

Napa County

Auditor-Controller

Internal Audit Report

Napa County Housing Authority  
Quarterly Monitoring  
Internal Controls Review

For the Quarter Ended March 31, 2024

Report Date: April 26, 2024



A Tradition of Stewardship  
A Commitment to Service

**Tracy A. Schulze, CPA**  
Auditor-Controller

## Table of Contents

	<u>Page</u>
Executive Summary .....	1
Background and Authority.....	2
Objective and Scope.....	3
Procedures.....	3
Conclusion .....	4
Exhibit A – Accounts Receivable Schedule .....	5
Exhibit B – Prepaid Schedule .....	6

### Internal Audit

Susan MacDonald

Staff Auditor



A Tradition of Stewardship  
A Commitment to Service

**Auditor-Controller**  
1195 Third Street · Room B10  
Napa, CA 94559

Main: (707) 253-4551  
Fax: (707) 226-9065  
[www.countyofnapa.org](http://www.countyofnapa.org)

**Tracy A. Schulze**  
Auditor-Controller

April 26, 2024

Napa County Housing Authority  
Napa, CA

### Executive Summary

The internal audit section of the Napa County Auditor-Controller's Office has completed a quarterly monitoring for Napa County Housing Authority (Authority) for the quarter ended March 31, 2024.

We conducted our review in conformance with the *International Standards for the Professional Practice of Internal Auditing (Standards)* established by the Institute of Internal Auditors. These *Standards* require that we identify, analyze, evaluate, and document sufficient information and evidence to achieve our objectives; and that the internal audit activity be independent, objective, and perform engagements with proficiency and due professional care.

Based on our review, we believe that overall California Human Development Corporation (CHDC) was in compliance with the policies and procedures established by the Authority's Board of Directors for the quarter ended March 31, 2024.

This report is a matter of public record and is intended solely for the information and use of the Napa County Housing Commission's Commissioners, Authority's Board of Directors, Napa County's Board of Supervisors, County Executive Officer, and CHDC's management.

I want to thank the internal audit team, CHDC and the Authority's staff for their expertise and professionalism in conducting this engagement.

Sincerely,

A handwritten signature in blue ink that reads "Tracy A. Schulze".

Tracy A. Schulze, CPA  
Auditor-Controller

**Napa County Housing Authority**  
**Quarterly Monitoring**  
**For the Quarter March 31, 2024**

**Background and Authority**

Napa County Housing Authority (Authority), a public housing authority established pursuant to California Health and Safety Code section 342000 et seq., is the owner of three farm worker housing centers (Centers) located in Napa County:

- 1) River Ranch, located at 1109 Silverado Trail, St. Helena
- 2) The Calistoga Center, located at 3996 N. St Helena Highway, Calistoga
- 3) The Mondavi Center, located at 5585 Silverado Trail, Napa

The Authority is focused primarily on addressing the need for safe and affordable housing for farm workers, particularly those in the migrant/seasonal category who, in turn, support the agricultural industry of Napa County.

The Napa County Housing Commission (NCHC), an advisory body to the Authority and Napa County's Board of Supervisors, was reconstituted in late 2015 to expand its focus from overseeing the three Centers to including reviews of any project requesting funding from the County's Affordable Housing Fund.

The Authority has an Agreement with California Human Development Corporation (CHDC), a nonprofit corporation, to manage the day-to-day activities at the Centers. CHDC has designated employees, who are the Centers' Managers and a Fiscal Analyst, to be responsible for collection of lodger fees in accordance with the rates and policies established by the Authority's Board of Directors. The current rate for lodgers is \$16 per day. The Contractor is required to maintain lodger files, which contain a rental agreement, lodger photo ID, and verification of employment in agriculture. The Centers' Managers can maintain petty cash funds not to exceed \$250. The Centers' Managers are responsible for making timely deposits for any cash collected from the lodgers. The Fiscal Analyst maintains occupancy reports and rent reports. The Contractor is also responsible for the upkeep and maintenance of the facilities.

The Authority has engaged Napa County Auditor-Controller's Office to perform a quarterly monitoring over CHDC's compliance with the Authority's policies and procedures during fiscal year 2023-24.

**Napa County Housing Authority**  
**Quarterly Monitoring**  
**For the Quarter Ended March 31, 2024**

**Objective and Scope**

The primary objective of this engagement was to determine if CHDC is complying with the policies and procedures established by the Authority's Board of Directors. The scope includes a review of CHDC's and Authority's records for the quarter ended March 31, 2024

**Procedures**

To achieve our audit objective, our procedures included, but not limited to, the following:

**1. Revenues**

- a. Reconciled general ledger lodger and staff rent revenues to CHDC's records

**2. Accounts Receivable**

- a. Reported accounts receivable for lodgers, departed over/under 18 months
- b. Reported accounts receivable for current delinquent lodgers over/under \$480 (\$16 daily rate x 30 days)
- c. Reported recommended accounts receivable write-offs schedule by each center including lodger count (Exhibit A)

**3. Prepaids**

- a. Reported prepaids for lodgers, departed over/under 18 months
- b. Reported prepaids for lodgers with current prepaid balances
- c. Reported recommended prepaid write-offs schedule by each center including lodger count (Exhibit B)

**4. Deposits**

- a. Verified receipts are in numeric sequence
- b. Verified receipts are entered correctly on the rent reports on a sampling basis
- c. Verified bank deposits are processed timely when revenue exceeds \$1,500
- d. Verified lodger rent agrees with number of bed days on receipt
- e. Verified receipts are accurate (i.e., signature, method of payment, lodger number or voided properly)
- f. Verified lodger rent was not paid in arrears

**Napa County Housing Authority**  
**Quarterly Monitoring**  
**For the Quarter Ended March 31, 2024**

**Procedures** (continued)

**5. Donations**

Verified donation letter or receipts for all donations received.

**Conclusion**

Based on our review, we believe that overall CHDC was in compliance with the policies and procedures established by the Authority's Board of Directors for the quarter ended March 31, 2024.

**Napa County Housing Authority  
Quarterly Monitoring  
For the Quarter Ended March 31, 2024**

**Exhibit A**

**Accounts Receivable Schedule**

Category	Amounts
Lodgers, departed for at least 18 months	
<b>Total Recommended A/R Write-Offs</b>	<b>\$ 1,472</b>
Lodgers, departed less than 18 months	1,590
Lodgers, current delinquent tenants with at least \$420 balance due	
Lodgers, current tenants with less than \$420 balance due	4,208
<b>Total Accounts Receivable</b>	<b>\$ 7,270</b>

**Recommended Accounts Receivable Write-offs**

*(Lodgers, departed for at least 18 months)*

Center	Lodger Count	Amounts
River Ranch	4	\$ 756
Mondavi	1	210
Calistoga	2	506
<b>Total Recommended A/R Write-offs</b>	<b>7</b>	<b>\$ 1,472</b>

**Napa County Housing Authority  
Quarterly Monitoring  
For the Quarter Ended March 31, 2024**

**Exhibit B**

**Prepaid Schedule**

<b>Category</b>	<b>Amounts</b>
Lodgers, departed for at least 18 months	
<b>Total Recommended Prepaid Write-Offs</b>	<b>\$ 28</b>
Lodgers, departed less than 18 months	394
Lodgers, current tenants with prepaid balances	16,560
<b>Total Prepaids</b>	<b>\$ 16,982</b>

**Recommended Prepaid Write-offs**

*(Lodgers, departed for at least 18 months)*

<b>Center</b>	<b>Lodger Count</b>	<b>Amounts</b>
River Ranch	1	\$ 14
Mondavi	1	14
Calistoga	0	-
<b>Total Recommended Prepaid Write-Offs</b>	<b>2</b>	<b>\$ 28</b>