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August 21, 2015

Board of Commissioners
Housing Authority of the City of Lafayette
100 Executive Drive, Suite J
Lafayette, IN 47905

We have reviewed the audit report prepared by Sailor Khan & Co, LLC, Independent Public Accountants, for the period April 1, 2012 to March 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 Housing Authority of the City of Lafayette, as of March 31, 2013 and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

A handwritten signature in blue ink that reads "Paul D. Joyce".

Paul D. Joyce, CPA
State Examiner

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE
LAFAYETTE, INDIANA
FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2013
AND
REPORTS ON COMPLIANCE AND
ON INTERNAL CONTROL

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE
Lafayette, Indiana

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MARCH 31, 2013

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SECTION I
AUDITOR'S REPORT
AND
MANAGEMENT'S DISCUSSION AND ANALYSIS

Khan & Co. LLC**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners
Housing Authority of the City of Lafayette
Lafayette, Indiana

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Lafayette, Indiana, (Authority), as of and for the year ended March 31, 2013, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Lafayette's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority of the City of Lafayette'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 Housing Authority of the City of Lafayette's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Lafayette, as of March 31, 2013 and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages iii through viii 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

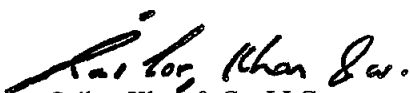
Report on Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Lafayette's basic financial statements. 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 the Financial Data Schedule - HUD Prescribed Format are presented for purposes of additional analysis and are not a required part of the basic 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the above described supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 4, 2013 on our consideration of the Housing Authority of the City of Lafayette's internal control over financial reporting and on our 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 our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Lafayette's internal control over financial reporting and compliance.



Sailor, Khan & Co. LLC

October 4, 2013

Housing Authority of the City of Lafayette

Management's Discussion and Analysis (MD&A)

March 31, 2013

(Unaudited)

The management of the Housing Authority of the City of Lafayette (Housing Authority) offers this narrative overview and analysis of its audited financial statements for the fiscal year ended March 31, 2013. The goal is for the reader to better understand the Housing Authority's financial activities and its overall financial position and show whether current year revenues covered current year expenses and the extent to which the Housing Authority has invested its capital assets. We encourage readers to consider the information presented here in conjunction with the Housing Authority's financial statements which begin on page 1 of this report.

FINANCIAL HIGHLIGHTS

- The assets of the Housing Authority exceed its liabilities as of March 31, 2013 by \$1,212,105 (net position).
- The Housing Authority's Investment in Capital Assets as of March 31, 2013 was \$51,427.
- The Housing Authority's total revenue including interest income for the fiscal year ended March 31, 2013 was \$6,709,919.
- The Housing Authority's total expenses for the fiscal year ended March 31, 2013 were \$6,646,591.
- The Housing Authority's total combined revenues less its total expenses are \$63,328.

USING THIS ANNUAL REPORT

The Housing Authority's Management Discussion and Analysis is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements are comprised of two components: (1) fund financial statements, and (2) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves. The Housing Authority is a special-purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

The financial statements are designed to provide readers with a broad overview of the Housing Authority's finances in a manner similar to private sector business. This Management Discussion and Analysis will (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Housing Authority's financial activity, (c) identify changes in the Housing Authority's financial position including its ability to address the next and subsequent year challenges, and (d) identify individual fund issues or concerns.

The *Statement of Net Position* presents information on all of the Housing Authority's assets and liabilities, with the difference between the two reported as Net Position. Over time, increases or decreases in Net Position may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating, or otherwise changing in a dramatic manner.

The *Statement of Revenue, Expenses and Changes in Net Position* presents information detailing how the Housing Authority's Net Position changed during the fiscal year. All changes in Net Position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The *Statement of Cash Flows* provides information about the Housing Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financial activities.

Housing Authority of the City of Lafayette
(Unaudited)
Management's Discussion and Analysis (MD&A) - Continued

USING THIS ANNUAL REPORT (CONTINUED)

These financial statements report on the functions of the Housing Authority that are principally supported by intergovernmental revenues. The Housing Authority's function is to provide decent, safe, and sanitary housing to low-income and special needs populations, which is primarily funded with grant revenue received from the U.S. Department of Housing and Urban Development (HUD).

MAJOR PROGRAMS

The Housing Authority programs are consolidated into a single enterprise fund. The major programs consist of the following Section 8 Housing Choice Voucher related activities

Section 8 Housing Assistance – Housing Choice Voucher Program (HCVP) - The Housing Choice Voucher Program is the Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. Vouchers are administered within a specified jurisdiction locally by Public Housing Authorities (PHAs). PHAs receive unrestricted funds from HUD to administer the HCVP and restricted funds from HUD to pay housing subsidies directly to private market landlords on behalf of the participating family. The family then pays the landlord directly the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Section 8 Homeownership Vouchers - A subset of the HCVP, the Housing Authority offers Homeownership vouchers to qualified Section 8 Housing Assistance participants to purchase a home. This program is conducted in partnership with Lafayette Homestead Consulting Services.

Tenant Based Rental Assistance Vouchers (TBRA) - The Tenant Based Rental Assistance program funding is provided by HUD's Home funds through contract with the Housing Consortium and administered by the City of Lafayette. These funds provide the assistance to households for the first year on the program and then the household is transferred to the Section 8 Housing Choice Voucher program in a seamless manner. This allows the housing authority to assist an additional 10 households from the waiting list annually.

Project Based Voucher Program - Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of units in an existing development. Rehabilitated units must require at least \$1,000 of rehabilitation per unit to be subsidized, and all units must meet HUD housing quality standards. In March of 2011, the Housing Authority contracted with Lafayette Transitional Housing to cover 24 units of the Lincoln Center for an initial period of fifteen years.

Security Deposit Micro-Loan Program - Through a Venture Grant from United Way in 2005 of \$5,000, the Lafayette Housing Authority provides a micro-loan to eligible households that are coming onto the program for the first time. To qualify for the micro-loan, the household must be elderly, disabled, or working. The participant is charged a small fee instead of interest. Repaid loans are recycled to new qualifying participants in need.

Housing Authority of the City of Lafayette
(Unaudited)
Management's Discussion and Analysis (MD&A) - Continued

MAJOR PROGRAMS (CONTINUED)

Inspection Fees -Since August 1998, the Housing Authority conducts inspections City of Lafayette of homes as a part of city-funded rehabilitation loans. Annual inspections are required throughout the duration of each loan's term. As these loans expire, the number of inspections required will decrease until which time all loans are complete. The Housing Authority maintains a second inspections contract with the City of Lafayette's Redevelopment Department to conduct inspections on replacement housing for properties condemned or otherwise requiring displacement.

FINANCIAL ANALYSIS

Fund Financial Statements

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 state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Housing Authority has only one fund type, namely an enterprise fund which is a proprietary fund type. The financial statements can be found on pages 1 through 4 of this report.

Notes to the Financial Statements

Notes provide additional information essential to a full understanding of the data provided in the financial statements. Notes to the financial statements can be found on pages 5 through 14 of this report.

Statement of Net Position

The following table represents a condensed comparative Statement of Net Position as of March 31, 2013 and 2012 respectively:

Condensed Statements of Net Position
March 31,

	2013	2012	Dollar Change	Percent Change
Current and other assets	\$ 1,187,147	\$ 1,162,005	\$ 25,142	2.2%
Capital assets	51,427	37,422	14,005	37.4%
Total Assets	<u>1,238,574</u>	<u>1,199,427</u>	<u>39,147</u>	3.3%
Current liabilities	18,505	39,670	(21,165)	-53.4%
Noncurrent liabilities	7,964	10,980	(3,016)	-27.5%
Total Liabilities	<u>26,469</u>	<u>50,650</u>	<u>(24,181)</u>	-47.7%
Net Positions				
Net investment in capital assets	51,427	37,422	14,005	37.4%
Restricted net position	467,015	375,202	91,813	24.5%
Unrestricted	693,663	736,153	(42,490)	-5.8%
Total Net Position	<u>\$ 1,212,105</u>	<u>\$ 1,148,777</u>	<u>\$ 63,328</u>	5.5%

Housing Authority of the City of Lafayette
(Unaudited)
Management's Discussion and Analysis (MD&A) - Continued

FINANCIAL ANALYSIS (CONTINUED)

As noted earlier, Net Position may serve over time as a useful indicator of financial position. In the case of the Housing Authority, assets exceeded liabilities by approximately \$1,212,105 as of March 31, 2013, and \$1,148,777 as of March 31, 2012.

The majority of the Housing Authority's Net Position is Unrestricted Net Position obtained from Administrative Fees earned in excess of costs to administer the HCVP. The Unrestricted Net Position of the Housing Authority are available for future use to provide program services and the Restricted Net Position are available for future use to provide housing assistance to qualified families.

With the implementation of GASB 63 restricted assets are no longer shown as a separate line item but as part of the total current assets.

Total Assets for FYE 2012 was \$1,199,427 and at FYE 2013 the amount was \$1,238,574. This represents a net increase of \$39,147 or 3.3%.

Current and other assets increased by \$25,142 or 2.2% due to decreases in cash and investments which decreased by \$65,518, accounts receivables decreased by \$1,152 and restricted assets increased by \$91,812. Cash and investments decreased due to the amount held in investments.

Capital assets increased by \$14,005 or 37.4%. The change in Capital Assets will be presented in the section of this analysis entitled Analysis of Capital Assets.

Current liabilities decreased \$21,165 or 53.4% primarily a due to a reduction in accounts payable liability.

Non-current liabilities decreased by \$3,016 or 27.5% which is the result of a decrease in accrued compensated absences. The majority of the staff had maximized compensated absences accrual in prior years. The change is a result of staff utilizing sick and vacation time carried over from prior years.

Statement of Revenues, Expenses, and Changes in Net Position

The following table reflects the condensed Statement of Revenues, Expenses and Changes in Net Position for the years ended March 31, 2013 and 2012.

Total revenues and contributions decreased by \$58,153 for fiscal year ended March 31, 2013 to \$6,709,919 including interest income as compared to fiscal year ended March 31, 2012 of \$6,651,766.

- HUD operating grants increased by \$26,778 or 0.4%. This was a minimal increase.
- Other income increased by \$33,396 or 305.5% and interest income decreased by \$2,021 or 47.3%. Other income increased due to Authority receiving insurance proceeds during the year. The interest income decreased due less money being held in interest bearing accounts.

Housing Authority of the City of Lafayette
(Unaudited)
Management's Discussion and Analysis (MD&A) - Continued

FINANCIAL ANALYSIS (CONTINUED)

*Condensed Statements of Revenues, Expenses
and Changes in Net Position
Year Ended March 31,*

	<u>2013</u>	<u>2012</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Revenues and Contributions				
Operating - non-operating -capital contributions:				
HUD operating grants	\$ 6,663,336	\$ 6,636,558	\$ 26,778	0.4%
Interest income	2,256	4,277	(2,021)	-47.3%
Other income	44,327	10,931	33,396	305.5%
Total Revenues and Contributions	<u>6,709,919</u>	<u>6,651,766</u>	<u>58,153</u>	0.9%
Expenses				
Personal services	500,626	500,069	557	0.1%
Utilities	6,902	5,880	1,022	17.4%
Operations and maintenance	13,531	20,122	(6,591)	-32.8%
Insurance	7,605	5,861	1,744	29.8%
Other supplies and expenses	146,297	165,475	(19,178)	-11.6%
Housing assistance payments	5,948,560	6,014,442	(65,882)	-1.1%
Depreciation	23,070	23,713	(643)	-2.7%
Total Expenses	<u>6,646,591</u>	<u>6,735,562</u>	<u>(88,971)</u>	-1.3%
Change in net position	63,328	(83,796)	147,124	
Beginning net position	<u>1,148,777</u>	<u>1,232,573</u>	<u>(83,796)</u>	
Ending net position	\$ <u>1,212,105</u>	\$ <u>1,148,777</u>	\$ <u>63,328</u>	

Total expenses decreased by \$88,971 for fiscal year ended March 31, 2013 to \$6,646,591 as compared to fiscal year ended March 2012 of \$6,735,562. Changes by major expense category presented below.

- Personal services increased by \$557 or 0.1% due to increases in salaries and benefits.
- Utilities increased by \$1,022 or 17.4% due to increased consumption.
- Operations and maintenance decreased by \$6,591 or 32.8% primarily due to decreases in material and contract costs.
- Other supplies and expenses decreased by \$19,178 or 11.6% primarily due to decreases in office expenses and a reduction in fraud loss expenses.
- Housing assistance payments decreased by \$65,882 or 1.1% due to decrease in vouchers and unit months leased.

Housing Authority of the City of Lafayette
(Unaudited)
Management's Discussion and Analysis (MD&A) - Continued

BUDGETARY HIGHLIGHTS

For the year ended March 31, 2013, individual program or grant budgets were prepared by the Housing Authority and were approved by the Board of Commissioners. The budgets were primarily used as management tools and have no legal stature. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

CAPITAL ASSETS AND LONG-TERM DEBT ACTIVITY

The Housing Authority purchased \$37,076 of capital assets consisting primarily of administrative furniture, equipment and office renovation during the fiscal year ended March 31, 2013. The Authority had \$23,071 in depreciation which resulted in \$14,005 increase in capital assets.

The Housing Authority has no long-term debt.

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Executive Director, Housing Authority of the City of Lafayette, 100 Executive Drive Suite J, Lafayette Indiana 47903.

SECTION II
FINANCIAL STATEMENTS
AND
NOTES TO FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

STATEMENT OF NET POSITION

March 31, 2013

ASSETS

Current Assets:

Cash and cash equivalents	\$ 492,247.10
Investments	225,676.85
Receivable - net of allowances:	
Accounts	2,127.00
Accrued interest	81.61
Restricted cash and cash equivalents	<u>467,014.20</u>

Total restricted assets 1,187,146.76

Capital assets:

Other capital assets, net of depreciation 51,427.68

Total capital assets- net 51,427.68

Total Assets 1,238,574.44

LIABILITIES

Current Liabilities:

Accounts Payable	2,752.15
Accrued salaries, wages and benefits	14,272.58
Accrued compensated absences	<u>1,480.24</u>

Total Current Liabilities 18,504.97

Noncurrent Liabilities:

Accrued compensated absences 7,964.41

Total Noncurrent Liabilities 7,964.41

Total Liabilities 26,469.38

NET POSITION

Net investment in capital assets 51,427.68

Restricted for:

HAP 467,014.20

Unrestricted 693,663.18

Total Net Position \$ 1,212,105.06

See notes to financial statements

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION

For Year Ended March 31, 2013

Operating Revenues:

Operating subsidies- HUD grants	\$ 6,663,336.00
Other revenues	<u>44,326.64</u>

Total operating revenues	<u>6,707,662.64</u>
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Operating Expenses:

Personal services	500,625.84
Utilities	6,901.81
Operations and maintenance	13,530.75
Insurance	7,605.00
Other supplies and expenses	146,297.01
Housing assistance payments	5,948,560.02
Depreciation	<u>23,070.23</u>

Total operating expenses	<u>6,646,590.66</u>
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Operating income (loss)	<u>61,071.98</u>
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Non-operating revenues (expenses):

Interest and investment earnings	<u>2,256.04</u>
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Net non-operating revenues (expenses)	<u>2,256.04</u>
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Change in net position	63,328.02
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Net position at beginning of year	<u>1,148,777.04</u>
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Net position at end of year	<u>\$ 1,212,105.06</u>
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See notes to financial statements

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

STATEMENT OF CASH FLOWS

For Year Ended March 31, 2013

Cash flows from operating activities:

Cash received from HUD grants- operating	\$ 6,663,336.00
Cash received from other operating activities	45,378.76
Cash payments for goods and services	(6,135,763.24)
Cash payments to employees-salaries	(379,449.69)
Cash payments to employees-compensated absences	(6,147.84)
Cash payments for employee benefit contributions	<u>(126,339.93)</u>
Net cash provided (used) by operating activities	<u>61,014.06</u>

Cash flows from capital and related financing activities:

Payments for capital assets	<u>(37,075.86)</u>
Net cash (used) for capital and related financing activities	<u>(37,075.86)</u>

Cash flows from investing activities:

Proceeds from sale of (payments) for investments	206,941.15
Interest and dividends	<u>2,355.77</u>
Net cash provided (used) from investing activities	<u>209,296.92</u>

Net increase (decrease) in cash and cash equivalents	233,235.12
Cash and cash equivalents at beginning of year	<u>726,026.18</u>
Cash and cash equivalents at end of year	<u>\$ 959,261.30</u>
Cash and cash equivalents	\$ 492,247.10
Restricted cash and cash equivalents	<u>467,014.20</u>
Total cash and cash equivalents at end of year	<u>\$ 959,261.30</u>

See notes to financial statements

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

STATEMENT OF CASH FLOWS (CONTINUED)

For Year Ended March 31, 2013

**Reconciliation of operating income (loss) to net cash
provided (used) by operating activities:**

Operating income (loss)	\$ 61,071.98
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	23,070.23
Allowance for doubtful accounts	(5,591.03)
Changes in assets and liabilities:	
Receivables	6,643.15
Accounts and other payables	(12,868.65)
Compensated absences	(3,939.35)
Accrued expenses	<u>(7,372.27)</u>
Net cash provided (used) by operating activities	\$ <u>61,014.06</u>

See notes to financial statements

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS

March 31, 2013

NOTE 1 - Summary of Significant Accounting Policies

The Housing Authority of the City of Lafayette (Authority) is a quasi-governmental entity established to provide low-rent housing, under the housing choice voucher program Annual Contributions Contract for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other Federal agencies.

The Housing Authority of the City of Lafayette was established by the City of Lafayette 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. As of April 1, 2009 the Housing Authority of the City of Lafayette absorbed the annual contributions contract of the Housing Authority of the City of West Lafayette. As a result of the absorption, the Housing Authority obtained all assets of the Housing Authority of the City of West Lafayette as well as the responsibility for all liabilities and contract obligations.

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 Lafayette and concluded that the City does not maintain an oversight responsibility for the Authority's operations. An independent Board of Commissioners, appointed by the City, 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. 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 Housing Authority of the City of Lafayette 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."

The Housing Authority complies with generally accepted accounting principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. In the financial statements for the proprietary fund, Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, have been applied unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. For enterprise funds, GASB Statement Nos. 20 and 34 provide the Housing Authority the option of electing to apply FASB pronouncements issued after November 30, 1989, except for those that conflict with or contradict a GASB pronouncement. The Housing Authority has elected not to apply those pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 1 - Summary of Significant Accounting Policies (Continued)

1a. Financial Reporting Entity

The Housing Authority's financial reporting entity comprises the following:

Primary Government: Housing Authority

In determining the financial reporting entity, the Housing Authority complies with the provisions of GASB Statement No. 14 as amended by GASB No. 39, "The Financial Reporting Entity," and includes all component units, if any, of which the Housing Authority appointed a voting majority of the units' board; the Housing Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists. There are no agencies, organizations or activities meeting this criteria.

1b. GASB Implementation

The Housing Authority has implemented the Governmental Accounting Standards Board (GASB) Statements number 62, 63 and 65 for those audits with financial statements for periods beginning after December 15, 2011.

The Housing Authority has no deferred outflows of resources or deferred inflows of resources.

1c. Basis of Presentation

Financial statements of the reporting entity's programs are organized and reported as an enterprise fund and are accounted for by providing a set of self-balancing accounts that constitute its assets, liabilities, net position, revenues, and expenditure/expenses. Enterprise funds are used to account for business-like activities provided to its tenants. These activities are financed primarily by user charges and/or Federal funding and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes all of the Authority's programs as an enterprise fund.

Following is a description of the Authority's programs:

Program	Brief Description
Housing Choice Vouchers	Accounts for activities of the Voucher program which assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market.
State and Local	State and Local programs are grants received from various state and local agencies to provide Housing Assistance Payments for low income recipients.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 1 - Summary of Significant Accounting Policies (Continued)

1d. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus

In the financial statements, the “economic resources” measurement focus is used as follows:

- ▶ The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting

In the financial statements, the proprietary fund utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

1e. Assets, Liabilities, and Equity

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” includes all demand, savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less. For the purpose of the Statement of Cash Flows, “cash and cash equivalents” include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations, if any, with a remaining maturity at the time of purchase of one year or less. Those investments, if any, are reported at amortized cost. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes 2b. and 3a.

Interprogram Receivables and Payables

During the course of operations, numerous transactions occur within individual programs that may result in amounts owed between these programs. Offsetting interprograms, if any, are eliminated for financial statement presentation.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 1 - Summary of Significant Accounting Policies (Continued)

1e. Assets, Liabilities, and Equity (Continued)

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Accounts receivable-miscellaneous, accrued interest receivable and fraud recovery compose the majority of receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable.

Budgets and Budgetary Accounting

The Authority adopts a formal operating budget each year for its operating programs which are approved by the Board of Commissioners and submitted to the Department of Housing and Urban Development for their approval, if required.

Estimates and Assumptions

The Authority uses estimates and assumptions in preparing financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses.

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) is as follows:

In the financial statements, capital assets purchased or acquired with an original cost of \$1,500.00 or more are accounted for as capital assets. All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense depending on the program where the asset is shown, in the Statement of Revenues, Expenses and Changes in Net Position, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Furniture, equipment and machinery - administration	5 - 10 years
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Restricted Assets

Restricted assets include cash and investments legally restricted as to their use. The primary restricted assets are related to Housing Choice Vouchers which is a HUD program.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 1 - Summary of Significant Accounting Policies (Continued)

1e. Assets, Liabilities, and Equity (Continued)

Compensated Absences

The Housing Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as short-term and long-term liabilities based on historical trends. In accordance with the provisions of GASB Statement No. 16, no liability is recorded for non-vesting accumulating rights to receive sick pay benefits.

Equity Classifications

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets. The Authority had no related debt.
- b. Restricted net position - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provision or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

1f. Revenues, Expenditures, and Expenses

Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing services and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

Non-operating revenues and expenses are those that are not operating in nature.

Interfund Transfers

For the purposes of the Statement of Revenues, Expenses and Change in Net Position, all interfund transfers between individual programs, if any, have been eliminated.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 2 - Stewardship, Compliance, and Accountability

The Authority and its component units, if any, are subject to various federal, state, and local laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows.

2a. Program Accounting Requirements

The Authority complies with all state and local laws and regulations requiring the use of separate programs. The programs used by the Authority are as follows:

Program	Required By
Housing Choice Vouchers	U.S. Department of Housing and Urban Development
State and Local	State and Local Government

2b. Deposits and Investments Laws and Regulations

In accordance with state law, all uninsured deposits of the Authority in financial institutions must be secured with acceptable collateral valued at the lower of market or par. All financial institutions pledging collateral to the Authority must have a written collateral agreement. As reflected in Note 3a., all deposits were fully insured or collateralized.

Investments of the Authority are limited by state law to the following:

- a. Direct obligations of the U.S. Government or its agencies or instrumentalities to which acceptable collateral is pledged.
- b. Certificates of deposit or savings accounts that are either insured or secured with acceptable collateral.

NOTE 3 - Detail Notes on Transaction Classes/Accounts

The following notes present detail information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

3a. Cash and Investments

Deposits

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it or the Authority will not be able to recover collateral securities in the possession of an outside party. As of March 31, 2013, the Authority's bank balances of \$959,211.30, were insured by federal depository insurance or collateralized with securities held by the pledging financial institutions in the Authority's name.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 3 - Detail Notes on Transaction Classes/Accounts (Continued)

3a. Cash and Investments (Continued)

Investments

Custodial Credit Risk - Investments. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of March 31, 2013, the Authority's investments were \$225,676.85. These investments were insured by federal depository insurance or registered, or securities held by the Authority or its agent in the Authority's name.

Credit Risk Investments, Concentrations of Credit Risk and Interest Rate Risk - Investments:

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Authority will minimize credit risk by reviewing the financial institutions with which the Authority will do business so that potential losses on individual securities will be minimized.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The Authority will minimize interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements and investing operating funds primarily in shorter term securities.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. The Authority does not have a written investment policy covering concentration of credit risk.

3b. Restricted Cash and Cash Equivalents

The restricted cash and cash equivalents as of March 31, 2013, are as follows:

Type of Restricted Assets	Cash		Total
	Including Time Deposits	Investments	
Unspent HAP subsidy	\$ 467,014.20	\$ ----	\$ 467,014.20
	<u>\$ 467,014.20</u>	<u>\$ ----</u>	<u>\$ 467,014.20</u>

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 3 - Detail Notes on Transaction Classes/Accounts (Continued)

3c. Accounts Receivable

Receivables detail at March 31, 2013, is as follows:

Fraud recovery	\$	83,750.04	
Allowance for doubtful accounts		<u>(82,870.04)</u>	
Fraud recovery - net	\$		880.00
Accounts receivable - other		2,878.00	
Allowance for doubtful accounts		<u>(1,631.00)</u>	
Accounts receivable - other - net			<u>1,247.00</u>
	\$		<u><u>2,127.00</u></u>

3d. Capital Assets

Capital asset activity for the year ended March 31, 2013, was as follows:

	<u>Balance April 1, 2012</u>	<u>Additions</u>	<u>(Deductions)</u>	<u>Balance March 31, 2013</u>
Furniture, equipment and machinery- administration	\$ 264,268.17	\$ <u>37,075.86</u>	\$ <u>-----</u>	\$ 301,344.03
Accumulated depreciation	<u>226,846.12</u>	\$ <u>23,070.23</u>	\$ <u>-----</u>	<u>249,916.35</u>
Total	\$ <u><u>37,422.05</u></u>			\$ <u><u>51,427.68</u></u>

3e. Accounts Payable

Accounts payable at March 31, 2013, consisted of accounts payable - vendors in the amount of \$2,752.15.

3f. Compensated Absences

Accumulated unpaid compensated absences are accrued. The liability for compensated absences at March 31, 2013 is \$9,444.65.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 3 - Detail Notes on Transaction Classes/Accounts (Continued)

3g. Non-current Liabilities

As of March 31, 2013, the non-current liabilities are comprised of the following:

Accrued compensated absences - non current portion	\$ <u>7,964.41</u>
Total	\$ <u>7,964.41</u>

The following is a summary of changes in non-current liabilities for the year ended March 31, 2013:

	<u>Balance March 31, 2012</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance March 31, 2013</u>	<u>Amounts Due within One Year</u>
Accrued compensated absences	\$ <u>10,980.00</u>	\$ <u>----</u>	\$ <u>3,015.59</u>	\$ <u>7,964.41</u>	\$ <u>1,480.24</u>
Total	\$ <u>10,980.00</u>	\$ <u>----</u>	\$ <u>3,015.59</u>	\$ <u>7,964.41</u>	\$ <u>1,480.24</u>

3h. Interprogram Transactions

Transfers are used to move revenues from the program that is authorized to transfer them to the program in accordance with budgetary authorizations. Offsetting operating transfers, if any, are eliminated for financial statement presentation.

NOTE 4 - Other Notes

4a. Employee Retirement Plan

Defined Contribution Plan: The Authority has also provided a defined contribution plan. The defined contribution plan is available to all full-time employees not already participating in another plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, investment earnings, and forfeitures of other participants' benefits that may be allocated to such participant's account. Benefits vest after five years of service. The Authority contributed 8% through December 31, 2012 and 9.5% starting January 1, 2013 of covered payroll. Employees also contribute 3 percent of covered payroll.

For the year ended March 31, 2013, the following amounts related to the defined contribution plan:

Authority total payroll	\$ 372,077.42
Payroll for covered employees	\$ 372,077.42
Employer (Authority) contributions made	\$ 29,949.53

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS (CONTINUED)

March 31, 2013

NOTE 4 - Other Notes (Continued)

4b. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. The Authority manages these various risks of loss as follows:

Type of Loss	Method Managed
a. Torts, errors and omissions	Purchased insurance with Henriott Group, Inc.
b. Injuries to employees (workers' compensation)	Purchased insurance with Cincinnati Insurance Co.; Claims are administered by Cincinnati Insurance Co.
c. Health and life	Purchased health insurance with United Health Care; Life insurance is provided by One America.

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

4c. Economic Dependency

The Housing Authority of the City of Lafayette receives a significant portion of its revenue from funds provided through Federal grants. The grant amounts are appropriated each year at the Federal level. The amount of the funds the Authority receives could change based on the Federal budget and impact the Authority's operations accordingly.

4d. Contingencies

The Authority is subject to possible examination by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
NOTES TO THE SCHEDULE OF FEDERAL AWARDS**

Year Ended March 31, 2013

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

<u>Fiscal Year</u>	<u>Federal Grantor</u>	<u>Federal CFDA No.</u>	<u>Expenditures</u>
	<u>U.S. Department of HUD</u>		
	Low Income Public Housing		
	<u>Major - Direct Program</u>		
2013	Housing Choice Vouchers	14.871	\$ <u>6,663,336.00</u>
	Total		\$ <u>6,663,336.00</u>

NOTES TO THE SCHEDULE OF FEDERAL AWARDS

NOTE 1 - Significant Accounting Policies

The schedule of federal awards has been prepared on the accrual basis of accounting.

EXHIBIT A
FINANCIAL DATE SCHEDULE

Housing Authority of the City of Lafayette (IN071)

Lafayette, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$485,737	\$6,510	\$492,247		\$492,247
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$467,013		\$467,013		\$467,013
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$952,750	\$6,510	\$959,260		\$959,260
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$2,878		\$2,878		\$2,878
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts - Tenants					
126.2 Allowance for Doubtful Accounts - Other	-\$1,631		-\$1,631		-\$1,631
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery	\$83,750		\$83,750		\$83,750
128.1 Allowance for Doubtful Accounts - Fraud	-\$82,870		-\$82,870		-\$82,870
129 Accrued Interest Receivable	\$81		\$81		\$81
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,208	\$0	\$2,208		\$2,208
131 Investments - Unrestricted	\$225,677		\$225,677		\$225,677
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					

Housing Authority of the City of Lafayette (IN071)
Lafayette, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$1,180,635	\$6,510	\$1,187,145		\$1,187,145
161 Land					
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$301,344		\$301,344		\$301,344
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$249,916		-\$249,916		-\$249,916
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$51,428	\$0	\$51,428		\$51,428
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$51,428	\$0	\$51,428		\$51,428
190 Total Assets	\$1,232,063	\$6,510	\$1,238,573		\$1,238,573
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$2,752		\$2,752		\$2,752

Housing Authority of the City of Lafayette (IN071)
Lafayette, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$14,273		\$14,273		\$14,273
322 Accrued Compensated Absences - Current Portion	\$1,480		\$1,480		\$1,480
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					
342 Deferred Revenues					
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$18,505	\$0	\$18,505		\$18,505
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	\$7,964		\$7,964		\$7,964
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$7,964	\$0	\$7,964		\$7,964

Housing Authority of the City of Lafayette (IN071)
Lafayette, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
300 Total Liabilities	\$26,469	\$0	\$26,469		\$26,469
508.1 Invested In Capital Assets, Net of Related Debt	\$51,428		\$51,428		\$51,428
511.1 Restricted Net Assets	\$467,013		\$467,013		\$467,013
512.1 Unrestricted Net Assets	\$687,153	\$6,510	\$693,663		\$693,663
513 Total Equity/Net Assets	\$1,205,594	\$6,510	\$1,212,104		\$1,212,104
600 Total Liabilities and Equity/Net Assets	\$1,232,063	\$6,510	\$1,238,573		\$1,238,573

Housing Authority of the City of Lafayette (IN071)

Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$6,663,336		\$6,663,336		\$6,663,336
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			\$0	\$0	\$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$1,384		\$1,384		\$1,384
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery	\$34,456		\$34,456		\$34,456
71500 Other Revenue	\$9,870		\$9,870		\$9,870
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted	\$872		\$872		\$872
70000 Total Revenue	\$6,709,918	\$0	\$6,709,918	\$0	\$6,709,918
91100 Administrative Salaries	\$372,078		\$372,078		\$372,078

Housing Authority of the City of Lafayette (IN071)

Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14.871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
91200 Auditing Fees	\$6,660		\$6,660		\$6,660
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$126,340		\$126,340		\$126,340
91600 Office Expenses	\$86,864		\$86,864		\$86,864
91700 Legal Expense	\$425		\$425		\$425
91800 Travel	\$433		\$433		\$433
91810 Allocated Overhead					
91900 Other	\$25,015	\$2,210	\$27,225		\$27,225
91000 Total Operating - Administrative	\$617,815	\$2,210	\$620,025	\$0	\$620,025
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	\$0
93100 Water					
93200 Electricity	\$6,902		\$6,902		\$6,902
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					

Housing Authority of the City of Lafayette (IN071)
Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
93800 Other Utilities Expense					
93000 Total Utilities	\$6,902	\$0	\$6,902	\$0	\$6,902
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and	\$1,818		\$1,818		\$1,818
94300 Ordinary Maintenance and Operations Contracts	\$11,713		\$11,713		\$11,713
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$13,531	\$0	\$13,531	\$0	\$13,531
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	\$0
96110 Property Insurance	\$0		\$0		\$0
96120 Liability Insurance	\$1,691		\$1,691		\$1,691
96130 Workmen's Compensation	\$1,969		\$1,969		\$1,969
96140 All Other Insurance	\$3,945		\$3,945		\$3,945
96100 Total Insurance Premiums	\$7,605	\$0	\$7,605	\$0	\$7,605
96200 Other General Expenses	\$24,690		\$24,690		\$24,690
96210 Compensated Absences	\$2,208		\$2,208		\$2,208
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					

Housing Authority of the City of Lafayette (IN071)
Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14.871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$26,898	\$0	\$26,898	\$0	\$26,898
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
96900 Total Operating Expenses	\$672,751	\$2,210	\$674,961	\$0	\$674,961
97000 Excess of Operating Revenue over Operating Expenses	\$6,037,167	-\$2,210	\$6,034,957	\$0	\$6,034,957
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments	\$5,939,330		\$5,939,330		\$5,939,330
97350 HAP Portability-In	\$9,230		\$9,230		\$9,230
97400 Depreciation Expense	\$23,070		\$23,070		\$23,070
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$6,644,381	\$2,210	\$6,646,591	\$0	\$6,646,591
10010 Operating Transfer In	\$1		\$1	-\$1	\$0
10020 Operating transfer Out		-\$1	-\$1	\$1	\$0

Housing Authority of the City of Lafayette (IN071)

Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14,871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
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)	\$1	-\$1	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$65,538	-\$2,211	\$63,327	\$0	\$63,327
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$1,140,056	\$8,721	\$1,148,777		\$1,148,777
11040 Prior Period Adjustments, Equity Transfers and Correction					
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					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity	\$738,581		\$738,581		\$738,581
11180 Housing Assistance Payments Equity	\$467,013		\$467,013		\$467,013

Housing Authority of the City of Lafayette (IN071)

Lafayette, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2013

	14.871 Housing Choice Vouchers	2 State/Local	Subtotal	ELIM	Total
11190 Unit Months Available	14460		14460		14460
11210 Number of Unit Months Leased	14301		14301		14301
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

SECTION III
REPORTS ON COMPLIANCE
AND
ON INTERNAL CONTROL

**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
Housing Authority of the City of Lafayette
Lafayette, Indiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Lafayette, Indiana, (Authority), as of and for the year ended March 31, 2013, and the related notes to the financial statements, which collectively comprise Housing Authority of the City of Lafayette's basic financial statements, and have issued our report thereon dated October 4, 2013.

Internal Control Over Financial Reporting

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

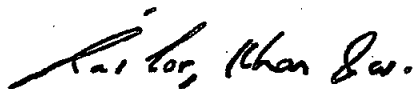
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Compliance and Other Matters

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

Purpose of this Report

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



Sailor, Khan & Co. LLC
October 4, 2013

**Independent Auditor's Report on Compliance For Each Major Federal Program;
Report on Internal Control over Compliance Required by OMB Circular A-133**

Board of Commissioners
Housing Authority of the City of Lafayette
Lafayette, Indiana

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Lafayette, Indiana'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 Housing Authority of the City of Lafayette's major federal programs for the year ended March 31, 2013. The Housing Authority of the City of Lafayette's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the City of Lafayette's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Lafayette's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In our opinion, the Housing Authority of the City of Lafayette complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major Federal programs identified above for the year ended March 31, 2013.

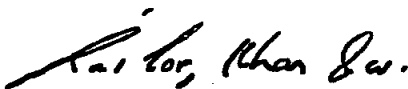
Report on Internal Control Over Compliance

Management of the Housing Authority of the City of Lafayette is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the City of Lafayette's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the *OMB Circular A-133*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Lafayette'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 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.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be *material weaknesses or significant deficiencies*. We did not identify any deficiencies in internal control over compliance that we consider to be *material weaknesses*, as defined above. However, material weaknesses may exist that have not been identified.

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



Sailor, Khan & Co. LLC
October 4, 2013

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

SIGNIFICANT DEFICIENCIES COMMUNICATED IN PRIOR YEARS

March 31, 2013

The prior audit report for the year ended March 31, 2012 contained no significant deficiencies.

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

March 31, 2013

SECTION I - SUMMARY OF AUDITOR RESULTS

Financial Statement:

Type of auditor's report issued:	Unqualified
Internal control over financial reporting:	
▶ Material weakness(es) identified?	No
▶ Significant deficiency (ies) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to financial statements noted?	No
Is a "going concern" explanatory paragraph included in audit report?	No

Federal Awards:

Internal control over major programs:	
▶ Material weakness(es) identified?	No
▶ Significant deficiency (ies) identified that are not considered to be material weaknesses?	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) on Circular A-133?	No
Identification of major programs:	

CFDA

Number(s)	Name of Federal Program
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14-871	Section 8 Housing Choice Vouchers
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Dollar threshold used to distinguish between type A and type B programs:	\$300,000
Auditee qualified as low-risk auditee?	Yes

HOUSING AUTHORITY OF THE CITY OF LAFAYETTE

Lafayette, Indiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

March 31, 2013

SECTION II - FINANCIAL STATEMENT FINDINGS

The current audit report for the year ended March 31, 2013 disclosed no Financial Statement audit findings.

SECTION III - FEDERAL AWARD FINDINGS

The current audit report for the year ended March 31, 2013 disclosed no Federal Awards audit findings.

ACTION PLAN

The current audit report for the year ended March 31, 2013 disclosed no audit findings and consequently there is no action plan.

QUESTIONED COSTS

None