



STATE OF INDIANA
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August 11, 2015

Board of Commissioners
Linton Housing Authority
1148 N. 1300 West
Linton, IN 47441

We have reviewed the audit report prepared by Pamela J. Simpson, CPA, Independent Public Accountant, for the period January 1, 2013 to December 31, 2013. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountant's opinion, the financial statements included in the report present fairly the financial condition of the Linton Housing Authority, as of December 31, 2013 and the results of its operations for the period then ended, on the basis of accounting described in the report.

We call your attention to the finding in the report on page 31 which outlines a significant deficiency in internal control over financial reporting and reporting and an immaterial instance of noncompliance with requirements that could have a direct and material effect on your major program of Housing Choice Voucher Program. To summarize, the prescribed chart of accounts is not being used for the Housing Choice Voucher Program and the housing authority did not implement the changes required by Government Accounting Standards Board (GASB) Statement 63.

The Independent Public Accountant's report is filed with this letter in our office as a matter of public record.

A handwritten signature in cursive script that reads "Paul D. Joyce".

Paul D. Joyce, CPA
State Examiner

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**REPORT ON EXAMINATION OF
FINANCIAL STATEMENTS AND
SUPPLEMENTAL DATA**

TWELVE MONTHS ENDED DECEMBER 31, 2013

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

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Independent Auditor's Report

Board of Directors
Linton Housing Authority
Linton, Indiana

I have audited the accompanying financial statements of the Linton Housing Authority, as of and for the year ended December 31, 2013 and the related notes to the financial statements, which collectively comprise the Linton Housing 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

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my 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 I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of 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 Linton Housing Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Linton Housing Authority's internal control. Accordingly, I 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 the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Linton Housing Authority, as of December 31, 2013 and the changes in its net position and its cash flows for the year end in accordance with accounting principles generally accepted in the United States of America.

Report on Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures on 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Report on Supplemental Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Linton Housing Authority's financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the financial statements. Further, the financial data schedules shown on pages 34 to 38 are presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and are not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the above described supplemental information is fairly stated in all material respects in relation to the financial statements as a whole.

Report Issued in Accordance with *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated August 21, 2014 on my consideration of the Linton Housing Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of my 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. This report is an integral part of a *Government Auditing Standards* and should be considered in assessing the results of my audit.

Decatur, Illinois
August 21, 2014


Certified Public Accountant

**HOUSING AUTHORITY OF LINTON
REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013**

The management of the Housing Authority of Linton presents the following discussion and analysis of the Housing Authority's financial activities for the fiscal year ending 12/31/2013. This represents an overview of financial information. Please read this discussion and analysis in conjunction with the Authority's audited financial statements, which follows.

FINANCIAL HIGHLIGHTS

- The Housing Authority's assets exceeded its liabilities by \$1,052,960 at the close of the fiscal year ended 12/31/13.

Of this amount, \$117,847 of unrestricted net position may be used to meet the Housing Authority's ongoing obligations to citizens and creditors. This amount, along with \$47,723 restricted for HAP payments, equals 56% of the total operating expenses for the fiscal year 2013, which means the Authority could operate about 6 months using the unrestricted and restricted assets alone.

The remainder of \$887,390 represents a restriction equal to the net amount invested in land, building, furnishings, leasehold improvements, equipment, and construction in progress.

- The Housing Authority's total net position decreased by \$47,394, a -4% change from the prior fiscal year 2012. This decrease is attributable generally to a decrease in grant funding.
- The Housing Authority continues to operate without the need for debt borrowing.

OVERVIEW OF THE FINANCIAL STATEMENTS

This MD&A is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority is a special-purpose government engaged in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements, comprised of two components: (1) fund financial statements and (2) a series of notes to the financial statements. These provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances. This report also contains other supplemental information. In addition to the basic financial statements themselves demonstrating how projects funded by HUD have been completed.

**HOUSING AUTHORITY OF LINTON
REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013**

REPORTING ON THE HOUSING AUTHORITY AS A WHOLE

One of the most important questions asked about the Authority's finances is, "is the Housing Authority as a whole better off, or worse off, as a result of the achievements of fiscal year 2013?" The Statement of Fund Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

All of the funds of the Housing Authority are reported as proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like other enterprises operated by state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. For reporting purposes all housing funds are reported in one housing enterprise fund.

The Housing Authority's financial statements report its net position and changes in them. One can think of the Housing Authority's net position – the difference between assets and liabilities – as one way to measure the Authority's financial health, or financial position. Over time, increases and decreases in the Authority's net other non-financial factors, however, such as the changes in the Authority's occupancy levels or its legal obligations to HUD, to assess the overall health of the Housing Authority.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant three funds, the Low Rent Housing Program, the Section 8 Voucher Program and Public Housing Capital Fund Program.

The Housing Authority's auditors provided assurance in their independent auditors' report, located immediately following the MD&A, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of the report.

**HOUSING AUTHORITY OF LINTON
REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013**

REPORTING THE HOUSING AUTHORITY'S MOST SIGNIFICANT FUNDS

The Housing Authority's financial statements provide detailed information about the most significant funds. Some funds are required to be established by the Department of Housing and Urban Development (HUD). However, the Housing Authority establishes other funds to help it control and manage money for particular purposes, or to show that it is meeting legal responsibilities for using grants and other money.

The Housing Authority's enterprise funds use the following accounting approach or Proprietary funds: All of the Housing Authority's services are reported in enterprise funds. The focus of proprietary funds is on income measurement, which, together with the maintenance of net position, is an important financial indicator.

FINANCIAL ANALYSIS

The Housing Authority's net position was \$1,052,960 as of December 31, 2013. Of this amount, \$887,930 was invested in capital assets, \$47,723 was restricted for HAP payments, and the remaining \$117,847 was unrestricted.

	<u>2013</u>	<u>2012</u>	<u>Variances</u>	<u>Percentage Change</u>
Cash	180,933	149,918	31,015	21%
Other Current Assets	8,093	5,450	2,643	49%
Capital Assets	887,390	965,437	(78,047)	-8%
Total Assets	1,076,416	1,120,805	(44,389)	-4%
Deferred Outflows of Resources	0	709	(709)	-100%
TOTAL	1,076,416	1,121,514	(45,098)	-4%
Current Liabilities	23,456	21,160	2,296	11%
Noncurrent Liabilities	0	0	0	0%
Total Liabilities	23,456	21,160	2,296	11%
Deferred Inflows of Resources	0	0	0	0%
Net Investment in Capital Assets	887,390	965,437	(78,047)	-8%
Restricted	47,723	63,953	(16,230)	-25%
Unrestricted	117,847	70,964	46,883	66%
Total Net Position	1,052,960	1,100,354	(47,394)	-4%
TOTAL	1,076,416	1,121,514	(45,098)	-4%

**HOUSING AUTHORITY OF LINTON
REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013**

CONDENSED FINANCIAL STATEMENTS (Continued)

Condensed Statement of Revenues, Expenses,
and Changes in Fund Net Position
Fiscal Year Ended December 31, 2013

	FYE 12/31/2013	FYE 12/31/2012
OPERATING REVENUES		
Rental Revenues	\$ 123,082	120,908
Other Tenant Revenue	0	0
Total Operating Revenues	123,082	120,908
OPERATING EXPENSES		
Administration	184,594	177,632
Tenant Services	0	0
Utilities	30,002	32,274
Ordinary maint. and operations	49,054	109,140
General and Other	30,307	29,129
Extraordinary maintenance	5,520	9,030
Depreciation	78,047	85,885
HAP payments	562,032	602,525
Total Operating Expenses	939,556	1,045,615
Gain (loss) from operations	(816,474)	(924,707)
NON-OPERATING REVENUES		
Federal Grants – Operating	759,176	750,305
Federal Grants – Capital	0	87,948
Interest Income and Other Revenue	10,613	7,283
Total Non-Operating Revenue	769,789	845,536
Net Increase (Decrease) in Net Position	(46,685)	(79,171)
Net Position, Beginning of Year	1,100,354	1,179,525
Prior period adjustments	(709)	0
Net Position, End of Year	1,052,960	1,100,354

**HOUSING AUTHORITY OF LINTON
REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013**

Compared with the prior fiscal year, total tenant revenues increased \$2,174 or by 1.8%.

Compared with the prior fiscal year, total expenses decreased, by \$106,059 with the most significant cause(s) listed below

- Maintenance costs decreased by \$60,086
- HAP payments decreased by \$40,493.

These changes led to a decrease in total assets by \$44,389 and an increase in liabilities by \$2,296. With these changes, there is still almost \$8.06 of current assets covering each dollar of liability.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The capital budgets for December 2014 fiscal year have already been submitted to HUD for approval and no major changes are expected.

The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing properties including administrative fees involved in the modernization.

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

Our financial report is designed to provide our citizens, investors, and creditors with a general overview of the Housing Authority's finances, and to show the Housing Authority's accountability or the money it receives. If you have questions about this report, or wish to request additional financial information, contact J Ken Wright, Executive Director, Linton Housing Authority, 1148N 1300W, Linton, IN 47441.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**STATEMENT OF NET POSITION - PROPRIETARY FUNDS
AS OF DECEMBER 31, 2013**

ASSETS

Cash - operating		\$ 125,317
Cash - restricted		55,616
Receivables (net)		673
Inventory		1,692
Prepaid expenses		5,728
Capital assets:		
Land, land improvements and construction in progress	\$ 294,723	
Other capital assets, net of depreciation	<u>592,667</u>	
Net Capital Assets		<u>\$ 887,390</u>
Total Assets		<u>\$ 1,076,416</u>

DEFERRED OUTFLOWS OF RESOURCES

\$ 0

TOTAL

\$ 1,076,416

LIABILITIES

Accounts payable		\$ 15,119
Other liabilities		7,494
Unearned revenue		<u>843</u>
Total Liabilities		<u>\$ 23,456</u>

DEFERRED OUTFLOWS OF RESOURCES

\$ 0

NET POSITION

Net investment in capital assets		\$ 887,390
Restricted		47,723
Unrestricted		<u>117,847</u>
Total Net Position		<u>\$ 1,052,960</u>
TOTAL		<u><u>\$ 1,076,416</u></u>

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION -
PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2013**

Operating Income

Tenant rental revenue	\$ <u>123,082</u>
Total Rental Revenue	\$ 123,082
HUD grants - operating	759,176
Fraud recovery	3,553
Other revenue	<u>6,992</u>
Total Operating Income	\$ <u>892,803</u>

Operating Expenses

Administration	\$ 184,594
Utilities	30,002
Ordinary maintenance and operation	49,054
General expense	30,307
Extraordinary maintenance	5,520
Housing assistance payments	562,032
Depreciation	<u>78,047</u>
Total Operating Expenses	\$ <u>939,556</u>
Net Operating Income (Loss)	\$ -46,753

Nonoperating Income

Interest income	<u>68</u>
Changes in net position	\$ -46,685
Net position, beginning of year	1,100,354
Prior period adjustments	<u>-709</u>
Net position, end of year	<u>\$ 1,052,960</u>

The notes to financial statements are an integral part of this statement.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2013**

Operating Activities

Operating grants	\$ 759,885
Tenant revenue	122,428
Other revenue	10,545
Housing assistance payments	-562,032
Payments to employees	-143,499
Payments to suppliers and contractors	<u>-156,380</u>

Net Cash Provided (Used) by Operating Activities	<u>\$ 30,947</u>
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Investing Activities

Interest income	<u>\$ 68</u>
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Net Cash Provided (Used) by Investing Activities	<u>\$ 68</u>
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Net Change in Cash	\$ 31,015
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Cash Balance at December 31, 2012	<u>149,918</u>
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Cash Balance at December 31, 2013	<u><u>\$ 180,933</u></u>
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**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2013**

Reconciliation of Operating Income (Loss) to Net Cash
Provided (Used) by Operating Activities

Net operating income (loss)	\$ -46,753
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:	
Depreciation	78,047
Adjustments to net position	-709
(Increase) decrease in accounts receivable	-459
(Increase) decrease in prepaid expenses	-1,642
(Increase) decrease in inventories	-542
(Increase) decrease in deferred outflows	709
Increase (decrease) in accounts payable	-1,701
Increase (decrease) in other liabilities	4,123
Increase (decrease) in unearned revenues	<u>-126</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 30,947</u>

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013**

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Linton Housing Authority was established by the City pursuant to the laws of the State of Indiana, to transact business and to have powers as defined therein. The Housing Authority was established to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other applicable Federal Agencies.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) had direct responsibility for administering low-rent housing programs in the United States. Accordingly, HUD has entered into a contract with the Authority for the purpose of assisting in financing the acquisition, construction and leasing of housing units and to make annual contributions (subsidies) to the program for the purpose of maintaining its low-rent character.

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of Linton and concluded that the City does not maintain an oversight responsibility for the Authority's operations. An independent Board of Commissioners, appointed by the Mayor, is responsible for the activities of the Authority. The Authority recruits and employs its executive staff and has substantial legal authority to control its affairs without requiring approval of the City government. Debt incurred by the Authority is not an obligation of the City; the City does not review or approve the Authority's budget, is not entitled to any surplus funds generated by the Authority's operations and is not responsible for any deficits incurred by the Authority.

The Authority is governed by a Board of Commissioners appointed by the office of the Mayor, and has governance responsibilities over all activities related to all housing activities within the City. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the Mayor, i.e. they can only be removed for cause. The Authority's Board elects its own chairperson.

Consequently, in accordance with evaluating the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Linton Housing Authority is a separate reporting entity. All funds and programs of the Housing Authority are included in these statements. The Housing Authority has no component units.

(b) Method of Accounting -

The financial statements of the Housing Authority have been prepared on the accrual basis of accounting and accordingly, reflect all significant receivables, payables and other liabilities.

The Housing Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The funds apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict or contradict GASB pronouncements, in which case, GASB prevails.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(c) Financial Statement Presentation

Although a formal policy has not been adopted, in financial statement preparation the Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are tenant rents and HUD grants. Operating expenses include administration, maintenance, insurance, depreciation, utilities, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

(d) Funds -

Each of the programs of the Housing Authority are organized on a basis of fund accounting, using a separate set of self balancing accounts as prescribed by HUD. The programs of the Housing Authority are:

- * Low Rent Public Housing
- * Housing Choice Vouchers
- * Capital Fund Program

These programs are all accounted for within the 'Proprietary' (enterprise) fund as described below:

Proprietary Fund Types:

Proprietary funds use the economic resources measurement focus and utilize the accrual basis of accounting. All assets and liabilities associated with a proprietary fund's activities are included on the fund statement. Proprietary fund equity is segregated into Invested in Capital Assets Net of Related Debt, Restricted Net Assets and Unrestricted Net Assets.

(e) Cash and Cash Equivalents -

For purposes of the statement of cash flows, the practice of the Housing Authority is to consider all highly liquid investments to be cash equivalents. The term "highly liquid" refers to investments with a maturity of one (1) month or less when purchased to be cash equivalents.

(f) Interprogram Receivables and Payables

During the course of operations, numerous transactions occur within individual programs that may result in amounts owed between these programs. These receivables and payables are classified as "due from other programs" or "due to other programs" on the combining statement of net position and have been eliminated in the basic financial statements.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(g) Accounts Receivable -

The tenants accounts receivable discloses the gross amount due from the tenants at December 31, 2013, and does not take into consideration prepaid amounts. The Housing Authority provides for an allowance for doubtful accounts, based on the estimated collections of current accounts receivables. The Housing Authority periodically writes off uncollectible accounts receivable to the allowance account based on a review of the current status of existing receivables and the determination that the receivable will not be collected.

(h) Inventories and Materials -

Inventories and materials are stated at cost which approximates market determined on a first-in, first-out basis.

(i) Fixed Assets -

For the purpose of determining, distinguishing and recording materials and non-expendable equipment and personal property purchased or acquired in connection with development, management, and maintenance of public housing developments owned or operated, the Housing Authority follows the following capitalization policy:

If the initial cost of a piece of equipment and/or other personal property is one thousand (\$1,000) or more and the anticipated life or useful life of said equipment or property is more than one (1) year, the same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure.

Land, buildings and equipment contains the following:

- 1) The total development construction costs incurred for each project at the end of the initial operating period,
- 2) nonexpendable equipment, and
- 3) property betterments and additions
- 4) land acquisitions.

These are recorded at cost. Depreciation of property and equipment is provided using the straight line method for financial reporting purposes at rates based on the following estimates:

Buildings	25	years
Equipment	3	years
Transportation equipment	7	years
Furniture and fixtures	7	years
Leasehold improvements	10	years

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(j) Net Position -

GASB Statement 63 requires the classification of net position into three components as defined below:

- 1) Net investment in capital assets - capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt and deferred inflows of resources related to the acquisition, construction or improvement of those assets.
- 2) Restricted - restricted assets reduced by liabilities and deferred inflows of resources related to those assets.
- 3) Unrestricted - amounts not required to be reported in the other components of net position.

(k) Income Tax -

The Authority, organized as a non-profit corporation subsidized by the Federal government, is exempt from Federal and State income taxes.

(l) Annual Contributions/Subsidies and Other Grants

Annual contributions and subsidies received from the Department of HUD are recorded as grant revenues.

Other grants (such as CFP grants) are recognized when program expenditures are incurred. Such revenue is subject to review by the Department of Housing and Urban Development and may result in disallowance in subsequent periods.

(m) The Housing Authority adopts a budget annually. The budget is submitted to the Board of Commissioners for approval. Subsequent budget revisions may also be required to be submitted for approval.

(n) The preparation of financial statements in conformity with generally accepted accounting principles require the Housing Authority to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(o) Leasing activities (as lessor) - the Authority is the lessor of dwelling units mainly to low income and/or elderly and disabled residents. The rents under the lease are determined generally by the resident's income as adjusted by eligible deductions regulated by HUD, although the resident may elect for a flat rent option. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

- (p) Rental income is recognized as rents become due.
- (q) At any time during the year and at year end, there are construction projects in process. These projects include modernizing rental units. The projects are funded by HUD and funds are requested periodically as costs are incurred.

Note 2 - Cash

Statutes authorize the Housing Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities.

All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of the depository financial institutions. The deposits exceeding the insured or registered limits are public funds covered by the State of Indiana Public Deposit Fund.

Custodial Credit Risk

- a. Deposits - Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned or that the Authority will not be able to recover collateral securities in the possession of an outside party.
- b. Investments - Custodial credit risk is the risk that in the event of the failure of the depository, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party.

Credit Risk Investments, Concentration of Credit Risk and Interest Rate Risks - Investments

Credit Risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Housing Authority has no investment policy that limits its investment choices other than the limitation of state law and/or the Department of Urban Development regulations.

Concentrations of Credit Risk is the risk of loss attributed to the amount of the investment in a single issuer. The Authority does not have a formal investment policy covering the concentration of credit risk.

Investment Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Housing Authority has no formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 2 - Cash (Continued)

The cash deposits held at financial institutions can be categorized according to three levels of risk. These three levels of risk are as follows:

Category 1 - Deposits which are insured or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.

Category 2 - Deposits which are collateralized with securities held by the pledging financial institution's trust department or agent in the Housing Authority's name.

Category 3 - Deposits which are not collateralized or insured.

Based on the three levels of risk, all of the Housing Authority's funds are classified as Category 1

<u>Program</u>	<u>Book Balance</u>	<u>Bank Balance</u>
Low Rent	\$ 90,872	\$ 90,313
Voucher	<u>90,061</u>	<u>93,456</u>
Total	<u>\$ 180,933</u>	<u>\$ 183,769</u>

Note 3 - Compensated Absences

Vacation Leave

1. Vacation leave with pay shall be earned by all regular full time employees at the following rates:

Upon completion of one (1) year continuous service employees will earn one (1) weeks pay.

Upon completion of two (2) years continuous service employees will earn two (2) weeks pay.

Upon completion of ten (10) years continuous service employees will earn three (3) weeks pay. Continuous service defined as an employee who has worked for the same office or has worked for various county offices for ten continuous years or more.

2. Employees shall not be granted pay in lieu of vacation.
3. All vacation must be taken during the calendar year of eligibility.
4. Employees who terminate without proper notification shall forfeit all right to vacation pay.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 3 - Compensated Absences

Sick Leave

1. Employees may be paid for leave taken because of illness or accident. An employee must work six (6) consecutive months before the employee becomes eligible for paid sick leave. All eligible employees shall be entitled to six (6) full days with pay for sick leave in any twelve (12) month period, which twelve month period shall be measured from anniversary date of such employee's employment. Any employee may accumulate his or her unused sick leave toward increasing the period of sick leave to which her or she is entitled in any given twelve months period, up to a maximum of twelve (12) days of sick leave in any given twelve (12) month period.
2. Sick leave may be accumulated not to exceed twelve (12) days.
3. In no event shall an employee be paid for sick leave not taken.

Note 4 - Defined Contribution Plan

The PHA participates in PERF (Public Employee Retirement Fund), a defined contribution retirement program. The Housing Authority and the participants are required to contribute a percentage of annual covered payroll. The plan requires the Housing Authority and the employee to contribute 10% and 3% of covered wages, respectively. For the fiscal year ended December 31, 2013, required contributions by the Housing Authority were \$11,197. Total annual payroll expense was \$89,801.

Note 5 - Post-Employment Benefits

The Housing Authority does not provide post employment retirement benefits. As a result there are no disclosures included in these statements as required by GASB 45.

Note 6 - Accounts Receivable

Accounts receivable consists of the following accounts:

Tenants accounts receivable	\$ 902
Allowance for doubtful accounts - tenants	<u>-229</u>
Subtotal	\$ 673
Interfund	<u>14,446</u>
Total	<u>\$ 15,119</u>

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 7 - Prepaid Expenses

This classification includes the following accounts:

Prepaid insurance	\$ <u>5,728</u>
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Note 8 - Capital Assets

Balance as of December 31, 2013	\$ 887,390
Balance as of December 31, 2012	<u>965,437</u>
Net Increase (Decrease)	<u>\$ -78,047</u>

Reconciliation

Current year depreciation expense	\$ <u>-78,047</u> *
Net Increase (Decrease)	<u>\$ -78,047</u>

<u>Analysis</u>	<u>01/01/2013 Balance</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>12/31/2013 Balance</u>
Land	\$ 293,481	\$ 0	\$ 0	\$ 293,481
Buildings	2,902,618	0	0	2,902,618
Equipment and furniture	107,901	0	0	107,901
Leasehold improvements	<u>1,242</u>	<u>0</u>	<u>0</u>	<u>1,242</u>
Total	\$ 3,305,242	\$ 0	\$ 0	\$ 3,305,242
Accumulated depreciation	<u>-2,339,805</u>	<u>0</u>	<u>78,047</u> *	<u>-2,417,852</u>
Net Assets	<u>\$ 965,437</u>	<u>\$ 0</u>	<u>\$ 78,047</u>	<u>\$ 887,390</u>

*Current year depreciation expense recognized.

Note 9 - Accounts Payable

This classification includes the following accounts:

Vendors and contractors	\$ 8,069
Tenants security deposits	<u>7,050</u>
Subtotal	\$ 15,119
Interfund	<u>14,446</u>
Total	<u>\$ 29,565</u>

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 10 - Notes Payable

On August 4, 1987, the U.S. Department of Housing and Urban Development (HUD) issued notice PIH 87-212 to implement the provisions of the Housing and Community Development Reconciliation Amendments of 1985 (PL 99-272, enacted April 7, 1986). This notice states, in part, the following:

Project debt to HUD (HUD-held notes) will be forgiven after a debt forgiveness amendment to the consolidated Annual Contributions Contract has been executed by HUD and the Public Housing Authority and after the Actual Development Cost Certificate has been included in an audit and approved.

As a part of the HUD mandated GAAP conversion and the above referenced notice, all HUD-held notes were recorded as debt forgiveness during a prior fiscal year.

Note 11 - Other Liabilities

Other liabilities consists of the following:

Current Portion:

Wages/payroll taxes payable	\$ 5,034
Utilities payable	<u>2,460</u>
Total	<u>\$ 7,494</u>

Note 12 - Unearned Revenue

This classification consists of the following accounts:

Tenants prepaid rent	<u>\$ 843</u>
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Note 13 - Administrative Fee

The PHA receives an "Administrative Fee" as part of the annual contribution from HUD to cover the costs (including overhead) of administering the HAP Program. The fee is calculated by HUD on an annual calendar year basis.

Note 14 - Allocation of Costs

The PHA allocated expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units in each program. Management considers this to be an equitable method of allocation.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2013
(CONTINUED)**

Note 15 - Contingencies

Federal Grants

In the normal course of operations, the Housing Authority receives grant funds from the Department of Housing and Urban Development. The programs are subject to audit by agents of HUD, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

Note 16 - Prior Period Adjustments

Prior period adjustments posted directly to net position are detailed below:

Prior year proration factor not requested - adjust receivable	\$ <u> -709</u>
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Note 17 - Risk Management

The Housing Authority carries commercial insurance coverage to cover exposure and the risk of losses related to torts, thefts, damages, destruction of assets, errors and omissions, injuries, natural disaster and defalcation.

For insured programs there has been no significant reduction in insurance coverage. Settled claims have not exceeded insurance coverages in the current or past three years.

Note 18 - Economic Dependency

The Housing Authority received most of its revenue (85%) from the United States Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

Note 19 - Restricted Net Position

Restricted net position is restricted for the following:

HAP	\$ <u> 47,723</u>
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SUPPLEMENTAL DATA

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2013**

<u>Federal Grantor/Program</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Grant Period</u>	<u>Program Amount</u>	<u>Receipts or Revenue Recognized</u>	<u>Disbursements/ Expenditures</u>
<u>U.S. Department of HUD</u>						
Direct Programs:						
Public and Indian Housing	14.850a	C-2080	FYE 12/31/13	\$ 74,439	\$ 74,439	\$ 74,439
Housing Choice Vouchers*	14.871	C2021V	FYE 12/31/13	\$ 627,256	\$ 627,256	\$ 627,256
Public Housing - Capital Fund	14.872	C-2080	FYE 12/31/13	\$ 57,481	\$ 57,481	\$ 57,481
Total Housing Assistance				<u>\$ 759,176</u>	<u>\$ 759,176</u>	<u>\$ 759,176</u>

*Denotes major program.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**PHA's STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
PHASE IN36P05501-13**

1. The Actual Modernization Costs of Phase IN36P05501-13 are as follows:

Funds approved	\$ 57,481
Funds expended	<u>57,481</u>
Excess of Funds Approved	<u><u>\$ 0</u></u>
Funds advanced	
Grants	\$ 57,481
Funds expended	<u>57,481</u>
Excess of Funds Advanced	<u><u>\$ 0</u></u>

2. The distribution of costs by project, as shown on the final Statement of Modernization Cost, dated August 25, 2014, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval, is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.



**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***

Board of Commissioners
Linton Housing Authority
Linton, Indiana

I 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 Linton Housing Authority, which comprise the statement of net position as of December 31, 2013, and the related statements of changes in net position and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Linton Housing Authority's basic financial statements and have issued my report thereon dated August 21, 2014.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Linton Housing 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 my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Linton Housing Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the Linton 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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Linton Housing Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My 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 over financial reporting that might be deficiencies, *significant deficiencies* or *material weaknesses*. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above. However, I identified certain deficiencies in internal control over financial reporting. I considering the following deficiencies to be significant deficiencies:

The Housing Authority did not maintain the books and records of the agency in conformity with *Governmental Accounting Standards* Board Statement 63 or in accordance with the Department of Housing and Urban Development's required reporting format.

Compliance and Other Matters

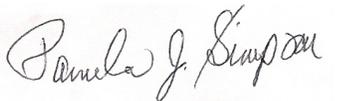
As part of obtaining reasonable assurance about whether the Linton Housing Authority's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct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

I noted certain matters that I reported to the management of the Linton Housing Authority in a separate letter dated August 21, 2014.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Linton 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 Linton Housing Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Decatur, Illinois
August 21, 2014


Certified Public Accountant



**Independent Auditor's Report on Compliance with Requirements
That Could Have a Direct and Material Effect on Each Major HUD-Assisted Program
and on Internal Control over Compliance in Accordance with OMB CIRCULAR A-133**

Board of Commissioners
Linton Housing Authority
Linton, Indiana

Report on Compliance for Each Major Program

I have audited the Linton Housing Authority's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement*, that could have a direct and material effect on each of the Linton Housing Authority's major federal programs for the year ended December 31, 2013. The Linton Housing 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

My responsibility is to express an opinion on compliance for each of the Linton Housing Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my 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 *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations (OMB Circular A-133)*. Those standards and *OMB Circular A-133* require that I 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 material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Linton Housing Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion on compliance for each major program. However, my audit does not provide a legal determination of the Linton Housing Authority's compliance.

Opinion on Each Major Program

In my opinion, the Linton Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2013.

Other Matters

The results of my auditing procedures also disclosed immaterial instances of noncompliance which are to be reported in accordance with *OMB Circular A-133*, which are described in the accompanying schedule of findings and questioned costs as item 2013-001. My opinion is not modified with respect to this matter.

The Linton Housing Authority's responses to the noncompliance findings identified in my audit are described in the accompanying schedule of findings and questioned costs. The Linton Housing Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, I express no opinion on the responses.

Report on Internal Control Over Compliance

Management of the Linton Housing 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 my audit of compliance, I considered the Linton Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing my opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with *OMB Circular A-133*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Linton Housing Authority's internal control over compliance.

A deficiency in internal control over compliance 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, noncompliance with a type of compliance requirements 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 will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a *material weakness* in internal control over compliance, yet important enough to merit the attention by those charged with governance.

My 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 deficiencies, *significant deficiencies* or *material weaknesses* in internal control over compliance. I did not identify any deficiencies in internal control over compliance that I consider to be *material weaknesses*, as defined above. However, I identified certain deficiencies internal control over compliance that I consider to be *significant deficiencies*, as described in the accompanying schedule of findings and questioned costs as finding 2013-001.

The Linton Housing Authority's responses to the findings identified in my audit are described in the accompanying schedule of findings and questioned costs. I did not audit Linton Housing Authority's responses and, accordingly, I express no opinion on the responses.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of my testing based on the requirements of *OMB Circular A-133*. Accordingly, this report is not suitable for any other purpose.



Certified Public Accountant

Decatur, Illinois
August 21, 2014

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended December 31, 2012 contained two findings.

Finding 2012-001: Financial Statements Lack Required Detail

The Housing Authority was not maintaining the proper detail in their general ledger to properly complete the electronic reporting to REAC/HUD. This finding continues.

Finding 2012-002: Depreciation Schedules Not Reconciled (SAS 12 Lack of Internal Controls)

The Authority is required to have internal controls over their financial statement preparations. Proper procedures had not been developed to determine that all transactions were properly recorded. As a result the fixed asset accounts lacked support or reconciliations.

This finding is considered closed.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY
FOR THE YEAR ENDED DECEMBER 31, 2013**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report: Unqualified

* Material weakness(es) identified? _____ yes X_____ no

* Significant deficiency (ies) identified? X_____ yes _____ none reported

Noncompliance material to financial statements noted? _____ yes X_____ no

Federal Awards

Internal control over major programs:

* Material weakness(es) identified? _____ yes X_____ no

* Significant deficiency (ies) identified? _____ yes X_____ none reported

Type of auditor's report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133? X_____ yes _____ no

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Voucher Program

Dollar threshold used to distinguish between type A and type B programs: \$ 300,000

Auditee qualified as low-risk auditee? _____ yes X_____ no

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

CURRENT FINDINGS, RECOMMENDATIONS AND GRANTEE RESPONSE

Section II - Financial Statement Audit Findings

There was one financial statement audit findings discussed with J. Ken Wright, during the course of the audit and at an exit conference held August 21, 2014.

Finding 2013-001: Financial Statements Lack Required Detail

Condition and Criteria: HUD has developed a “Financial Data Schedule and Line Definition Guide” dated FYE 06/30/2008 (Updated most recently in 2013) that provides the prescribed chart of account and FDS Definition Guide to be used in financial statement preparation. The Financial Data Schedule (FDS) was created to standardize the financial information reported by Public Housing Authorities (PHAs) to the Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC). REAC currently requires PHAs to report their accounting information using Generally Accepted Accounting Principles (GAAP). REAC uses the FDS to analyze PHA financial data in conjunction with other performance measurements, to help ensure the success of PHA programs. The Housing Authority had updated their chart of account to correspond to HUD’s prescribed chart of accounts for the Low Income Housing Program but not the Housing Choice Voucher Program.

In addition to not using the prescribed chart of accounts, in the prior year, Governmental Accounting Standards Board (GASB) approved Statement No. 63 which changes how governments will organize their statements of financial position. The Housing Authority’s Housing Choice Voucher statements do not reflect these new standards.

Effect: The Housing Authority is not preparing all of its financial statements in the prescribed format . Additionally, the Housing Authority is not maintaining the proper detail in their general ledger to properly complete the electronic reporting to REAC/HUD.

Cause: The Housing Authority engages a fee accountant to assist with general ledgers and financial statement preparation, however, the fee accountant’s software for the Housing Choice Voucher Program has not been updated to comply with GASB No. 63 or HUD’s most recent chart of accounts and reporting requirements.

Auditor’s Recommendation: The Housing Authority must maintain all of their general ledgers and financial statements to comply with GASB and HUD requirements.

Grantee Response: The Executive Director will contact the fee accountant to require that the changes be made immediately.

Section III - Federal Award Audit Findings

There were no federal award audit finding discussed with J. Ken Wright, during the course of the audit and at an exit conference held August 21, 2014.

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES
DECEMBER 31, 2013**

<u>Low Rent</u>	<u>Audit Account Number</u>	<u>Debit</u>	<u>Credit</u>	<u>Posting Account Number</u>
(1)				
Prepaid insurance	1211	\$ 1,443.18		1211
Workers comp insurance	4510.30	720.66		2810
Other insurance	4510.40	2,630.39		2810
Property insurance	4510.10		\$ 2,486.19	2810
Liability insurance	4510.2		2,308.04	2810
(To adjust prepaid insurance and correct insurance expense accounts)				
(2)				
PILOT	2137	\$ 9,554.00		2137
PILOT expense	4520		\$ 9,554.00	2810
(To reverse entry for PILOT - PILOT waived by City for the current fiscal year)				
(3)				
Unreserved surplus	2810	\$.68		2810
Sundry - other admin expense	4190	28.01		2810
Employee benefit cont. - other	4540		\$ 28.55	2810
Development cost - other	1400.2		.14	1400.2
(To post prior years audit adjustments)				
(4)				
A/R - PHA project	1129.8	\$ 2,300.00		1129.8
Audit fees	4171		\$ 2,300.00	2810
(To reverse out JV 13-030 and prior year accrued portion for the 2012 audit fee)				
(5)				
Water	4310	\$ 697.03		2810
Electricity	4320	338.96		2810
Gas	4330	165.59		2810
Sewer	4390	1,258.11		2810
Utilities payable	2139		\$ 2,459.69	2139
(To record payable for Linton utilities; per examination of subsequent payments)				
(6)				
Compensated absence expense	4590	\$ 4,710.27		2810
Admin payroll	4110		\$ 3,761.81	2810
Maintenance labor	4410		948.46	2810
(To record compensated expense for FY' 13)				

**LINTON HOUSING AUTHORITY
LINTON, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES
DECEMBER 31, 2013**

<u>Voucher</u>	<u>Audit Account Number</u>	<u>Debit</u>	<u>Credit</u>	<u>Posting Account Number</u>
(1)				
A/P- vendor	2111	\$ 2,500.00		2111
Due to LIPH	2119		\$ 2,500.00	2119
(To reverse prior year vendor payable - audit - paid by LIPH)				
(2)				
NRA	2810	\$ 709.00		2810
Due from HUD	1125		\$ 709.00	1125
(To reverse receivable for 2011 Budget Proration Factor not requested)				
(3)				
Net restricted assets	2810	\$ 1,777.38		2810
Unrestricted net assets	2820		\$ 1,777.38	2820
(To correct net restricted assets balance - 1/2 of fraud recovery funds can be retained by PHA)				
(4)				
Compensated absence expense	4590	\$ 3,158.20		2820
Admin salaries	4110		\$ 3,158.20	2820
(To reclassify compensated expense earned for FY '13)				

Linton Housing Authority (IN055)
LINTON, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2013

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$82,979	\$42,336	\$125,317	\$125,317
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted		\$47,723	\$47,723	\$47,723
114 Cash - Tenant Security Deposits	\$7,050		\$7,050	\$7,050
115 Cash - Restricted for Payment of Current Liabilities	\$843		\$843	\$843
100 Total Cash	\$90,872	\$90,061	\$180,933	\$180,933
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$902		\$902	\$902
126.1 Allowance for Doubtful Accounts - Tenants	-\$229		-\$229	-\$229
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$673	\$0	\$673	\$673
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$5,728		\$5,728	\$5,728
143 Inventories	\$1,692		\$1,692	\$1,692
143.1 Allowance for Obsolete Inventories	\$0		\$0	\$0
144 Inter Program Due From	\$14,446		\$14,446	\$14,446
145 Assets Held for Sale				
150 Total Current Assets	\$113,411	\$90,061	\$203,472	\$203,472
161 Land	\$293,481		\$293,481	\$293,481
162 Buildings	\$2,862,987	\$39,631	\$2,902,618	\$2,902,618
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration	\$107,901		\$107,901	\$107,901
165 Leasehold Improvements	\$1,242		\$1,242	\$1,242
166 Accumulated Depreciation	-\$2,378,221	-\$39,631	-\$2,417,852	-\$2,417,852
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$887,390	\$0	\$887,390	\$887,390
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	\$887,390	\$0	\$887,390	\$887,390
190 Total Assets	\$1,000,801	\$90,061	\$1,090,862	\$1,090,862
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$1,000,801	\$90,061	\$1,090,862	\$1,090,862

Linton Housing Authority (IN055)
LINTON, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2013

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$7,069	\$1,000	\$8,069	\$8,069
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$5,034		\$5,034	\$5,034
322 Accrued Compensated Absences - Current Portion				
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government				
341 Tenant Security Deposits	\$7,050		\$7,050	\$7,050
342 Unearned Revenue	\$843		\$843	\$843
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other	\$2,460		\$2,460	\$2,460
347 Inter Program - Due To		\$14,446	\$14,446	\$14,446
348 Loan Liability - Current				
310 Total Current Liabilities	\$22,456	\$15,446	\$37,902	\$37,902
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				
354 Accrued Compensated Absences - Non Current				
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300 Total Liabilities	\$22,456	\$15,446	\$37,902	\$37,902
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$887,390		\$887,390	\$887,390
511.4 Restricted Net Position		\$47,723	\$47,723	\$47,723
512.4 Unrestricted Net Position	\$90,955	\$26,892	\$117,847	\$117,847
513 Total Equity - Net Assets / Position	\$978,345	\$74,615	\$1,052,960	\$1,052,960
600 Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	\$1,000,801	\$90,061	\$1,090,862	\$1,090,862

Linton Housing Authority (IN055)
LINTON, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2013

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$123,082		\$123,082	\$123,082
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$123,082	\$0	\$123,082	\$123,082
70600 HUD PHA Operating Grants	\$131,920	\$627,256	\$759,176	\$759,176
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$15	\$53	\$68	\$68
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery		\$3,553	\$3,553	\$3,553
71500 Other Revenue	\$6,992		\$6,992	\$6,992
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$262,009	\$630,862	\$892,871	\$892,871
91100 Administrative Salaries	\$60,179	\$53,309	\$113,488	\$113,488
91200 Auditing Fees	\$2,540		\$2,540	\$2,540
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$3,488	\$26,228	\$29,716	\$29,716
91600 Office Expenses	\$12,838	\$13,064	\$25,902	\$25,902
91700 Legal Expense				
91800 Travel	\$5,123	\$907	\$6,030	\$6,030
91810 Allocated Overhead				
91900 Other	\$3,918	\$3,000	\$6,918	\$6,918
91000 Total Operating - Administrative	\$88,086	\$96,508	\$184,594	\$184,594
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0

Linton Housing Authority (IN055)
LINTON, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2013

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
93100 Water	\$8,891		\$8,891	\$8,891
93200 Electricity	\$3,510		\$3,510	\$3,510
93300 Gas	\$927		\$927	\$927
93400 Fuel				
93500 Labor				
93600 Sewer	\$16,674		\$16,674	\$16,674
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$30,002	\$0	\$30,002	\$30,002
94100 Ordinary Maintenance and Operations - Labor	\$23,806		\$23,806	\$23,806
94200 Ordinary Maintenance and Operations - Materials and Other	\$12,428		\$12,428	\$12,428
94300 Ordinary Maintenance and Operations Contracts	\$11,453		\$11,453	\$11,453
94500 Employee Benefit Contributions - Ordinary Maintenance	\$1,367		\$1,367	\$1,367
94000 Total Maintenance	\$49,054	\$0	\$49,054	\$49,054
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$15,851		\$15,851	\$15,851
96120 Liability Insurance	\$214		\$214	\$214
96130 Workmen's Compensation	\$3,038		\$3,038	\$3,038
96140 All Other Insurance	\$3,278		\$3,278	\$3,278
96100 Total Insurance Premiums	\$22,381	\$0	\$22,381	\$22,381
96200 Other General Expenses				
96210 Compensated Absences	\$4,710	\$3,158	\$7,868	\$7,868
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents	\$58		\$58	\$58
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$4,768	\$3,158	\$7,926	\$7,926
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
96900 Total Operating Expenses	\$194,291	\$99,666	\$293,957	\$293,957
97000 Excess of Operating Revenue over Operating Expenses	\$67,718	\$531,196	\$598,914	\$598,914

Linton Housing Authority (IN055)
LINTON, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2013

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
97100 Extraordinary Maintenance	\$5,520		\$5,520	\$5,520
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments		\$562,032	\$562,032	\$562,032
97350 HAP Portability-In				
97400 Depreciation Expense	\$78,047		\$78,047	\$78,047
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$277,858	\$661,698	\$939,556	\$939,556
10010 Operating Transfer In	\$57,481		\$57,481	\$57,481
10020 Operating transfer Out	-\$57,481		-\$57,481	-\$57,481
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
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$15,849	-\$30,836	-\$46,685	-\$46,685
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$994,194	\$106,160	\$1,100,354	\$1,100,354
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		-\$709	-\$709	-\$709
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		\$26,892	\$26,892	\$26,892
11180 Housing Assistance Payments Equity		\$47,723	\$47,723	\$47,723
11190 Unit Months Available	588	2628	3216	3216
11210 Number of Unit Months Leased	582	2429	3011	3011
11270 Excess Cash	\$68,299		\$68,299	\$68,299
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$0		\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0	\$0
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



Board of Commissioners
Linton Housing Authority
Linton, Indiana

In planning and performing my audit of the financial statements of Linton Housing Authority as of and for the year ended December 31, 2013, in accordance with auditing standards generally accepted in the United States of America, I considered the Housing Authority's internal control over financial reporting (internal control) as a basis for designing my auditing procedures for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Linton Housing Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of Linton Housing Authority's internal control.

The administration of the Housing Authority is responsible for establishing and maintaining a system of internal accounting control. In fulfilling this responsibility, estimates and judgments by the administration are required to assess the expected benefits and related costs of control procedures. The objectives of a system are to provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles.

Because of inherent limitations in any system of internal accounting control, errors or irregularities may nevertheless occur and not be detected. Also, projection of the system to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the degree of compliance with the procedures may deteriorate.

My study and evaluation made for the limited purpose described in the first paragraph would not necessarily disclose all material weaknesses in the system. However, my study and evaluation disclosed certain conditions in the following areas of which you should be aware in order to improve operating efficiencies and strengthen internal controls:

1. While reviewing the Housing Authority's system of internal controls, it came to my attention that not all internal control procedures being followed have been included in the written policy/procedural manual. A procedural manual is essential to any system of internal controls.

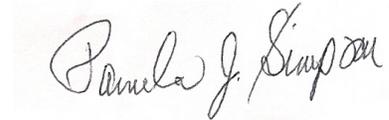
In addition to the current policies/procedures, I suggest that the written manual be expanded to include: (a) approval of journal entries (hard copies initialed or signed) (b) documentation of approval of payroll (payroll registers should be initialed or signed) (c) credit card use (full explanation of the purpose of travel, meals and meetings attached to supporting invoices) (d) personal use of agency assets (such as automobile, cell phone, etc) (e) reconciliation of rent rolls and HAP registers with written documentation of approval and (f) method of maintenance materials physical inventory reconciliation and valuation methods. The written policies should also cover the extent that outside consultants are used to provide internal controls.

A more detailed written manual will aid in the training of new staff, assure management of consistency in policy application as well as accurate financial reporting.

2. While reviewing the agency's SEMAP certification, the Housing Authority could not provide written documentation to substantiate that all of the SEMAP indicators had been properly tested. The Housing Authority should expand and retain its documentation of quality control reviews of the Section 8 HCV files.
3. During our review of insurance coverage, it was noted that none of the insurance premiums had been allocated to the Section 8 Housing Choice Voucher Program. The PHA should allocate a portion of applicable insurance expenses to the Section 8 program (for example: worker's compensation). It was also noted that none of the 2012 audit expense had been allocated to the HCV program. OMB Circular A-122 requires a uniform allocation of all shared expenses.
4. It was noted that the fee accountant's monthly reconciliation of the security deposit reports does not coincide with the PHA's records. The fee accountant should be instructed to confer with the housing personnel on all adjustments required to be posted to the detail. Lack of proper reconciliations can lead to material misstatements of financial reports.
5. The year end financials and the year end financial report submitted to REAC did not properly account for the accrued compensated absence expense. Per the HUD Financial Data Schedule Line Definition Guide, the Housing Authorities should report amounts expensed for vacation and sick leave as a separate line item (FDS line 96100). The Housing Authority should provide the number of hours earned in a year for all employees to the fee accountant so compensated absence expense can be calculated and properly reported.
6. The fee accountant should be instructed to change the format (accounts used) in the Voucher Program's general ledger by switching which accounts represent Net Reserved Position vs. Unrestricted Net Position. Currently, "Unreserved Surplus" tracks the NRP balance and "Operating Reserve" tracks UNP which is incorrect.
7. The Housing Authority should adopt a formal policy relating to the periodic write off of stale dated checks. In my review of the year end bank reconciliations, it was noted that there are outstanding check in the Public Housing program and the Housing Choice Voucher program that are over one year old.
8. HUD regulations require that funds from one program do not supplement the operations of another program. Based on this requirement, there should be only temporary timing differences of the flow of funds from one program to another (interfund payables/receivables). The interfund accounts between the Housing Authority's two programs (LIPH and Housing Choice Voucher) did not show monthly reimbursements to reduce or eliminate the balances. The amounts due from one program to another should be reimbursed no less than monthly.
9. It was noted that the detailed depreciation schedule does currently reconcile to the capital asset accounts in the general ledger, however, the listing does not appear to be accurate or current. For example, two mower upgrade lines items appear on the schedule and an "audit adjustment" line item also is on the schedule. The housing authority currently does not own multiple mowers. A complete physical inventory should be taken of all assets and the physical counts reconciled to both the depreciation schedule and the control account.

10. While reviewing the current personnel policy and testing adherence to the policy, I noted that the written policies do not properly reflect the day to day operations of the housing authority in some instances. The current policy should be reviewed and updated with current policies being followed. Specifically I noted that Housing Authority's work week (hours per week) is not properly defined. Additionally, some employees are currently covered under the PERF retirement plan and others have elected not to participate. Participation should be uniform or exceptions covered in the policy.

This communication is intended solely for the information and used of management, the Board of Commissioners, and others within the housing authority, and is not intended to be and should not be used by anyone other than these specified parties. Please feel free to contact me if you have any questions.

A handwritten signature in black ink that reads "Pamela J. Simpson". The signature is written in a cursive style with a large initial "P" and "S".

Certified Public Accountant

Decatur, Illinois
August 21, 2014