271
131 Investments - Unrestricted										
132 Investments - Restricted										
135 Investments - Restricted for Payment of Current Liability										
142 Prepaid Expenses and Other Assets	$75,336			$15,379				$90,715		$90,715
143 Inventories	$86,388			$9,758				$96,146		$96,146
143.1 Allowance for Obsolete Inventories	($2,592)			($293)				($2,885)		($2,885)
144 Inter Program Due From	$2,201							$2,201	($2,201)	$0
145 Assets Held for Sale										
150 Total Current Assets	$1,749,812	$250,148	$17,574	$1,704,730	$2,201	$1,642	$268,947	$3,995,054	($2,201)	$3,992,853
161 Land	$444,205	$12,500						$456,705		$456,705
162 Buildings	$21,768,906	$923,606						$22,692,512		$22,692,512
163 Furniture, Equipment & Machinery - Dwellings										
164 Furniture, Equipment & Machinery - Administration	$669,351			$52,684				$722,035		$722,035
165 Leasehold Improvements	$3,391,922	$15,000						$3,406,922		$3,406,922
166 Accumulated Depreciation	($17,492,699)	($319,569)		($26,844)				($17,839,112)		($17,839,112)
167 Construction in Progress										
168 Infrastructure										
160 Total Capital Assets, Net of Accumulated Depreciation	$8,781,685	$631,537	$0	$25,840	$0	$0	$0	$9,439,062	$0	$9,439,062
171 Notes, Loans and Mortgages Receivable - Non-Current										
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due										
173 Grants Receivable - Non Current										
174 Other Assets										
176 Investments in Joint Ventures										
180 Total Non-Current Assets	$8,781,685	$631,537	$0	$25,840	$0	$0	$0	$9,439,062	$0	$9,439,062

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
FINANCIAL DATA SCHEDULE – BALANCE SHEET
JUNE 30, 2020

	Project Total	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
200 Deferred Outflow of Resources	$117,166			$120,129				$237,295		$237,295
290 Total Assets and Deferred Outflow of Resources	$10,648,663	$881,685	$17,574	$1,850,699	$2,201	$1,642	$268,947	$13,671,411	($2,201)	$13,669,210
311 Bank Overdraft										
312 Accounts Payable <= 90 Days	$27,775			$7,652				$35,427		$35,427
313 Accounts Payable >90 Days Past Due										
321 Accrued Wage/Payroll Taxes Payable										
322 Accrued Compensated Absences - Current Portion	$10,989			$9,935				$20,924		$20,924
324 Accrued Contingency Liability										
325 Accrued Interest Payable										
331 Accounts Payable - HUD PHA Programs										
332 Account Payable - PHA Projects										
333 Accounts Payable - Other Government	$313,347							$313,347		$313,347
341 Tenant Security Deposits	$59,439							$59,439		$59,439
342 Unearned Revenue			$0	$0		$1,642	$268,947	$270,589		$270,589
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue										
344 Current Portion of Long-term Debt - Operating Borrowings										
345 Other Current Liabilities				$56,981				$56,981		$56,981
346 Accrued Liabilities - Other										
347 Inter Program - Due To					$2,201			$2,201	($2,201)	$0
348 Loan Liability - Current										
310 Total Current Liabilities	$411,550	$0	$0	$74,568	$2,201	$1,642	$268,947	$758,908	($2,201)	$756,707
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue										
352 Long-term Debt, Net of Current - Operating Borrowings										
353 Non-current Liabilities - Other				$72,992				$72,992		$72,992
354 Accrued Compensated Absences - Non Current	$20,408			$18,451				$38,859		$38,859
355 Loan Liability - Non Current										
356 FASB 5 Liabilities										
357 Accrued Pension and OPEB Liabilities	$1,633,598			$1,535,422				$3,169,020		$3,169,020
350 Total Non-Current Liabilities	$1,654,006	$0	$0	$1,626,865	$0	$0	$0	$3,280,871	$0	$3,280,871
300 Total Liabilities	$2,065,556	$0	$0	$1,701,433	$2,201	$1,642	$268,947	$4,039,779	($2,201)	$4,037,578
400 Deferred Inflow of Resources	$19,270			$18,812				$38,082		$38,082
508.4 Net Investment in Capital Assets	$8,781,685	$631,537		$25,840				$9,439,062		$9,439,062
511.4 Restricted Net Position			$17,574	$0				$17,574		$17,574
512.4 Unrestricted Net Position	($217,848)	$250,148	$0	$104,614	$0	$0	$0	$136,914		$136,914
513 Total Equity - Net Assets / Position	$8,563,837	$881,685	$17,574	$130,454	$0	$0	$0	$9,593,550	$0	$9,593,550
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$10,648,663	$881,685	$17,574	$1,850,699	$2,201	$1,642	$268,947	$13,671,411	($2,201)	$13,669,210

Mississippi Regional Housing Authority No. IV
Financial Data Schedule – Income Statement
Year Ended June 30, 2020

	Project Total	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	$690,137							$690,137		$690,137
70400 Tenant Revenue - Other										
70500 Total Tenant Revenue	$690,137	$0	$0	$0	$0	$0	$0	$690,137	$0	$690,137
70600 HUD PHA Operating Grants	$1,177,223		$110,137	$11,806,849	$2,201		$2,075	$13,098,485		$13,098,485
70610 Capital Grants	$581,962							$581,962		$581,962
70710 Management Fee										
70720 Asset Management Fee										
70730 Book Keeping Fee										
70740 Front Line Service Fee										
70750 Other Fees										
70700 Total Fee Revenue								$0	$0	$0
70800 Other Government Grants										
71100 Investment Income - Unrestricted	$718			$703				$1,421		$1,421
71200 Mortgage Interest Income										
71300 Proceeds from Disposition of Assets Held for Sale										
71310 Cost of Sale of Assets										
71400 Fraud Recovery				$50,504				$50,504		$50,504
71500 Other Revenue	$41,177	$74,628		$605				$116,410		$116,410
71600 Gain or Loss on Sale of Capital Assets										
72000 Investment Income - Restricted				$31				$31		$31
70000 Total Revenue	$2,491,217	$74,628	$110,137	$11,858,692	$2,201	$0	$2,075	$14,538,950	$0	$14,538,950
91100 Administrative Salaries	$360,643		$15,868	$585,870				$962,381		$962,381
91200 Auditing Fees	$8,650	$100		$7,750				$16,500		$16,500
91300 Management Fee										
91310 Book-keeping Fee										
91400 Advertising and Marketing										
91500 Employee Benefit contributions - Administrative	$143,762			$255,341				$399,103		$399,103
91600 Office Expenses	$22,320	$146		$33,426				$55,892		$55,892
91700 Legal Expense	$25			$25				$50		$50
91800 Travel	$13,913			$9,145				$23,058		$23,058
91810 Allocated Overhead										
91900 Other	$113,788	$4,295		$101,124	$2,201		$2,075	$223,483		$223,483
91000 Total Operating - Administrative	$663,101	$4,541	$15,868	$992,681	$2,201	$0	$2,075	$1,680,467	$0	$1,680,467
92000 Asset Management Fee										
92100 Tenant Services - Salaries	$9,288							$9,288		$9,288
92200 Relocation Costs										
92300 Employee Benefit Contributions - Tenant Services	$616							$616		$616
92400 Tenant Services - Other	$271							$271		$271
92500 Total Tenant Services	$10,175	$0	$0	$0	$0	$0	$0	$10,175	$0	$10,175
93100 Water	$107,729			$327				$108,056		$108,056
93200 Electricity	$57,033			$14,843				$71,876		$71,876
93300 Gas	$12,882			$1,215				$14,097		$14,097

Mississippi Regional Housing Authority No. IV
Financial Data Schedule – Income Statement
Year Ended June 30, 2020

	Project Total	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
93400 Fuel										
93500 Labor										
93600 Sewer										
93700 Employee Benefit Contributions - Utilities										
93800 Other Utilities Expense										
93000 Total Utilities	$177,644	$0	$0	$16,385	$0	$0	$0	$194,029	$0	$194,029
94100 Ordinary Maintenance and Operations - Labor	$212,687							$212,687		$212,687
94200 Ordinary Maintenance and Operations - Materials and Other	$94,611	$3,219		$5,199				$103,029		$103,029
94300 Ordinary Maintenance and Operations Contracts	$287,970			$42,928				$330,898		$330,898
94500 Employee Benefit Contributions - Ordinary Maintenance	$93,770							$93,770		$93,770
94000 Total Maintenance	$689,038	$3,219	$0	$48,127	$0	$0	$0	$740,384	$0	$740,384
95100 Protective Services - Labor										
95200 Protective Services - Other Contract Costs	$13,750							$13,750		$13,750
95300 Protective Services - Other										
95500 Employee Benefit Contributions - Protective Services										
95000 Total Protective Services	$13,750	$0	$0	$0	$0	$0	$0	$13,750	$0	$13,750
96110 Property Insurance	$141,897							$141,897		$141,897
96120 Liability Insurance				$37,052				$37,052		$37,052
96130 Workmen's Compensation										
96140 All Other Insurance										
96100 Total insurance Premiums	$141,897	$0	$0	$37,052	$0	$0	$0	$178,949	$0	$178,949
96200 Other General Expenses				$16,368				$16,368		$16,368
96210 Compensated Absences	$1			$1				$2		$2
96300 Payments in Lieu of Taxes	$50,408							$50,408		$50,408
96400 Bad debt - Tenant Rents	$3,774							$3,774		$3,774
96500 Bad debt - Mortgages										
96600 Bad debt - Other										
96800 Severance Expense										
96000 Total Other General Expenses	$54,183	$0	$0	$16,369	$0	$0	$0	$70,552	$0	$70,552
96710 Interest of Mortgage (or Bonds) Payable										
96720 Interest on Notes Payable (Short and Long Term)										
96730 Amortization of Bond Issue Costs										
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$1,749,788	$7,760	$15,868	$1,110,614	$2,201	$0	$2,075	$2,888,306	$0	$2,888,306
97000 Excess of Operating Revenue over Operating Expenses	$741,429	$66,868	$94,269	$10,748,078	$0	$0	$0	$11,650,644	$0	$11,650,644
97100 Extraordinary Maintenance										
97200 Casualty Losses - Non-capitalized										
97300 Housing Assistance Payments			$176,647	$10,688,360				$10,865,007		$10,865,007
97350 HAP Portability-In										
97400 Depreciation Expense	$701,490	$19,611		$4,359				$725,460		$725,460
97500 Fraud Losses										
97600 Capital Outlays - Governmental Funds										

Mississippi Regional Housing Authority No. IV
Financial Data Schedule – Income Statement
Year Ended June 30, 2020

	Project Total	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
97700 Debt Principal Payment - Governmental Funds										
97800 Dwelling Units Rent Expense										
90000 Total Expenses	$2,451,278	$27,371	$192,515	$11,803,333	$2,201	$0	$2,075	$14,478,773	$0	$14,478,773
10010 Operating Transfer In	$115,000							$115,000	($115,000)	$0
10020 Operating transfer Out	($115,000)							($115,000)	$115,000	$0
10030 Operating Transfers from/to Primary Government										
10040 Operating Transfers from/to Component Unit										
10050 Proceeds from Notes, Loans and Bonds										
10060 Proceeds from Property Sales										
10070 Extraordinary Items, Net Gain/Loss										
10080 Special Items (Net Gain/Loss)										
10091 Inter Project Excess Cash Transfer In										
10092 Inter Project Excess Cash Transfer Out										
10093 Transfers between Program and Project - In										
10094 Transfers between Project and Program - Out										
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$39,939	$47,257	($82,378)	$55,359	$0	$0	$0	$60,177	$0	$60,177
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0	$0	$0	$0		$0
11030 Beginning Equity	$8,523,898	$834,428	$99,952	$75,095	$0	$0	$0	$9,533,373		$9,533,373
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors										
11050 Changes in Compensated Absence Balance										
11060 Changes in Contingent Liability Balance										
11070 Changes in Unrecognized Pension Transition Liability										
11080 Changes in Special Term/Severance Benefits Liability										
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents										
11100 Changes in Allowance for Doubtful Accounts - Other										
11170 Administrative Fee Equity				$130,454				$130,454		$130,454
11180 Housing Assistance Payments Equity				$0				$0		$0
11190 Unit Months Available	4,668		480	29,736				34,884		34,884
11210 Number of Unit Months Leased	4,413		465	27,557				32,435		32,435
11270 Excess Cash	$1,033,131							$1,033,131		$1,033,131
11610 Land Purchases	$0							$0		$0
11620 Building Purchases	$550,095							$550,095		$550,095
11630 Furniture & Equipment - Dwelling Purchases	$0							$0		$0
11640 Furniture & Equipment - Administrative Purchases	$31,867							$31,867		$31,867
11650 Leasehold Improvements Purchases	$0							$0		$0
11660 Infrastructure Purchases	$0							$0		$0
13510 CFFP Debt Service Payments	$0							$0		$0
13901 Replacement Housing Factor Funds	$0							$0		$0