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May 28, 2014

Board of Directors
Michigan City Housing Authority
621 E. Michigan Blvd.
Michigan City, IN 46360

We have reviewed the audit report prepared by Pamela J. Simpson, CPA, Independent Public Accountant, for the period October 1, 2009 to September 30, 2010. 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 Michigan City Housing Authority, as of September 30, 2010 and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

STATE BOARD OF ACCOUNTS

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

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

TWELVE MONTHS ENDED SEPTEMBER 30, 2010

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

TABLE OF CONTENTS

Auditor's Report	1
Management's Discussion and Analysis	3
FINANCIAL STATEMENTS	
Statement of Net Assets as of September 30, 2010	12
Statement of Revenue, Expenses and Changes in Assets - Proprietary Funds - Twelve Months Ended September 30, 2010	13
Statement of Cash Flows - Twelve Months Ended September 30, 2010	14
Notes to Financial Statements	16
SUPPLEMENTAL DATA	
Schedule of Expenditure of Federal Awards	30
Auditor's Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards	31
Auditor's Report on Compliance With Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance With OMB Circular A-133	33
Status of Prior Audit Findings	35
Schedule of Findings and Questioned Costs - Summary	36
Current Findings, Recommendations and Replies	37
Adjusting Journal Entries	38
Financial Data Schedule - REAC Electronic Submission	41



Independent Auditor's Report

Board of Directors
Michigan City Housing Authority
Michigan City, Indiana

I have audited the accompanying financial statements of the Michigan City Housing Authority, as of and for the year ended September 30, 2010, as listed in the table of contents. These financial statements are the responsibility of the Michigan City Housing Authority's management. My responsibility is to express opinions 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 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 misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinions.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the Michigan City Housing Authority, as of September 30, 2010, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated March 25, 2011 on my consideration of the Michigan City Housing Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements with 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

The Management's Discussion and Analysis on pages 3 through 11 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming an opinion on the basic financial statements of Michigan City Housing Authority, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U. S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and also not a required part of the basic financial statements of the Michigan City Housing Authority. The accompanying financial data schedule and other additional statements and schedules listed as supplemental data in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Michigan City Housing Authority. The schedule of federal expenditures of federal awards have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all materials respects in relation to the basic financial statements taken as a whole.

Decatur, Illinois
March 25, 2011



Certified Public Accountant

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

The Housing Authority of the City of Michigan City, Indiana (“the Authority”) Management’s Discussion and Analysis Report is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, (c) identify changes in the Authority’s financial position (it’s ability to address the next and subsequent year challenges) and (d) identify individual fund issues or concerns.

This Management Discussion and Analysis will be presented at the beginning of the basic financial statement each year.

Since the Management’s Discussion and Analysis (MD&A) is designed to focus on the current year’s activities, resulting changes and currently known facts, it should be read in conjunction with the Authority’s basic financial statements.

FINANCIAL HIGHLIGHTS

- ❖ The Authority’s net assets reflect only a slight change in 2010. Since the Authority engages only in business-type activities, the decrease is all the categories of business-type net assets. Net Assets were \$5.0 million and \$5.3 million for 2009 and 2010 respectively.
- ❖ Business-type activities revenue for 2010 was \$3,797,474.
- ❖ The total expenses of all Authority programs decreased by \$166,113 (or .05%). Total expenses were \$3.6 million and \$3.5 million for 2009 and 2010 respectively.
- ❖ The Authority had \$709,923 in Tenant Revenue, \$2,265,245 in HUD PHA Operating Grants and \$552,886 of HUD Capital Grants for the year ended September 30, 2010.
- ❖ Authority unrestricted investments decreased by \$110,575 (or 98.22%) during the year. Total investments on September 30, 2010 were \$2,000.

FINANCIAL CONTACT

Questions concerning any of the information provided in this report or requests for additional information should be addresses to the Authority’s Executive Director

Mrs. Lenda J. Wilson
The Housing Authority of the City
Of Michigan City, Indiana
621 East Michigan Boulevard
Michigan City, Indian 46360
(219) 872-7287 fax: (219) 873-7700
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HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010

USING THIS ANNUAL REPORT

The following is provided to outline the contents of the Authority's Management Discussion and Analysis Report. This report precedes and is required supplementary information to the Authority's basic financial statements for the annual period ending September 30, 2010.

❖ **Financial Statement Overview**

- Authority-Wide Financial Statements
- Fund Financial Statements
- The Authority's Fund

❖ **Authority-wide Statements**

- Table 1 – Statement of Net Assets and Statement Analysis
- Table 2 – Changes in Unrestricted Net Assets and Analysis
- Table 3- Statement of Revenues, Expenditures and Changes in Net Assets and Analysis Change
- Table 4-Capital Assets at Year End
- Table 5-Changes in Capital Assets
- Table 6-Outstanding Debt at Year End

❖ **Economic Factors Affecting the Authority**

❖ **Overview of Budgets**

❖ **MD&A Financial Contact**

The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority-wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow reader to address relevant questions, broaden a basis for comparison (year to year, budget to actual) and enhance the Authority's accountability.

HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns, which add to a total for the entire Authority.

These Statements include a Statement of Net Assets, which is similar to a Balance sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal “Net Assets”, formerly as equity. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Assets (the “Unrestricted Net assets”) is designed to represent the net available liquid(non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets on which constraints are placed by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of “Net Assets Invested in Capital Assets, Net of Related Debt”, or “Restricted Net Assets”.

The Authority-wide financial statements also include a Statement of Revenues Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, depreciation and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the “Change in Net Assets”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flow is included in the basic financial statements, which discloses net cash provided by or used for: operating activities, non-capital financing activities, and capital and related financing activities.

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by private sector accounting.

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Authority's Funds

Business Type Funds

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant Funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Turnkey III Homeownership – Under Turnkey III Homeownership program, the Authority encourages self-sufficiency through homeownership. The housing units in this program are owned by the PHA. During the period of tenancy, the family makes "mortgage" payments based on their income and maintains their own property. In Turnkey III, the PHA compensates the family by crediting certain amounts budgeted for maintenance to family equity accounts. A non-routine maintenance reserve is established for each unit. When the family's income and equity accounts increased to the point where they could obtain permanent financing for the unit or when the equity account equaled the unamortized debt and closing costs, ownership is passed to the family. Turnkey homes are amortized over a thirty year period.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Business Activities – Some rents of some residential units are subsidized by HUD under the Section 8 Housing Choice Voucher Program. All such assistance is "voucher based", i.e.; the subsidy is committed by HUD for the assisted participant contractually for a determined period. Business Activity provides rental housing in connection with the development of owned rental housing financed with any type of construction or permanent financing, including the applicable FHA Multifamily Mortgage Insurance Programs.

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

AUTHORITY-WIDE STATEMENTS

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1

STATEMENT OF NET ASSETS

	2010	2009	Variance	Percentage Change
Cash	856,945	915,421	(58,476)	-6.4%
Other Current Assets	692,631	542,581	150,050	27.7%
Capital Assets	4,007,918	3,823,317	184,601	4.8%
Non Current Assets	0	0	0	0.0%
Total Assets	5,557,494	5,281,319	276,175	5.2%
Current Liabilities	124,688	193,611	(68,923)	-35.6%
Non Current Liabilities	114,800	113,156	1,644	1.5%
Long Term Liabilities	0	0	0	0.0%
Total Liabilities	239,488	306,767	(67,279)	-21.9%
Net Invested in Capital Assets	4,007,918	3,823,317	184,601	4.8%
Restricted Net Assets	248,221	0	248,221	0.0%
Unrestricted Net Assets	1,061,867	1,151,235	(89,368)	-7.8%
Total Net Assets	5,318,006	4,974,552	343,454	6.9%

Major Factors Affecting the Statement of Net Assets

Current assets (primarily cash and accounts receivable) decreased due to the unavailability of excess operating revenue.

Capital assets stayed consistent. The increase is primarily attributable to the current year transfer of property, depreciation and amortization. For more detail see "Capital Assets and Debt Administration" following.

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

Analysis of Entity Wide Revenues

The Authority administers the following programs and the grants revenues generated from these programs during Fiscal Year Ending 2010 were as follows:

<u>Program</u>	<u>Revenues Generated</u>
Low Income Public Housing	\$ 1,142,070
Section 8 Vouchers	\$ 1,787,754
Capital Funds	\$ 281,660
Resident Opportunity and Supportive	\$ 42,783
Business Activities	\$ 184,245
State and Local	\$ 2,976
CDBG	\$ 38,070
Formula Capital Fund Stimulus Grant	\$ 317,916

Statement of Change of Unrestricted Net Assets

TABLE 2

CHANGE OF UNRESTRICTED NET ASSESTS

Unrestricted Net Assets 09/30/09		\$ 1.2
Results of Operations	(0.5)	
Adjustments:		
Depreciation (1)	0.4	
Adjusted Results from Operations		<u>(0.1)</u>
Unrestricted Net Assets 09/30/10		<u><u>\$1.1</u></u>

Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets

While the results of operations are a significant measure of the Authority's activities, the analysis of the change in Unrestricted Net Assets provides a clearer understanding of the Authority's financial stability.

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

Statement of Revenues, Expenses and Changes in Net Assets

The following compares the revenues and expenses for the current and previous year. The Authority is engaged only in Business-Type Activities.

TABLE 3

STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET ASSETS

	2010	2009	Variance	Percentage Char
Total Tenant Revenue	709,923	687,527	22,396	3.3%
HUD Operating Grants	2,265,245	1,896,412	368,833	19.4%
HUD Capital Grants	552,886	141,212	411,674	291.5%
Other Grants	41,046	2,691	38,355	1425.3%
Investment income	2,660	8,338	-5,678	-68.1%
Fraud Recovery	371	120	251	209.2%
Other Revenue	170,837	71,529	99,308	138.8%
Gain (Loss) on Sale of Fixed Assets	54,506	-1,017	55,523	-5459.5%
Total Revenue	3,797,474	2,806,812	990,662	35.3%
	2,010	2,009	Variance	Percentage Char
Administrative	570,555	618,012	-47,457	-7.7%
Tenant Services	54,298	49,097	5,201	10.6%
Utilities	347,041	387,586	-40,545	-10.5%
Maintenance	515,812	547,298	-31,486	-5.8%
Protective Services	18,651	32,586	-13,935	-42.8%
General Expense	116,067	96,146	19,921	20.7%
Extraordinary Maintenance	9,680	2,424	7,256	299.3%
Casualty Losses-Noncapitalized	0	-64	64	100.0%
Housing Assistance Payment	1,427,513	1,407,947	19,566	1.4%
Depreciation Expense	399,003	475,750	-76,747	-16.1%
Total Expense	3,458,620	3,616,782	-158,162	-4.4%

Major Factors Affecting the Change in Net Assets

Tenant revenue increased. This increase was primarily due to the change in the property transfer, economic environment and plant relocation and the efforts of staff in maintaining a public housing occupancy rate of 99% and a Turnkey III occupancy rate of 97%.

While the Authority's Low Rent and Section 8 Programs incurred no HUD funding cuts during the period, Capital Grant funding of high capital improvements had some cuts.

Total expenses decreased \$4.3 percent. This decrease was primarily due to the elimination of staff personal and funding, and thus expenditures, for the Public Housing Drug Elimination Program and to insufficient funding to support full lease up of base line units in our Section 8 Housing Choice Voucher Program.

**HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010**

CAPITAL ASSETS AT YEAR END (NET OF DEPRECIATION)

As of year-end, the Authority had \$4.0 million invested in a variety of capital assets as reflected in the following table, which represents a net increase (additions, deductions and depreciation) from the prior year-end.

TABLE 4

	2010	2009	Variance	Percentage Change
Land and land rights	421,091	421,091	0	0%
Building	14,710,496	14,876,463	-165,967	-1%
Equipment - Administrative	500,836	390,064	110,772	28%
Equipment Dwelling	188,104	286,108	-98,004	-34%
Leasehold Improvements	950,824	968,838	-18,014	-2%
Construction in Progress	773,957	211,763	562,194	265%
Total Fixed Assets	17,545,308	17,154,327	390,981	2%
Accumulated Depreciation	-13,537,390	-13,331,010	-206,380	2%
Net Fixed Assets	4,007,918	3,823,317	184,601	5%

Change in Capital Assets

TABLE 5

CHANGE IN CAPITAL ASSETS:

	<u>Business-Type Activities</u>
Beginning Balance	\$ 3,823,317
Additions	607,571
Retirements	(18,483)
Adjustments	(5,484)
Depreciation	<u>(399,003)</u>
Total	<u>\$ 4,007,918</u>

This year's major additions from Business-Type Activities are:

Capital Improvements	\$ 552,886
Equipment Purchases	\$ 16,615
CDBG work in progress	\$ 38,070

HOUSING AUTHORITY OF MICHIGAN CITY, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
Year Ending September 30, 2010

Debt Outstanding

As of year-end, the Authority had no debt (mortgages, notes, etc.) outstanding.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- ❖ The uncertainty in the level of Federal funding available from the Department of Housing and Urban Development
- ❖ Local labor supply and demand, which can affect salary and wage rates
- ❖ Local inflation, recession and employment trends, which can affect resident incomes and therefore the amount of rental income and vacancy rates
- ❖ Inflationary pressure on utility rates, supplies and other costs

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**STATEMENT OF NET ASSETS - PROPRIETARY FUNDS
AS OF SEPTEMBER 30, 2010**

ASSETS

CURRENT ASSETS

Cash	\$ 658,495
Accounts receivable	652,065
Investments	2,000
Inventory (net)	15,107
Deferred charges	<u>23,459</u>

Total Current Assets \$ 1,351,126

RESTRICTED ASSETS

Cash	\$ <u>198,450</u>
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Total Restricted Assets \$ 198,450

CAPITAL ASSETS

Land, buildings and equipment	\$ 17,545,308
Less: Accumulated depreciation	<u>-13,537,390</u>

Net Capital Assets \$ 4,007,918

Total Assets \$ 5,557,494

LIABILITIES

CURRENT LIABILITIES

Accounts payable	\$ 90,148
Accrued liabilities	26,013
Deferred revenues	<u>8,527</u>

Total Current Liabilities \$ 124,688

NONCURRENT LIABILITIES

Accrued liabilities	\$ 85,447
Trust and deposit liabilities	19,774
FSS escrow	<u>9,579</u>

Total Noncurrent Liabilities \$ 114,800

NET ASSETS

Invested in capital assets	\$ 4,007,918
Restricted	248,221
Unrestricted net assets	<u>1,061,867</u>

Total Net Assets \$ 5,318,006

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

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**STATEMENT OF REVENUE, EXPENSES AND CHANGES IN ASSETS -
PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010**

Operating Income

Tenant rental revenue	\$ 681,083
Tenant revenue - other	<u>28,840</u>
 Total Rental Income	 \$ 709,923
 HUD grants - operating	 2,265,245
Other governmental grants	41,046
Fraud recovery	371
Other revenue	170,837
Gain (loss) on sale of fixed assets	<u>54,506</u>
 Total Operating Income	 <u>\$ 3,241,928</u>

Operating Expenses

Administration	\$ 570,555
Tenant services	54,298
Utilities	347,041
Ordinary maintenance and operation	515,812
Protective services	18,651
General expense	116,067
Extraordinary maintenance	9,680
Housing assistance payments	1,427,513
Depreciation	<u>399,003</u>
 Total Operating Expenses	 <u>\$ 3,458,620</u>
 Net Operating Income (Loss)	 <u>\$ -216,692</u>

Nonoperating Income (Expense)

HUD grants - capital	\$ 552,886
Interest income	<u>2,660</u>
 Total Nonoperating Income	 <u>\$ 555,546</u>
 Changes in net assets	 \$ 338,854
Net assets, beginning of year	4,974,552
Prior period adjustments	<u>4,600</u>
 Net assets, end of year	 <u>\$ 5,318,006</u>

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

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010**

Operating Activities

Operating grants	\$ 2,023,631
Rental revenue	693,138
Other revenue	225,714
Housing assistance payments	-1,427,513
Payments to employees	-630,076
Payments to suppliers and contractors	<u>-1,026,651</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ -141,757</u>

Investing Activities

Investments (purchased) redeemed	\$ 110,575
Interest income	<u>3,424</u>
Net Cash Provided (Used) by Investing Activities	<u>\$ 113,999</u>

Capital and Related Financing Activities

HUD grants - capital	\$ 552,886
(Additions) deletions to fixed assets	<u>-583,604</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>\$ -30,718</u>

Net Change in Cash	\$ -58,476
Cash Balance at September 30, 2009	<u>915,421</u>
Cash Balance at September 30, 2010	<u><u>\$ 856,945</u></u>

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

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010**

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

Net operating income (loss)	\$ -216,692
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:	
Adjustment to net assets	4,600
Depreciation	399,003
(Increase) decrease in accounts receivable	-266,529
(Increase) decrease in deferred charges	-2,067
(Increase) decrease in other assets	7,207
Increase (decrease) in accounts payable	-73,710
Increase (decrease) in accrued liabilities	21,048
Increase (decrease) in deferred revenues	5,554
Increase (decrease) in other liabilities	<u>-20,171</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ -141,757</u>

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010**

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Michigan City Housing Authority was established by the City of Michigan 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 Michigan City 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 Michigan City Housing Authority is a separate reporting entity. The Housing Authority has no component units.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(b) Michigan City Housing Development, Inc. -

The Michigan City Housing Development, Inc. was established by the Michigan City Housing Authority as a not-for-profit corporation.

The general purpose of this corporation is to advocate for and provide affordable housing, whether by rental or sale to individuals and families of low to moderate income pursuant to economic guidelines established by the United States Department of Housing and Urban Development. Educational services shall be provided prospective members of such identifiable groups for the purposes of teaching the principles of a home purchase and ownership to include asset management, home loan financing, income budgeting, home inspection and maintenance and such topics as deemed necessary to ensure initial and continued home ownership or home rental and such other lawful activity as granted by statute to a not-for-profit corporation pursuant to *Indiana Code § 23-17-4-1(a)*. Such corporation is organized exclusively for charitable and educational purposes and is governed by a separate Board of Directors.

During a prior fiscal year, all of the assets and related liabilities owned and operated as a separate not-for-profit entity, Michigan City Housing Development, Inc. were removed from the financial statements of the Housing Authority. However, during the prior fiscal year several properties were transferred back to the Housing Authority per instruction from the Department of Housing and Urban Development.

(c) 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.

(d) 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.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(e) 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
- * ROSS
- * Capital Fund Program
- * Business Activities
- * State and Local
- * CDBG
- * Formula CFP Stimulus Grant

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.

(f) 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.

(g) 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 assets and have been eliminated in the basic financial statements.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(h) Accounts Receivable -

The tenants accounts receivable discloses the gross amount due from the tenants at September 30, 2010, 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.

(i) Inventories and Materials -

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

(j) Investments -

Investments are stated at cost which approximates market.

(k) 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 five hundred dollars (\$500) 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.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(k) Fixed Assets - (continued)

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	40	years
Equipment	3-7	years
Leasehold improvements	10-20	years

(l) Net Assets -

GASB Statement 34 requires the classification of net assets into three components as defined below:

- 1) Invested in capital assets, net of related debt - this component of net assets consists of capital assets, net of accumulated depreciation, costs to be recovered from future revenues and unamortized debt expense reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- 2) Restricted - this component of net assets consist of constraints placed on net assets use through external constraints imposed by creditors, contributors or laws and regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- 3) Unrestricted - this component of net assets consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

(m) Income Tax -

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

(n) 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.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

- (o) The Housing Authority adopts a budget annually. The budgets is submitted to the Board of Commissioners for approval. Subsequent budget revisions may also be required to be submitted for approval.
- (p) 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.
- (q) Leasing activities (as lessor) - the Authority is the lessor of dwelling units mainly to low income and/or elderly and disables 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.
- ® Rental income is recognized as rents become due.
- (s) 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 and Investments

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 to 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.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 2 - Cash and Investments (Continued)

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.

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>
Business Activities	\$ 277,240	\$ 277,240
Low Rent	421,072	481,894
Voucher	<u>158,633</u>	<u>162,150</u>
Total	<u>\$ 856,945</u>	<u>\$ 921,284</u>

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 2 - Cash and Investments (Continued)

Similar to cash deposits, investments held at financial institutions can be categorized according to three levels of risk. These three levels of risk are:

- Category 1 - Investments that are insured, registered or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.
- Category 2 - Investments which are uninsured and unregistered held by the counter-party's trust department or agent in the Housing Authority's name.
- Category 3 - Uninsured or unregistered investments held by the counter-party, its trust or its agent, but not in the Housing Authority's name.

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

<u>Program</u>	<u>Book Balance</u>	<u>Market Value</u>
Low Rent	<u>\$ 2,000</u>	<u>\$ 2,000</u>

Note 3 - Compensated Absences

All full time employees shall receive a paid vacation. Paid vacations will be granted to employees according to years of service. Vacation time may not be accumulated from one year to the next, and must be used within twelve (12) months after vesting. Employees will be paid at termination of employment for accumulated vacation credits, except under certain conditions.

Sick leave will accrue at the rate of one day per month or twelve days per year from the date non-probational status and may accumulate up to a maximum of sixty (60) days.

Note 4 - Defined Contribution Plan

The Housing Authority provides a pension plan for eligible full time employees. The Authority's contribution to the plan is a percent of each employee's annual compensation, and the Authority accounts for pension cost as incurred. Pension contributions totaled \$28,580 for the year ended September 30, 2010. The related total annual payroll expense was \$651,124.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

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	\$ 33,803
Accounts receivable - MCHDI	250,863
Accounts receivable - HUD	367,397
Accounts receivable - other	<u>2</u>
Subtotal	\$ 652,065
Interfund	<u>285,747</u>
Total	<u><u>\$ 937,812</u></u>

Note 7 - Investments

At September 30, 2010 investments consist of the following:

<u>Low Rent</u>	<u>Rate</u>	<u>Cost</u>	<u>Fair Value</u>
Certificate of deposit	2.0%	<u>\$ 2,000</u>	<u>\$ 2,000</u>

Note 8 - Deferred Charges

This classification includes the following accounts:

Prepaid insurance	<u><u>\$ 23,459</u></u>
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**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 9 - Fixed Assets

Balance as of September 30, 2010	\$ 4,007,918
Balance as of September 30, 2009	<u>3,823,317</u>
Net Increase (Decrease)	<u>\$ 184,601</u>

Reconciliation

Property betterments and additions	\$ 569,501
CDBG work in process	38,070
Loss from disposal of non-expendable property	-18,483
Adjustment to basis	-5,484
Current year depreciation expense	<u>-399,003</u> *
Net Increase (Decrease)	<u>\$ 184,601</u>

Analysis

	10/01/2009 <u>Balance</u>	Additions/ <u>Transfers</u>	Deletions/ <u>Transfers</u>	09/30/2010 <u>Balance</u>
Land	\$ 421,091	\$ 0	\$ 0	\$ 421,091
Buildings	14,876,463	0	165,967	14,710,496
Equipment and furniture	676,172	223,874	211,106	688,940
Leasehold improvements	968,838	0	18,014	950,824
Construction in progress	<u>211,763</u>	<u>562,194</u>	<u>0</u>	<u>773,957</u>
Total	\$ 17,154,327	\$ 786,068	\$ 395,087	\$ 17,545,308
Accumulated depreciation	<u>-13,331,010</u>	<u>192,623</u> *	<u>399,003</u>	<u>-13,537,390</u>
Total	<u>\$ 3,823,317</u>	<u>\$ 978,691</u>	<u>\$ 794,090</u>	<u>\$ 4,007,918</u>

*Current year depreciation expense recognized.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 10 - Accounts Payable

This classification includes the following accounts:

Vendors and contractors	\$ 40,957
Tenants security deposits	47,724
Accounts payable - MCDHI	<u>1,467</u>
Subtotal	\$ 90,148
Interfund	<u>285,747</u>
Total	<u>\$ 375,995</u>

Note 11 - Accrued Liabilities

Accrued liabilities consists of the following:

Current Portion:

Accrued salaries/wages and payroll taxes	\$ 16,519
Accrued compensated absences	<u>9,494</u>
Total Current	\$ 26,013

Noncurrent Portion:

Accrued compensated absences	<u>85,447</u>
Total	<u>\$ 111,460</u>

Note 12 - Summary of Long Term Liabilities

A summary of long term liabilities as of September 30, 2010:

	10/01/2009			09/30/2010
	<u>Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance</u>
Accrued compensated absences	\$ 63,632	\$ 21,815	\$ 0	\$ 85,447
Trust and deposit liabilities	20,178	0	404	19,774
FSS escrow	<u>29,346</u>	<u>0</u>	<u>19,767</u>	<u>9,579</u>
Total	<u>\$ 113,156</u>	<u>\$ 21,815</u>	<u>\$ 20,171</u>	<u>\$ 114,800</u>

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 13 - Deferred Revenue

This classification consists of the following accounts:

Tenants prepaid rent	\$	4,218
Deferred revenue - other		4,309
Total	\$	8,527

Note 14 - Long Term Debt

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 at September 30, 1999 and the above referenced notice, all HUD-held notes were recorded as debt forgiveness during a prior fiscal year.

Note 15 - 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 set by HUD on a calendar year basis.

Note 16 - 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.

Note 17 - 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.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2010
(CONTINUED)**

Note 18 - Prior Period Adjustments

Prior period adjustments posted directly to surplus are detailed below:

Adjustment to cash	\$ <u>4,600</u>
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Note 19 Contracts/Commitments

As of September 30, 2010, the Housing Authority had entered into the following pending construction projects in progress:

	<u>Funds Approved</u>	<u>Funds Expended To Date</u>
CFP 501-08	\$ 259,101	\$ 252,668
CFP 501-09	280,780	214,322
RHF 501-04	118,768	37,927
RHF 501-05	90,255	0
RHF 501-06	87,573	0
RHF 501-07	89,114	0
RHF 501-08	87,871	0
RHF 501-09	79,769	0
Formula Stimulus Grant	<u>439,198</u>	<u>317,916</u>
Total	<u>\$ 1,532,429</u>	<u>\$ 822,833</u>

Note 20 - 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 disasters and defalcation.

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

Note 21 - Economic Dependency

The Housing Authority received most of its revenue (74%) from the United States Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

SUPPLEMENTAL DATA

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2010**

<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-933	FYE 09/30/10	\$ <u>528,650</u>	\$ <u>528,650</u>	\$ <u>528,650</u>
Public Housing - Capital Fund	14.872	C-933	FYE 09/30/10	\$ <u>1,093,231</u>	\$ <u>281,660</u>	\$ <u>281,660</u>
Housing Choice Voucher Program*	14.871	C-2057V	FYE 09/30/10	\$ <u>1,647,122</u>	\$ <u>1,647,122</u>	\$ <u>1,575,913</u>
Formula Capital Fund Stimulus Grant*	14.885	C-933	FYE 09/30/10	\$ <u>439,198</u>	\$ <u>317,916</u>	\$ <u>317,916</u>
ROSS Grant	14.870	C-2057V	FYE 09/30/10	\$ <u>81,545</u>	\$ <u>42,783</u>	\$ <u>42,783</u>
<u>Flow Through from Local Sources</u>						
Community Development Block Grants/Entitlement Grants	14.218	C-2057V	FYE 09/30/10	\$ <u>75,000</u>	\$ <u>38,070</u>	\$ <u>38,070</u>
Total Housing Assistance				<u>\$ 3,864,746</u>	<u>\$ 2,856,201</u>	<u>\$ 2,784,992</u>

*Denotes major program.



**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
Michigan City Housing Authority
Michigan City, Indiana

I have audited the financial statements of Michigan City Housing Authority as of and for the year ended September 30, 2010, and have issued my report thereon dated March 25, 2011. 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.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Michigan City Housing Authority's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Michigan City Housing Authority's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of Michigan City Housing Authority's internal control over financial reporting.

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 entity's financial statements will not be prevented, or detected and corrected on a timely basis.

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.

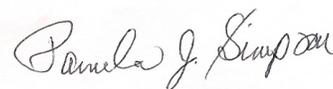
Compliance and Other Matters

As part of obtaining reasonable assurance about whether Michigan City Housing Authority's financial statements are free of 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 management of Michigan City Housing Authority in a separate letter dated March 25, 2011.

This report is intended solely for the information and use of management, Board of Commissioners, others within the entity, and Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Decatur, Illinois
March 25, 2011



Certified Public Accountant

**Report on Compliance With Requirements That Could Have a Direct and Material Effect
on Each Major Program and on Internal Control Over Compliance in
Accordance With OMB Circular A-133**

Board of Commissioners
Michigan City Housing Authority
Michigan City, Indiana

Compliance

I have audited Michigan City 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 Michigan City Housing Authority's major federal programs for the year ended September 30, 2010. Michigan City 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. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of Michigan City Housing Authority's management. My responsibility is to express an opinion on Michigan City Housing Authority's compliance based on my audit.

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. 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 direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Michigan City Housing Authority's compliance with those requirement and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination of Michigan City Housing Authority's compliance with those requirements.

In my opinion, Michigan City 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 September 30, 2010. However, the results of my auditing procedures disclosed no instances of noncompliance with those requirements.

Internal Control Over Compliance

Management of Michigan City Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered Michigan City Housing Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing my opinion on compliance 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 Michigan City Housing Authority's internal control over compliance.

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

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. I did not identify any deficiencies in internal control over compliance that I consider to be *material weaknesses*, as defined above.

This report is intended solely for the information and use of management, Board of Commissioners, others within the entity, Housing and Urban Development, federal awarding agencies, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Decatur, Illinois
March 25, 2011



Certified Public Accountant

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2009 contained no findings.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY
FOR THE YEAR ENDED SEPTEMBER 30, 2010**

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? _____ yes X_____ 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? _____ yes X_____ no

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.850a	Public and Indian Housing
14.871	Housing Choice Voucher Program
14.885	Formula Capital Fund Stimulus Grant

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

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

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

CURRENT FINDINGS AND RECOMMENDATIONS

Section II - Financial Statement Findings

There were no audit findings discussed with Lenda J. Wilson, Executive Director and members of the Board of Commissioners, during the course of the audit or at an exit conference held March 25, 2011.

Section III - Federal Award Findings

There were no audit findings discussed with Lenda J. Wilson, Executive Director and members of the Board of Commissioners, during the course of the audit or at an exit conference held March 25, 2011.

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES
SEPTEMBER 30, 2010**

<u>Low Rent</u>	<u>Audit Account Number</u>	<u>Debit</u>	<u>Credit</u>	<u>Posting Account Number</u>
(1)				
Accrued utilities	2119.8		\$ 5,524.52	2119.8
Vendor payable	2111		700.00	2111
Electric	4320	\$ 3,916.64		2841
Gas	4330	1,177.39		2841
Miscellaneous sundry	4190.18	430.49		2841
Contract - landscape/grounds	4430.19	700.00		2841
(To set up vendor payable per search for unrecorded liabilities)				
(2)				
Accounts receivable - HUD	1125.12	\$ 11,600.00		1125.12
Net assets - unrestricted	2841		\$ 11,600.00	2841
(To correct posting/balance of HUD receivable for Replacement Housing Grant IN36R019501-04)				
(3)				
Allowance for doubtful accounts	1-01-1122.1		\$ 774.03	1122.1
Allowance for doubtful accounts	1-05-1122.1	\$ 1,322.36		1122.1
Collection loss	4570-1	774.03		2841
Collection loss	4570-5		1,322.36	2841
(To adjust allowance account per PHA's policy)				
(4)				
Gain/loss on sale of equipment	3690.88		\$ 3,618.94	2841
Miscellaneous expense	4590	\$ 3,618.94		2841
(To reclassify check #91819 for payment to tenant)				
(5)				
General fund	1111.11	\$ 5,245.27		1111.11
Accumulated depreciation	1400.5	826.40		1400.5
Furniture and equipment	1475.1	239.00		1475.1
Net capital assets	2701		\$ 42.93	2701
Community space equipment	1475.3		5,484.27	1475.3
Depreciation expense	4800		783.47	2701
(To reclassify playground equipment purchased in FY 2009 but was recorded in Public Housing. The reimbursement for the equipment and software purchased for Public Housing but recorded as CDBG)				

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES
SEPTEMBER 30, 2010**

<u>Voucher</u>	<u>Audit Account Number</u>	<u>Debit</u>	<u>Credit</u>	<u>Posting Account Number</u>
(1)				
Accounts payable - HUD	2118	\$ 4,494.00		2118
Prepaid annual contribution	2110		\$ 4,494.00	2110
ACC earned	2110.1	4,494.00		2110.1
On going admin fee reduction	3112.1		4,494.00	2826.1
(To reverse JE1054 set up using incorrect rates)				
(2)				
Admin fee	3112		\$ 1,110.00	2826.1
HAP contributions	4902		6,550.50	2826.1
Accounts receivable - HUD	1125	\$ 7,660.50		1125
(To set up shortfall of July and Aug admin fee and 9 months of 2010 proration of HAP subsidy)				
<u>Business Activities</u>				
(1)				
Collection losses	4570	\$ 740.21		2841
Allowance for doubtful accounts	1122.1		\$ 740.21	1122.1
(To adjust allowance account to actual per H/A's policy)				
(2)				
Gain/loss on sale	3690.88	\$ 361.44		2701
Depreciation expense	4800		\$ 361.44	2701
(To adjust accounts to actual. Sale of lot on 06/24/2010 per closing statements)				
(3)				
Vendor payable	2111		\$ 600.00	2111
Contract - landscape/grounds	4430.19	\$ 600.00		2841
(To set up vendor payable per search for unrecorded liabilities)				
(4)				
Deferred revenue - other	2290	\$ 1,198.00		2290
Tenants accounts receivable	1122		\$ 1,198.00	1122
(To reclassify deposits made by tenants; deposits did not run through tenant ledgers at 09/30/10)				

**MICHIGAN CITY HOUSING AUTHORITY
MICHIGAN CITY, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES
SEPTEMBER 30, 2010**

<u>CDBG</u>	<u>Audit</u> <u>Account Number</u>	<u>Debit</u>	<u>Credit</u>	<u>Posting</u> <u>Account Number</u>
(1)				
Community space equipment	1475.3CA	\$ 5,484.27		1475.3CA
Depreciation expense	4800CA	783.47		2701
CDBG Grant - current year	8029.3	5,245.27		8029.3
Net capital assets	2701	42.93		2701
General fund	1111.11		\$ 5,245.27	1111.11
Nondwelling structures	1470CA		239.00	1470CA
Accumulated depreciation	1400.5CA		826.40	1400.5CA
2008 CDBG Grant advance	99220CA		5,245.27	2701

(To reclassify playground equipment purchased in FY 2009 but was recorded in Public Housing. The reimbursement for the equipment and software purchased for Public Housing but recorded as CDBG)

Housing Authority of the City of Michigan City (IN019)
MICHIGAN CITY, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14 871 Housing Choice Vouchers	2 State/Local	1 Business Activities	14 218 Community Development Block Grants/Entitlement Grants	14 885 Formula Capital Fund Stimulus Grant	14 870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$345,684			\$265,067				\$610,771		\$610,771
112 Cash - Restricted - Modernization and Development										
113 Cash - Other Restricted	\$39,817	\$158,633						\$198,450		\$198,450
114 Cash - Tenant Security Deposits	\$35,571			\$12,153				\$47,724		\$47,724
115 Cash - Restricted for Payment of Current Liabilities				\$277,240						
100 Total Cash	\$421,072	\$158,633	\$0	\$277,240	\$0	\$0	\$0	\$866,945	\$0	\$866,945
121 Accounts Receivable - PHA Projects										
122 Accounts Receivable - HUD Other Projects	\$326,994	\$7,661				\$29,352	\$3,390	\$367,397		\$367,397
124 Accounts Receivable - Other Government										
125 Accounts Receivable - Miscellaneous	\$250,865			\$5,841				\$250,865		\$250,865
126 Accounts Receivable - Tenants	\$39,699							\$45,540		\$45,540
126.1 Allowance for Doubtful Accounts - Tenants	-\$7,935	\$0	\$0	-\$3,802	\$0	\$0	\$0	-\$11,737		-\$11,737
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$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	\$609,623	\$7,661	\$0	\$2,039	\$0	\$29,352	\$3,390	\$652,065	\$0	\$652,065
131 Investments - Unrestricted	\$2,000							\$2,000		\$2,000
132 Investments - Restricted										
135 Investments - Restricted for Payment of Current Liability										
142 Prepaid Expenses and Other Assets	\$22,278	\$1,181						\$23,459		\$23,459
143 Inventories	\$15,780			\$122				\$15,902		\$15,902
143.1 Allowance for Obsolete Inventories	-\$789			-\$6				-\$795		-\$795
144 Inter-Program Due From	\$186,623	\$98,791	\$333					\$285,747	-\$285,747	\$0
145 Assets Held for Sale										
145 Total Current Assets	\$1,256,587	\$266,266	\$333	\$279,395	\$0	\$29,352	\$3,390	\$1,835,323	-\$285,747	\$1,549,576
161 Land	\$367,457			\$53,634				\$421,091		\$421,091
162 Buildings	\$13,370,179	\$394		\$1,339,923				\$14,710,496		\$14,710,496
163 Furniture, Equipment & Machinery - Dwellings	\$162,760			\$5,344				\$168,104		\$168,104
164 Furniture, Equipment & Machinery - Administration	\$400,956	\$74,317			\$25,563			\$500,836		\$500,836
165 Leasehold Improvements	\$933,806			\$17,018				\$950,824		\$950,824
166 Accumulated Depreciation	-\$13,077,866	-\$70,040		-\$385,799	-\$3,695			-\$13,537,390		-\$13,537,390
167 Construction in Progress	\$695,347				\$78,610			\$773,957		\$773,957
168 Infrastructure										
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,872,649	\$4,671	\$0	\$1,030,120	\$100,478	\$0	\$0	\$4,007,918	\$0	\$4,007,918
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	\$2,872,649	\$4,671	\$0	\$1,030,120	\$100,478	\$0	\$0	\$4,007,918	\$0	\$4,007,918
190 Total Assets	\$4,129,236	\$270,937	\$333	\$1,309,515	\$100,478	\$29,352	\$3,390	\$5,843,241	-\$285,747	\$5,557,494

Housing Authority of the City of Michigan City (IN019)
MICHIGAN CITY, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	14.2.18 Community Development Block Grants/Entitlement Grants	14.885 Formula Capital Fund Stimulus Grant	14.870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
311 Bank Overdraft										
312 Accounts Payable <= 90 Days	\$40,349			\$603				\$40,957		\$40,957
313 Accounts Payable >90 Days Past Due										
321 Accrued Wage/Payroll Taxes Payable	\$15,230	\$1,143		\$146				\$16,519		\$16,519
322 Accrued Compensated Absences - Current Portion	\$6,488	\$941		\$65				\$9,494		\$9,494
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	\$35,571			\$12,153				\$47,724		\$47,724
342 Deferred Revenues	\$6,809		\$333	\$1,385				\$8,527		\$8,527
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds										
344 Current Portion of Long-term Debt - Operating Borrowings										
345 Other Current Liabilities				\$1,467				\$1,467		\$1,467
346 Accrued Liabilities - Other										
347 Inter Program - Due To	\$99,124			\$163,881		\$29,352	\$3,390	\$285,747	-\$285,747	\$0
348 Loan Liability - Current		\$2,084	\$333	\$169,705	\$0	\$29,352	\$3,390	\$410,435	-\$285,747	\$124,688
310 Total Current Liabilities	\$206,571	\$2,084	\$333	\$169,705	\$0	\$29,352	\$3,390	\$410,435	-\$285,747	\$124,688
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	\$19,774	\$9,579		\$582				\$29,935		\$29,935
354 Accrued Compensated Absences - Non Current	\$76,391	\$8,474		\$582				\$85,447		\$85,447
355 Loan Liability - Non Current										
356 FASB 5 Liabilities										
357 Accrued Pension and OPEB Liabilities										
350 Total Non-Current Liabilities	\$96,165	\$18,053	\$0	\$582	\$0	\$0	\$0	\$114,800	\$0	\$114,800
300 Total Liabilities	\$301,736	\$20,137	\$333	\$170,287	\$0	\$29,352	\$3,390	\$525,235	-\$285,747	\$239,488
508.1 Invested in Capital Assets, Net of Related Debt	\$2,872,649	\$4,671	\$0	\$1,030,120	\$100,478			\$4,007,918		\$4,007,918
509.2 Fund Balance Reserved										
511.2 Unreserved, Designated Fund Balance	\$20,043	\$228,178						\$248,221		\$248,221
511.1 Restricted Net Assets	\$934,308	\$17,951	\$0	\$109,108	\$0	\$0	\$0	\$1,061,367		\$1,061,367
512.1 Unrestricted Net Assets										
512.2 Unreserved, Undesignated Fund Balance										
513 Total Equity/Net Assets	\$3,827,500	\$250,800	\$0	\$1,139,228	\$100,478	\$0	\$0	\$5,318,006	\$0	\$5,318,006
600. Total Liabilities and Equity/Net Assets	\$4,129,236	\$270,937	\$333	\$1,309,515	\$100,478	\$29,352	\$3,390	\$5,843,241	-\$285,747	\$5,557,494

Housing Authority of the City of Michigan City (IN019)
 MICHIGAN CITY, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14,871 Housing Choice Vouchers	2 State/Local	1 Business Activities	14,218 Community Development Block Grants/Entitlement Grants	14,885 Formula Capital Fund Stimulus Grant	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
7030 Net Tenant Rental Revenue	\$528,428			\$152,655				\$681,083		\$681,083
7040 Tenant Revenue - Other	\$24,288			\$4,552				\$28,840		\$28,840
7060 Total Tenant Revenue	\$552,716	\$0	\$0	\$157,207	\$0	\$0	\$0	\$709,923	\$0	\$709,923
7060 HUD PHA Operating Grants	\$575,340	\$1,647,122					\$42,783	\$2,265,245		\$2,265,245
70610 Capital Grants	\$234,970					\$317,916		\$552,886		\$552,886
70710 Management Fee										
70720 Asset Management Fee										
70730 Book Keeping Fee										
70740 Front Line Service Fee										
70750 Other Fees										
70700 Total Fee Revenue			\$2,976		\$38,070			\$41,046		\$41,046
7080 Other Government Grants										
71100 Investment Income - Unrestricted	\$2,067	\$19		\$395				\$2,481		\$2,481
71200 Mortgage Interest Income										
71300 Proceeds from Disposition of Assets Held for Sale										
71310 Cost of Sale of Assets										
71400 Fraud Recovery	\$371							\$371		\$371
71500 Other Revenue	\$30,772	\$140,065						\$170,837		\$170,837
71600 Gain or Loss on Sale of Capital Assets	\$27,863			\$26,643				\$54,506		\$54,506
72000 Investment Income - Restricted	\$2	\$177						\$179		\$179
70000 Total Revenue	\$1,423,730	\$1,787,754	\$2,976	\$184,245	\$38,070	\$317,916	\$42,783	\$3,797,474	\$0	\$3,797,474
91100 Administrative Salaries	\$204,200	\$67,837						\$272,037		\$272,037
91200 Auditing Fees	\$10,665							\$10,665		\$10,665
91300 Management Fee										
91310 Book-keeping Fee										
91400 Advertising and Marketing	\$448							\$448		\$448
91500 Employee Benefit Contributions - Administrative	\$81,012	\$30,026						\$111,038		\$111,038
91600 Office Expenses	\$42,172	\$16,271		\$209				\$58,652		\$58,652
91700 Legal Expense	\$12,236							\$12,236		\$12,236
91800 Travel	\$2,342	\$375						\$2,717		\$2,717
91810 Allocated Overhead										
91900 Other	\$85,956	\$12,402		\$1,404				\$102,762		\$102,762
91000 Total Operating - Administrative	\$442,031	\$126,911	\$0	\$1,613	\$0	\$0	\$0	\$570,555	\$0	\$570,555

Housing Authority of the City of Michigan City (IN019)
 MICHIGAN CITY, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14,871 Housing Choice Vouchers	2 State/Local	1 Business Activities	14,218 Community Development Block Grants/Entitlement Grants	14,885 Formula Capital Fund Stimulus Grant	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
92000 Asset Management Fee										
92100 Tenant Services - Salaries		\$4,500					\$31,125	\$35,625		\$35,625
92200 Relocation Costs		\$2,229					\$11,668	\$13,887		\$13,887
92300 Employee Benefit Contributions - Tenant Services	\$4,786							\$4,786		\$4,786
92400 Tenant Services - Other	\$4,786	\$6,729	\$0	\$0	\$0	\$0	\$42,783	\$54,298	\$0	\$54,298
92500 Total Tenant Services										
93100 Water	\$37,028			\$478				\$37,506		\$37,506
93200 Electricity	\$128,090			\$424				\$128,514		\$128,514
93300 Gas	\$130,341			\$588				\$130,939		\$130,939
93400 Fuel										
93500 Labor				\$165				\$50,082		\$50,082
93600 Sewer	\$49,917									
93700 Employee Benefit Contributions - Utilities										
93800 Other Utilities Expense										
93900 Total Utilities	\$345,376	\$0	\$0	\$1,665	\$0	\$0	\$0	\$347,041	\$0	\$347,041
94100 Ordinary Maintenance and Operations - Labor	\$275,014			\$25,633				\$300,547		\$300,547
94200 Ordinary Maintenance and Operations - Materials and Other	\$47,912	\$4,924		\$10,947				\$63,783		\$63,783
94300 Ordinary Maintenance and Operations Contracts	\$50,231			\$10,821				\$61,052		\$61,052
94500 Employee Benefit Contributions - Ordinary Maintenance	\$82,989			\$7,441				\$90,430		\$90,430
94600 Total Maintenance	\$456,146	\$4,924	\$0	\$54,742	\$0	\$0	\$0	\$515,812	\$0	\$515,812
95100 Protective Services - Labor	\$16,924							\$16,924		\$16,924
95200 Protective Services - Other Contract Costs	\$446							\$446		\$446
95300 Protective Services - Other										
95500 Employee Benefit Contributions - Protective Services	\$1,281							\$1,281		\$1,281
95600 Total Protective Services	\$18,651	\$0	\$0	\$0	\$0	\$0	\$0	\$18,651	\$0	\$18,651
96110 Property Insurance	\$41,314			\$812				\$42,126		\$42,126
96120 Liability Insurance	\$1,320	\$331		\$226				\$1,877		\$1,877
96130 Workmen's Compensation	\$18,069	\$673						\$18,762		\$18,762
96140 All Other Insurance	\$12,504	\$2,919		\$342				\$15,765		\$15,765
96100 Total Insurance Premiums	\$73,227	\$3,923	\$0	\$1,380	\$0	\$0	\$0	\$78,530	\$0	\$78,530

Housing Authority of the City of Michigan City (IN019)
 MICHIGAN CITY, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14,871 Housing Choice Voucher's	2 State/Local	1 Business Activities	14,218 Community Development Block Grants/Entitlement Grants	14,885 Formula Capital Fund Stimulus Grant	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
96200 Other General Expenses	\$4,039	\$2,643	\$2,976					\$9,663		\$9,663
96210 Compensated Absences	\$25,777	\$214						\$25,991		\$25,991
96300 Payments in Lieu of Taxes				\$714				\$714		\$714
96400 Bad debt - Tenant Rents	\$429			\$740				\$1,169		\$1,169
96500 Bad debt - Mortgages										
96600 Bad debt - Other										
96800 Severance Expense										
96000 Total Other General Expenses	\$30,245	\$2,862	\$2,976	\$1,454	\$0	\$0	\$0	\$37,537	\$0	\$37,537
96710 Interest of Mortgage (or Bonds) Payable										
96720 Interest on Notes Payable (Short and Long Term)										
96730 Amortization of Bond Issue Costs										
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,370,462	\$145,349	\$2,976	\$60,854	\$0	\$0	\$42,783	\$1,622,424	\$0	\$1,622,424
97000 Excess of Operating Revenue over Operating Expenses	\$63,268	\$1,642,405	\$0	\$123,391	\$38,070	\$317,916	\$0	\$2,175,050	\$0	\$2,175,050
97100 Extraordinary Maintenance	\$9,377	\$303						\$9,680		\$9,680
97200 Casualty Losses - Non-capitalized										
97300 Housing Assistance Payments		\$1,290,623						\$1,290,623		\$1,290,623
97350 HAP Portability-In		\$136,890						\$136,890		\$136,890
97400 Depreciation Expense	\$357,546	\$2,748		\$35,057	\$3,652			\$399,003		\$399,003
97500 Fraud Losses										
97600 Capital Outlays - Governmental Funds										
97700 Debt Principal Payment - Governmental Funds										
97800 Dwelling Units Rent Expense										
90000 Total Expenses	\$1,737,385	\$1,575,913	\$2,976	\$95,911	\$3,652	\$0	\$42,783	\$3,458,620	\$0	\$3,458,620

Housing Authority of the City of Michigan City (IN019)
 MICHIGAN CITY, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2010

	Project Total	14,871 Housing Choice Vouchers	2 State/Local	1 Business Activities	14,218 Community Development Block Grants/Entitlement Grants	14,885 Formula Capital Fund Stimulus Grant	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
10010 Operating Transfer In										
10020 Operating transfer Out										
10030 Operating Transfers from/to Primary Government										
10040 Operating Transfers from/to Component Unit										
10050 Proceeds from Notes, Loans and Bonds										
10060 Proceeds from Property Sales										
10070 Extraordinary Items, Net Gain/Loss										
10080 Special Items (Net Gain/Loss)										
10091 Inter Project Excess Cash Transfer In										
10092 Inter Project Excess Cash Transfer Out										
10093 Transfers between Program and Project - In										
10094 Transfers between Project and Program - Out										
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$313,655	\$211,841	\$0	\$88,334	\$34,418	\$317,916	\$0	\$338,854	\$0	\$338,854
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$3,480,726	\$38,959	\$0	\$1,388,764	\$66,103	\$0	\$0	\$4,974,552		\$4,974,552
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$660,429			-\$337,870	-\$43	-\$317,916		-\$4,600		-\$4,600
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		\$22,622						\$22,622		\$22,622
11180 Housing Assistance Payments Equity		\$228,178						\$228,178		\$228,178
11190 Unit Months Available	2112	3184						5296		5296
11270 Excess Cash	2065	2802						4867		4867
11610 Land Purchases	\$0							\$935,080		\$935,080
11620 Building Purchases	\$552,399							\$552,399		\$552,399
11630 Furniture & Equipment - Dwelling Purchases	\$437							\$437		\$437
11640 Furniture & Equipment - Administrative Purchases	\$0							\$0		\$0
11650 Leasehold Improvements Purchases	\$50							\$50		\$50
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
Michigan City Housing Authority
Michigan City, Indiana

In planning and performing my audit of the financial statements of Michigan City Housing Authority as of and for the year ended September 30, 2010, in accordance with auditing standards generally accepted in the United State of America, I considered the Housing Authorities 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 Michigan City Housing Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of Michigan City 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 judgements 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 of 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.

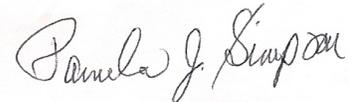
Because of inherent limitations in any system of internal accounting control, errors or irregularities may nevertheless occur and not be detected. Also, projection of the system to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the 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. HUD regulations require the Housing Authority to obtain a fully executed form HUD 51999. During my review of current depositories, I noted that the housing authority did not have a current executed form from at least one financial institution holding agency funds. I recommend that the Authority execute new depository agreements with all new financial institutions and for any that have undergone ownership or name changes
2. While auditing the SEMAP certification, it was noted that the workpapers documenting the responses to the certification questions did not adequately document that the quality control reviews tested for the rent reasonableness component. The workpapers used for the quality control checks should be expanded to document all areas tested.

3. During the examination of 40 Section 8 Choice Voucher files, I noted that some files lacked the hard copy of rent comparability additionally some immaterial errors in rent calculations were noted.
4. While reviewing insurance coverage, it was noted that the 'Building, Commercial and Property' as well as Workers' Compensation insurance was not allocated to all programs covered under the policies. The allocation of insurance premiums should be reviewed to assure that all expenses are properly charged and paid by covered programs.
5. HUD reporting rules require that each program operated by the Housing Authority are reported as individual self balancing accounts. In some instances, the Housing Authority has co-mingled small programs with other programs. The Housing Authority must maintain separate self balancing general ledgers for each of the programs operated/funded.

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.



Certified Public Accountant

Decatur, Illinois
March 25, 2011