

***WEST COVINA HOUSING AUTHORITY  
CITY OF WEST COVINA, CALIFORNIA***

**(A COMPONENT UNIT OF  
THE CITY OF WEST COVINA)**

**FINANCIAL STATEMENTS AND  
INDEPENDENT AUDITOR'S REPORT**

Year Ended June 30, 2024

**West Covina Housing Authority  
Year Ended June 30, 2024**

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors  
West Covina Housing Authority  
West Covina, California

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and the housing fund of the West Covina Housing Authority (Housing Authority), a component unit of the City of West Covina, California (City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the housing fund of the West Covina Housing Authority, as of June 30, 2024, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management 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, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.

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

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**Van Lant & Fankhanel, LLP**

29970 Technology Drive, Suite 105 A  
Murrieta, CA 92563  
909.856.6879

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Management has omitted the management's discussion and analysis information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by the missing information.

Accounting principles generally accepted in the United States of America require that the budgetary schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

***Emphasis of Matter***

As discussed in Note 1, the component unit financial statements present only the Housing Authority and do not purport to, and do not present fairly the financial position of the City, as of June 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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

In accordance with *Government Auditing Standards*, we have also issued a report dated December 31, 2024 on our consideration of the Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control over financial reporting and on compliance.

A handwritten signature in black ink that reads "Van Lant + Fankhaed, LLP". The signature is written in a cursive style.

December 31, 2024

## **BASIC FINANCIAL STATEMENTS**

**West Covina Housing Authority**  
**Statement of Net Position**  
**June 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Cash and Investments	\$ 7,981,393
Restricted Cash	6,834
Notes and Loans Receivable, Net	11,968,838
Interest Receivable	3,289,910
Prepays	5,750
Total Assets	23,252,725
<b>LIABILITIES</b>	
Accounts Payable	70,149
Accrued Liabilities	8,211
Total Liabilities	78,360
<b>NET POSITION</b>	
Restricted for Affordable Housing	23,174,365
Total Net Position	\$ 23,174,365

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority  
Statement of Activities  
Year Ended June 30, 2024**

Functions/Programs	Expenses	Program Revenues			Governmental Activities Net (Expenses) Revenues
		Charges for Services	Operating Grants and Contributions	Total	Governmental Activities
Governmental Activities:					
Public Safety	\$ 42,640	\$ -	\$ -	\$ -	\$ (42,640)
Affordable Housing	470,793	-	-	-	(470,793)
Total Governmental Activities	<u>\$ 513,433</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(513,433)</u>
General Revenues:					
Investment Income					<u>540,931</u>
Total General Revenues					<u>540,931</u>
Change in Net Position					<u>27,498</u>
Net Position - Beginning, as Previously Reported					23,191,204
Restatement for Correction of an Error					<u>(44,337)</u>
Net Position - Beginning, as Restated					<u>23,146,867</u>
Net Position - Ending					<u>\$ 23,174,365</u>

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority  
Balance Sheet  
Governmental Fund  
June 30, 2024**

	<u>West Covina Housing Fund</u>
<b>ASSETS</b>	
Cash and Investments	\$ 7,981,393
Restricted Cash	6,834
Notes and Loans Receivable	11,968,838
Interest Receivable	3,289,910
Prepays	<u>5,750</u>
Total Assets	<u><u>\$ 23,252,725</u></u>
<b>LIABILITIES</b>	
Accounts Payable	\$ 70,149
Accrued Liabilities	<u>8,211</u>
Total Liabilities	<u>78,360</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable Revenue	<u>3,275,231</u>
<b>FUND BALANCES</b>	
Nonspendable	5,750
Restricted for Affordable Housing	<u>19,893,384</u>
Total Fund Balances	<u>19,899,134</u>
Total Liabilities, Deferred Inflows and Fund Balances	<u><u>\$ 23,252,725</u></u>

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority**  
**Reconciliation of the Governmental Fund Balance Sheet to the**  
**Government-Wide Statement of Net Position**  
**June 30, 2024**

Fund balances - total governmental fund	\$ 19,899,134
Amounts reported for governmental activities in the statement of net position are different because:	
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenues in the funds.	<u>3,275,231</u>
Net Position of Governmental Activities	<u><u>\$ 23,174,365</u></u>

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Fund**  
**Year Ended June 30, 2024**

	West Covina Housing Fund
<b>REVENUES</b>	
Investment Income	<u>\$ 279,887</u>
Total Revenues	<u>279,887</u>
<b>EXPENDITURES</b>	
Public Safety	42,640
Affordable Housing	<u>470,793</u>
Total Expenditures	<u>513,433</u>
Net Change in Fund Balances	<u>(233,546)</u>
Fund Balance - Beginning, as Previously Reported	23,191,204
Restatement for Correction of an Error	<u>(3,058,524)</u>
Fund Balance - Beginning, as Restated	<u>20,132,680</u>
Fund Balance, End of Year	<u><u>\$ 19,899,134</u></u>

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund**  
**Balance of Governmental Fund to the Statement of Activities**  
**Year Ended June 30, 2024**

Net change in fund balances - governmental fund	\$ (233,546)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	<u>261,044</u>
Change in net position of governmental activities	<u><u>\$ 27,498</u></u>

The accompanying notes are an integral part of this statement.

**West Covina Housing Authority**  
**Notes to Financial Statements**  
**Year Ended June 30, 2024**

**1) ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the West Covina Housing Authority (the Authority) conform to accounting principles generally accepted in the United States of America as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for governmental accounting and financial reporting principles. The following is a summary of the Authority's significant accounting policies:

**Description of Reporting Entity**

On February 1, 2011, the City Council activated the West Covina Housing Authority pursuant to the State of California Health and Safety Code, Section 33000, entitled "Community Redevelopment Law". The primary purpose of the Authority is to develop affordable housing for families of low and moderate income within the City of West Covina. The Authority is a component unit of the City of West Covina. The Authority has been included within the scope of the basic financial statements of the City because the City Council exercises oversight responsibility over the operations of the Authority.

On December 29, 2011, the California Supreme Court upheld Assembly Bill X1 26 that provided for the dissolution of all redevelopment agencies in the State of California. As of February 1, 2012, the West Covina Community Development Commission (Commission) was dissolved and the Housing Authority accepted the role as the Successor Housing Agency.

The housing assets of the former Commission, and to the extent approved by the California Department of Finance, were transferred to the Authority, and continue the housing function of the former Commission. Only the fund of the Housing Authority is included herein; therefore, these financial statements do not purport to represent the financial position or results of operations of the City of West Covina, California.

**Government-wide Financial Statements**

The Housing Authority's Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of the Governmental Activity for the Housing Authority.

These statements are presented on an economic resources measurement focus and the accrual basis of accounting. Accordingly, all of the Housing Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources, including capital assets as well as long-term debt, if any, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function.

**West Covina Housing Authority**  
**Notes to Financial Statements**  
**Year Ended June 30, 2024**

**1) ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

The types of transactions reported as program revenues for the Authority can be reported in three categories: charges for services, operating grants and contributions, and capital grants and contributions. Charges for services include revenues from customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. Grants and contributions include revenues restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenses. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than an other financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than an expenditure.

**Governmental Fund Financial Statements**

Governmental funds are accounted for on a spending or current financial resources measurement focus and the modified accrual basis of accounting. Accordingly, only current assets, deferred outflows of resources, current liabilities and deferred inflows of resources are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balance presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Under modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Accordingly, revenues are recorded when received in cash, except for revenues subject to accrual (generally 60-days after year end) are recognized when due. The primary revenue source susceptible to accrual is investment income.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

The accounts of the Housing Authority are organized on the basis of a fund, which is considered a separate accounting entity. The operations of the fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures. Governmental resources are allocated to and accounted for in the individual fund based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

The Housing Authority reports the following major governmental fund:

The West Covina Housing Fund is used to account for the Housing Authority's financial resources received and used in developing affordable housing for families of low and moderate income.

**West Covina Housing Authority  
Notes to Financial Statements  
Year Ended June 30, 2024**

**1) ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**Cash and Investments**

Investments are reported in the accompanying financial statements at fair value. Changes in fair value that occur during a fiscal year are recognized as investment income for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

Cash and investments are pooled with other City of West Covina funds for investment purposes, with interest being allocated quarterly to all funds legally requiring allocation and to other various funds at the direction of management based on average month-end pooled funds cash and investment balances. Interest income for cash and investments excluded from pooled cash is credited directly to the related fund. Investment policies applicable to the Housing Authority's fund are those of the City of West Covina and are included in the notes to the City's basic financial statements.

**Classification of Net Position and Governmental Fund Balance**

In the government-wide financial statements, net position is classified in the following categories:

Investment in Capital Assets - This category groups all capital assets into one component of net position. Accumulated depreciation on these assets reduces this category.

Restricted Net Position - This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position - This category represents the net position of the Housing Authority that is not restricted for any project or other purpose.

**Net Position Flow Assumption**

Sometimes the Housing Authority will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Housing Authority's practice to consider restricted net position to have been depleted before unrestricted net position is applied.

**Governmental Fund Balance Classifications**

The fund balances reported on the fund statements consist of the following categories:

**West Covina Housing Authority  
Notes to Financial Statements  
Year Ended June 30, 2024**

**1) ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

Nonspendable Fund Balance - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balance - This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers or through enabling legislation.

Committed Fund Balance - This classification includes amounts that have been limited to specific purposes through adoption of an ordinance by the City Council, the highest level of decision making authority of the Housing Authority. These commitments may be changed or lifted but only by the same formal action that was used to impose the constraint originally. City Council action to commit fund balance must occur within the fiscal reporting period while the amount committed may be subsequently determined.

Assigned Fund Balance - This classification includes amounts that are intended to be used by the Housing Authority for specific purposes through the City Council budgetary actions but do not meet the criteria to be classified as restricted or committed.

Unassigned Fund Balance - This classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balances are available, the Housing Authority's policy is to apply restricted fund balance first.

When an expenditure is incurred for purposes for which committed, assigned or unassigned fund balances are available, the Housing Authority's policy is to apply committed fund balance first, then assigned fund balance, and finally unassigned fund balance.

**Use of Estimates in the Preparation of the Financial Statements**

The financial statements have been prepared in accordance with generally accepted accounting principles and necessarily include amounts based on estimates and assumptions by management. Actual results could differ from those amounts.

**2) CASH AND INVESTMENTS**

Cash at June 30, 2024 consisted of the following:

Equity in City Cash and Investment Pool	\$ 7,981,393
Restricted Cash	6,834

The City follows the practice of pooling cash and investments for all funds except for funds required

**West Covina Housing Authority  
Notes to Financial Statements  
Year Ended June 30, 2024**

**2) CASH AND INVESTMENTS - Continued**

to be held by outside fiscal agents under the provisions of bond indentures. For more information on the City's cash and investments as of June 30, 2024, please see the City's Annual Comprehensive Financial Report.

**3) NOTES AND LOANS RECEIVABLE**

As of June 30, 2024, the following notes and loans receivable were outstanding:

Housing Rehabilitation	\$	338,838
First Time Homebuyer Loans		108,861
Housing Preservation Program		738,361
Home Improvement Program		644,011
Lark Ellen Towers		4,251,010
Executive Lodge Apartments Limited Partnership		5,975,678
West Covina Senior Villas, LLC		2,833,333
West Covina Senior Villas II, LP		8,513,885
Other Loans		608,196
Less: Allowance for Doubtful Accounts		(12,043,335)
Total Governmental Funds		\$ 11,968,838

Several housing rehabilitation loans totaling \$338,838 have been made to qualified applicants using Community Development Block Grants received by the City and housing set-aside funds of the former Commission's redevelopment activities. These loans bear 5% interest and are repaid when title to the property changes. The City has included 5% of the balance in the allowance for doubtful accounts.

The Housing Authority has loans to first-time home buyers totaling \$108,861. Loans are secured by second trust deeds and bear interest at 5%. Principal and interest are deferred for five years and are due monthly in years 6 through 30. The City has included 36% of the balance in the allowance for doubtful accounts.

The Housing Authority also has housing preservation loans to qualified applicants using housing set-aside funds totaling \$738,361. Principal and interest are deferred for ten years; after the tenth year loans bear interest at 5%. Loans are repaid after the tenth year or when title to the property changes. The City has included 4% of the balance in the allowance for doubtful accounts.

Several housing improvement loans totaling \$644,011 have been made to qualified applicants. The loans are secured by second trust deeds. The City has not included any of the balance in the allowance for doubtful accounts.

In May 1997, the Commission loaned \$4,270,000 to Lark Ellen Towers. The loan was transferred to the Housing Authority from the dissolved former Commission. The loan is secured by a deed of trust. The loan accrues interest at 3% per annum and requires annual payments equal to the maximum of \$35,000 or 50% of net profits earned by the project. The outstanding principal as of June 30, 2024 was \$4,251,010.

**West Covina Housing Authority  
Notes to Financial Statements  
Year Ended June 30, 2024**

**3) NOTES AND LOANS RECEIVABLE - Continued**

In April 1998, the Commission loaned \$5,622,300 to Executive Lodge Apartments Limited Partnership (Promenade Apartments project). The loan was transferred to the Housing Authority from the dissolved former Commission. The loan is secured by a deed of trust. The loan was amended and restated on April 1, 2017, with a principal of \$6,056,621 accruing interest at 2.82% compounded annually and requires annual payments equal to 50% of "Available Cash Flow." The outstanding principal as of June 30, 2024 was \$5,975,678.

In May 2002, the Commission loaned \$4,360,000 to West Covina Senior Villas, LLC. The loan is secured by a deed of trust. The loan does not accrue interest. The loan requires annual payments of \$141,667 through May 2032 that are forgiven by the City unless the borrower defaults on the agreement. The outstanding principal as of June 30, 2024 was \$2,833,333. The loan is likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

In May 2009, the Commission entered into an agreement with West Covina Senior Villas II, L.P. to provide \$8,600,000 for the acquisition of real property in the City and construction and maintenance of an approximately 65-unit apartment complex to be rented to low-income and very low-income senior citizens. The loan is secured by a deed of trust. The loan does not accrue interest and is forgiven so long as the borrower does not default on the loan. The outstanding principal as of June 30, 2024 was \$8,513,885. The loan is likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

Other notes consist of affordable housing loans of \$400,000. The notes do not accrue interest and are forgiven unless the borrower sells or refinances the property. Additionally, the balance included a note of \$208,196 for low-income housing which accrues no interest and is forgivable if the owner maintains the low- and moderate-income housing status. The outstanding principal of these loans as of June 30, 2024 was \$608,196. The loans are likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

**4) ERROR CORRECTIONS**

Beginning Net Position was decreased by \$44,337 due to a recalculation of accrued interest on Notes Receivable in previous years. Beginning Fund Balance in the West Covina Housing Fund was decreased by \$3,058,524 for accrued interest on Notes Receivable. The interest was reported as revenue in the previous years, and now corrected and reported as a Deferred Inflow in the governmental fund. The error corrections are as follows:

	Governmental Activities	West Covina Housing Fund
Beginning Net Position/Fund Balance	\$ 23,191,204	\$ 23,191,204
Error Correction	(44,337)	(3,058,524)
Restated Net Position/Fund Balance	\$ 23,146,867	\$ 20,132,680

**REQUIRED SUPPLEMENTARY INFORMATION**

**West Covina Housing Authority**  
**Required Supplementary Information (Unaudited)**  
**Budgetary Comparison Schedule**  
**For the Year Ended June 30, 2024**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive/ (Negative)
<b>REVENUES</b>				
Investment Income	\$ 72,000	\$ 186,000	\$ 279,887	\$ 93,887
Total Revenues	<u>72,000</u>	<u>186,000</u>	<u>279,887</u>	<u>93,887</u>
<b>EXPENDITURES</b>				
Current:				
Public Safety	64,400	80,404	42,640	37,764
Affordable Housing	913,745	1,046,392	470,793	575,599
Total Expenditures	<u>978,145</u>	<u>1,126,796</u>	<u>513,433</u>	<u>613,363</u>
Net Change in Fund Balance	<u>(906,145)</u>	<u>(940,796)</u>	<u>(233,546)</u>	<u>707,250</u>
Fund Balance - Beginning, as Previously Reported	23,191,204	23,191,204	23,191,204	-
Restatement for Correction of an Error	<u>(3,058,524)</u>	<u>(3,058,524)</u>	<u>(3,058,524)</u>	<u>-</u>
Fund Balance - Beginning, as Restated	<u>20,132,680</u>	<u>20,132,680</u>	<u>20,132,680</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 19,226,535</u></u>	<u><u>\$ 19,191,884</u></u>	<u><u>\$ 19,899,134</u></u>	<u><u>\$ 707,250</u></u>

**West Covina Housing Authority**  
**Notes to Required Supplementary Information**  
**Year Ended June 30, 2024**

**Budgetary Data**

The annual budget adopted by the City Council provides for the general operation of the Housing Authority. The annual budget is adopted in summary by the City Council in June of each year. The resolution sets a combined appropriation of the fund for the operation of the Housing Authority.

The City Manager is authorized to transfer budgeted amounts between departments to ensure adequate and proper standards of service. Budgetary revisions, including supplemental appropriations which increase appropriations, must be approved by the City Council. The budgetary level of control is at the fund level. The budgeted figures used in the financial statements' budget to actual comparisons are the final amended amounts.

The budget is formally integrated into the accounting system and employed as a management control device during the year.

Budgets for governmental fund types are adopted on a basis consistent with generally accepted accounting principles. Operating appropriations lapse at the end of the fiscal year.



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

The Board of Directors  
West Covina Housing Authority  
West Covina, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the West Covina Housing Authority (Housing Authority), a component unit of the City of West Covina, California (City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements, and have issued our report thereon dated December 31, 2024. These financial statements present only the Housing Authority and do not purport to, and do not, present fairly the financial position of the City.

**Report on Internal Control Over Financial Reporting**

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

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

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

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**Van Lant & Fankhanel, LLP**

29970 Technology Drive, Suite 105 A  
Murrieta, CA 92563  
909.856.6879

## Report on 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 Housing Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Van Lant & Fankhaed, LLP*

December 31, 2024