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July 27, 2023

Board of Commissioners
Sullivan Housing Authority
200 Sunrise Towers
Sullivan, IN 47882

We have reviewed the audit report of the Sullivan Housing Authority, which was opined upon by Barry E. Gaudette, CPA, Independent Public Accountant, for the period April 1, 2021 to March 31, 2022. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Sullivan Housing Authority, as of March 31, 2022 and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Barry E. Gaudette, CPA, prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

The audit report is filed with this letter in our office as a matter of public record.

Handwritten signature of Tammy R. White in cursive.

Tammy R. White, CPA
Deputy State Examiner

**SULLIVAN HOUSING AUTHORITY
SULLIVAN COUNTY, INDIANA
FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED MARCH 31, 2022
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

SULLIVAN HOUSING AUTHORITY
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MARCH 31, 2022

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INTRODUCTION

Barry E. Gaudette, CPA, PC
3149 Lake Meadows Circle
Traverse City, Michigan 49685

Independent Auditor's Report

Board of Commissioners
Sullivan Housing Authority
Sullivan County, Indiana

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Sullivan Housing Authority, Indiana, as of March 31, 2022 and 2021, and the related statement and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Sullivan Housing Authority, Indiana as of March 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sullivan Housing Authority, Indiana and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sullivan Housing Authority, Indiana's ability to continue as a going concern for the year ending March 31, 2022.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sullivan Housing Authority, Indiana's ability to continue as a going concern for a reasonable period of time.

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

Report on Other Legal and Regulatory Requirements

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5-12 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Sullivan Housing Authority, Indiana's basic financial statements. The financial data schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The financial data schedule on pages 28-31 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 financial data schedule is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Management has not presented the Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions* that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2022, on our consideration of the Sullivan Housing Authority, Indiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Sullivan Housing Authority, Indiana's 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 Sullivan Housing Authority, Indiana's internal control over financial reporting and compliance.

Barry E. Gaudette, CPA, PC

September 15, 2022

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Unaudited)

As management of the Sullivan Housing Authority, we offer reviewers of this audit report this narrative discussion and analysis of the Sullivan Housing Authority's financial activities for the fiscal year ended March 31, 2022. This discussion and analysis letter of the Sullivan Housing Authority's financial performance should be read in conjunction with the auditor's opinion letter and the following financial statements.

The combined financial statements reflect all of the Housing Authority's federally funded programs and activities in one place. The Housing Authority reports all its activities and programs using the Enterprise Fund type model. HUD encourages PHAs to use this accounting method as it is normally used to account for "business-type activities" – activities similar to those found in the private sector. Enterprise Fund types use the accrual method of accounting, the same accounting method employed by most private-sector businesses. Under this method, revenues and expenditures may be reported as such even though no cash transaction has actually taken place.

FINANCIAL HIGHLIGHTS

The term "net position" refers to the difference between assets and liabilities. The Housing Authority's total net position as of March 31, 2022 was \$4,931,833. The net position decreased by \$267,593, a decrease of 5.15% from the prior fiscal year.

Revenues and contributions for the Housing Authority were \$1,573,048 for the year ended March 31, 2022. This was an increase of \$114,858 or 7.8% over the prior fiscal year.

Expenses for the Housing Authority were \$1,840,641 for the year ended March 31, 2022. This was an increase of \$99,315 or 5.7% over the prior fiscal year.

HUD operating grants were \$703,159 for the year ended March 31, 2022. This was an increase of \$82,856 or 13.36% from the prior fiscal year. The capital grants were \$128,876 for the year ended March 31, 2022, a decrease of \$28,009 or 17.85% from the prior fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report contains this *Management & Discussion Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. The Housing Authority's financial statements are presented as fund financial statements because the Housing Authority only has proprietary funds.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Required Financial Statements

The *Statement of Net Position* includes the Housing Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations of the Housing Authority creditors (liabilities). It also provides the basis for evaluating the liquidity and financial flexibility of the Housing Authority.

All of the current year's revenues and expenses are accounted for in the *Statement of Revenues, Expenses, and Changes in Net Position*. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Housing Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the *Statement of Cash Flows*. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

Supplemental Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. HUD has established Uniform Financial Reporting Standards that require Housing Authorities to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) and is required to be included in the audit reporting package.

FUND STATEMENTS

The Financial Data Schedule reports the Housing Authority's operations in more detail. The Housing Authority reports all its activities using Enterprise fund types. These funds are used to show activities that operate more like commercial enterprises. The Financial Data Schedule is organized by the government Catalogue of Financial Domestic Assistance (CFDA) numbers.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)

FUND STATEMENTS (Continued)

Low Rent Public Housing Program: Under this program, the Housing Authority rents units that it owns to low-income elderly and family households. This program is operated under an Annual Contributions Contract with HUD. HUD provides Operating Subsidies to enable the Housing Authority to lease these units at a rate that is based on 30% of monthly adjusted income, or 10% of monthly income, or a \$50.00 monthly minimum rent, or a flat rent.

Capital Fund Program: Under this program, the Housing Authority is awarded funds each year to use for Capital needs. The Housing Authority also has the ability to use up to 100% of these funds, if need be, to supplement Operating Subsidies, since the Housing Authority is considered a "small" PHA. This program is the primary funding source for physical improvements to its properties.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the following table, assets exceeded liabilities by \$4,931,833 at the close of the year ended March 31, 2022 a decrease from \$5,199,426 in the year ended March 31, 2021.

The unrestricted net position was \$393,485 as of March 31, 2022, which can be used to meet the Housing Authority's ongoing obligations. The Housing Authority had no net position classified as restricted. At the end of the current fiscal year, the Housing Authority is able to report positive balances in all categories of net position.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2021
(Continued)

FINANCIAL ANALYSIS (Continued)

CONDENSED STATEMENTS OF NET POSITION

	3/31/22	3/31/21	Dollar Change
Current and other assets	\$ 576,311	\$ 435,134	\$ 141,177
Capital assets, net	6,317,387	5,796,929	520,458
Total Assets	<u>6,893,698</u>	<u>6,232,063</u>	<u>661,635</u>
Current liabilities	272,159	135,590	136,569
Long term debt	1,689,706	897,047	792,659
Total Liabilities	<u>1,961,865</u>	<u>1,032,637</u>	<u>929,228</u>
Net Position:			
Net Investment in capital assets	4,538,348	4,899,882	(361,534)
Unrestricted net position	<u>393,485</u>	<u>299,544</u>	<u>93,941</u>
Total Net Position	<u>\$ 4,931,833</u>	<u>\$ 5,199,426</u>	<u>\$ (267,593)</u>

Total current assets increase of \$141,177 was due, in large part, to an increase in cash flow of \$105,383 due to a positive cash flow

Current liabilities increased by \$136,569, in large part, due to increase in current portion of long term debt of \$89,333, accrued interest payable of \$25,685, and accounts payable PILOT of \$12,612.

The largest portion of the Housing Authority's net position reflects its investment in capital assets (e.g. land, buildings and equipment) less accumulated depreciation. The Housing Authority uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

While the Statement of Net Position shows the change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)

FINANCIAL ANALYSIS (Continued)

**CONDENSED STATEMENTS OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION**

	<u>3/31/22</u>	<u>3/31/21</u>	<u>Dollar Change</u>
Revenues and contributions			
Operating, non operating, capital contributions:			
Tenant revenue	\$ 656,588	\$ 617,114	\$ 39,474
Tenant revenue – other	1,076	839	237
Total Tenant revenue	<u>657,664</u>	<u>617,953</u>	<u>39,711</u>
HUD operating grants	703,159	620,303	82,856
Capital grants	128,876	156,885	(28,009)
Investment income	190	587	(397)
Other revenue	<u>83,159</u>	<u>62,462</u>	<u>20,697</u>
Total Revenues and Contributions	<u>1,573,048</u>	<u>1,458,190</u>	<u>114,858</u>
Expenses			
Personnel services	487,114	462,977	24,137
Tenant services	30,570	40,282	(9,712)
Utilities	274,961	361,371	(86,410)
Maintenance	240,930	285,247	(44,317)
Insurance	114,671	105,388	9,283
Other supplies and expenses	177,466	118,044	59,422
Interest expense and amortization	84,323	0	84,323
Depreciation	<u>430,606</u>	<u>368,017</u>	<u>62,589</u>
Total Expenses	<u>1,840,641</u>	<u>1,741,326</u>	<u>99,315</u>
Change in net position	(267,593)	(283,136)	15,543
Beginning net position	<u>5,199,426</u>	<u>5,482,562</u>	<u>(283,136)</u>
Ending position	<u>\$ 4,931,833</u>	<u>\$ 5,199,426</u>	<u>\$ (267,593)</u>

Revenues:

As can be seen in the above table total revenues and contributions increased by \$114,858 in large part, due to operating grants increasing by \$82,856, tenant revenue increasing by \$39,711, and other revenues increasing by \$20,697.

**Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)**

FINANCIAL ANALYSIS (Continued)

Sullivan Housing Authority's primary revenue sources are subsidies and grants received by HUD. Please note that Capital Fund Program grants are classified as either soft cost revenue or hard cost revenue. For the year ending March 31, 2022, revenue generated by the Housing Authority accounted for \$657,664 (or 41.8% of total revenue), while HUD contributions accounted for \$832,035 (or 52.9% of total revenue).

Expenses:

Total expenses for the year ending March 31, 2022 were \$1,840,641 while for the year ending March 31, 2021 the expenses were \$1,741,326. This represents a 5.7% increase in our operating costs.

The following represents changes in Federal Assistance received:

	<u>3/31/22</u>	<u>3/31/21</u>	<u>Dollar Change</u>
Public Housing Operating Subsidy	\$ 650,495	\$ 495,030	\$ 155,465
Capital Fund Program	153,571	232,440	(78,869)
Public Housing CARES Act	27,969	49,718	(21,749)
Total	<u>\$ 832,035</u>	<u>\$ 777,188</u>	<u>\$ 54,847</u>

The above chart is segregated as to the Program source of funds, not the use of funds. The subsidy for Public Housing increased mainly due to HUD increasing its funding formula amount for the Housing Authority. The decrease in the Capital Fund Program was due to the CFP grants received last fiscal year was more than one year's grant.

Budget Analysis:

A Low Rent Public Housing Operating Budget for the fiscal year ending March 31, 2022 was presented to and approved by the Board of Commissioners. Actual results were in line with the budgeted amounts.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)

OPERATIONAL HIGHLIGHTS

The Sullivan Housing Authority provided the following housing for low-income individuals and families:

	3/31/22	3/31/21
Low Rent Public Housing Program	244	244

The Housing Authority had a lease up rate of 91.4% in the Low Rent program for the fiscal year.

CAPITAL ASSETS

The Sullivan Housing Authority's investment in capital assets, as of March 31, 2022 amounts to \$6,317,387 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, and equipment. See additional details at Note C.

CAPITAL ASSETS
NET OF ACCUMULATED DEPRECIATION
March 31, 2022

	2022	2021	Dollar Change
Land	\$ 131,924	\$ 131,925	\$ (1)
Buildings	18,623,820	18,494,943	128,877
Furniture, equipment and machinery			
- dwellings	458,383	458,383	0
Furniture, equipment and machinery			
- administration	703,417	703,417	0
Construction in progress	1,719,234	897,047	822,187
	21,636,778	20,685,715	951,063
Accumulated depreciation	(15,319,391)	(14,888,785)	(430,606)
Total	\$ 6,317,387	\$ 5,796,930	\$ 520,457

Capital assets increased by \$520,457 because of the capital outlays of \$951,063 and depreciation expense of \$(430,606).

The Housing Authority added new security cameras, seven picnic tables, landscaping, and a 2021 GMC truck.

Sullivan Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2022
(Continued)

CAPITAL ASSETS (CONTINUED)

Capital projects planned for the next year include the following:

The planned capital expenditures for the next year include ongoing operations and repairing and replacing roofs as needed.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Housing Authority is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Authority is affected more by the Federal Budget than by local economic conditions. The funding of programs could be significantly affected by the Federal Budget.

Although the Housing Authority remains concerned about the future levels of HUD funding due to the state of the federal budget, we feel that we are both financially and operationally in a strong position to continue to provide safe, sanitary, and decent housing to our residents.

We know of no other currently known facts, decisions, or conditions that are expected to have a significant effect on financial position (net position) or results of operations (revenues, expenses, and other changes).

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest in its finances. Questions or comments concerning any of the information contained in this report or request for additional information should be directed to:

Toni Anderson, Executive Director
Sullivan Housing Authority
200 Sunrise Towers
Sullivan, Indiana 47882

FINANCIAL STATEMENTS

Sullivan Housing Authority
Statement of Net Position
March 31, 2022

ASSETS

Current Assets:

Cash and cash equivalents	\$	479,730
Accounts receivable- net		51,565
Prepaid expenses		45,016
Total Current Assets		576,311

Capital Assets:

Land		131,924
Buildings		18,623,820
Equipment		1,161,800
Construction in progress		1,719,234
		21,636,778
Less: accumulated depreciation		(15,319,391)
Net Capital Assets		6,317,387

Total Assets	\$	6,893,698
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LIABILITIES and NET POSITION

Current Liabilities:

Accounts payable	\$	55,691
Accrued expenses		56,203
Tenant security deposit liability		66,300
Unearned revenue		4,632
Long-term debt - current		89,333
Total Current Liabilities		272,159

Long term debt		1,689,706
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Total Liabilities		1,961,865
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Net Position:

Net investment in capital assets		4,538,348
Unrestricted net position		393,485
Total Net Position		4,931,833

Total Liabilities and Net Position	\$	6,893,698
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See notes to financial statements

Sullivan Housing Authority
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended March 31, 2022

OPERATING REVENUES:

Dwelling rent	\$	657,664
Operating grants		703,159
Total operating revenues		1,360,823

OPERATING EXPENSES:

Administrative		345,267
Tenant services		30,570
Utilities		274,961
Maintenance		479,757
Insurance		114,671
General expenses		80,486
Depreciation		430,606

Total operating expenses		1,756,318
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Operating income (loss)		(395,495)
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NONOPERATING REVENUES AND EXPENSES:

Interest expense		(84,323)
Investment income		190
Other revenue		83,159

Total non operating revenues and expenses		(974)
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CAPITAL CONTRIBUTIONS

		128,876
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Change in net position		(267,593)
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Net position, beginning		5,199,426
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Net position, ending		\$ 4,931,833
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See notes to financial statements

Sullivan Housing Authority
Statement of Cash Flows
Year Ended March 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non dwelling rents	\$	661,735
Cash received from operating grants		668,614
Cash payments to other suppliers of goods and services		(799,934)
Cash payments to employees for services		(481,439)
Payments in lieu of taxes		(25,658)
		23,318

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Tenant security deposits		(2,450)
		(2,450)

CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES:

Payments for capital acquisitions		(951,064)
Capital grants		128,876
Proceeds from debt		881,992
Interest expense		(84,323)
Interest payable		25,685
		1,166

CASH FLOWS FROM INVESTING ACTIVITIES:

Other revenue		83,159
Receipts of interest income		190
		83,349

Net increase (decrease) in cash		105,383
Cash and cash equivalents, beginning		374,347
Cash and cash equivalents, ending	\$	479,730

See notes to financial statements

Sullivan Housing Authority
Statement of Cash Flows (Continued)
Year Ended March 31, 2022

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:

Operating income (loss)	\$	(395,495)
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		430,606
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable-tenants		2,191
Accounts receivable-HUD		(34,545)
Prepaid expenses		(3,440)
Increase (decrease) in liabilities:		
Accounts payable-trade		3,834
Accounts payable-other government		12,612
Accrued wages/payroll taxes payable		3,190
Accrued compensated absences		2,485
Unearned revenue		1,880
		1,880
Net cash provided by operating activities	\$	23,318

See notes to financial statements

Sullivan Housing Authority
Notes to Financial Statements
March 31, 2022

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Sullivan Housing Authority (“Housing Authority”) is an independent municipal entity created by the City of Sullivan pursuant to Indiana state law and the National Housing Act of 1937. Although the Housing Authority maintains close ties with the City of Sullivan in several respects, the Housing Authority is not a component unit of the City, as defined by the Governmental Accounting Standards Board, since the City is not financially accountable for the operations of the Housing Authority, and has no responsibility to fund its deficits or receive its surpluses. The Housing Authority operates under a Board of Commissioner form of government to provide safe and decent housing for eligible low and moderate income families and elderly individuals. The Board is comprised of five members, all County of Sullivan residents, appointed by the City Board. The Board appoints an Executive Director who acts as the Secretary of the Housing Authority.

1. Reporting Entity

The Housing Authority’s financial statements include the accounts of all of the Housing Authority’s operations. The Housing Authority maintains its accounting records by program and operates the following programs:

Low Income Public Housing

This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by the Housing Authority. These units are rented to low income families and low income elderly, disabled, and special needs individuals. The properties were constructed with grants and/or loans provided by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority receives grants from HUD to subsidize operating costs. Tenants are charged rents based on a percentage of their incomes. HUD subsidizes 244 federal public housing units through this program.

Public Housing Capital Fund

HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Housing Authority under the Low Income Public Housing Program. A designated portion of these funds may also be used to support operations and to make improvements in the management and operation of the Housing Authority’s Low Income Public Housing Program.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities (the government-wide financial statements) present information for the primary government. When applicable, interfund activity has been eliminated in the preparation of these statements.

The Housing Authority is a special-purpose government entity engaged only in business-type activities and, as such, the financial statements are presented as a single enterprise fund.

2. Measurement Focus

The government-wide financial statements are presented using the economic resources measurement focus, similar to that used by business enterprises.

3. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

Proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the nonoperating revenue and expense.

If/when, both restricted and unrestricted resources are available for use, it is the Housing Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Budgets and Budgetary Accounting

The Housing Authority adopts a formal operating budget each year for its operating programs and on a project-length basis for its capital expenditures, which are approved by the board of Commissioners and submitted to the U.S. Department of Housing and Urban Development for their approval, if required.

5. Cash and Cash Equivalents

Cash and cash equivalents consist of checking accounts, certificate of deposits, and money market accounts. The cash equivalents are recorded at cost, which approximates market.

6. Tenant Accounts Receivable and Allowance for Bad Debts

Tenant accounts receivable are stated at net rent amounts. Tenant accounts generally are collectible as long as the tenant is occupying the unit; thus, no allowance for bad debts has been established by management. When the tenant vacates the unit, any unpaid balance remaining after application of the security deposit and after procedures have been followed to recover outstanding amounts, is charged as a reduction of rental revenue.

7. Prepaid Expenses

Prepaid expenditures, such as insurance premiums and deferred costs, which are expected to be written off within the next fiscal year, are included in net current assets.

8. Compensated Absences

Housing Authority employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is paid for accumulated vacation days according to contract or personnel policies. In the event of termination by retirement or death, an employee is paid for accumulated sick days according to contract or personnel policies.

9. Inter-Program Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting inter-program receivables and payables as well as offsetting inter-program transfers are eliminated for financial statement presentation. For the year ended March 31, 2022, there were no interprogram payables and receivables and an operating transfer of \$24,695 from the capital fund program to the low rent program.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

10. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$1,000 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Buildings and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	20	-	40 years
Building improvements	7	-	20 years
Site improvements	5	-	20 years
Equipment and furnishings	3	-	10 years

Land and land improvements include approximately \$131,924 of capitalized land that is not subject to depreciation.

11. Income Taxes

The Housing Authority is a quasi-governmental entity. The Housing Authority is not subject to Federal or State income taxes.

12. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

13. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will, when applicable, report separate sections for deferred outflows or resources and deferred inflows of resources. *Deferred outflows of resources*, a separate financial statement element, represents a consumption of net position or fund balance, respectively, that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that time. *Deferred inflows of resources* a separate financial statement element, represents an acquisition of net position or fund balance, respectively, that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

The Housing Authority does not have any items that qualifies for reporting in these categories.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

14. Unearned Revenue

The Housing Authority reports unearned revenue in connection with resources that have been received, but not yet earned.

15. Comparative Data

Comparative data for the prior year has not been presented in the accompanying financial statements since their inclusion would make the statements unduly complex and difficult to read.

16. Net Position

Net positions are comprised of three categories (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The Housing Authority's positive value of unrestricted net position in the primary government may be used to meet ongoing obligations. When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Housing Authority's policy is to first apply restricted resources. Each component of net position is reported separately on the statement of net position.

- i. Net Investment in capital assets – This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.
- ii. Restricted – This category equals the restricted cash of the Housing Authority and consists of net position restricted for use by (1) external groups such as grantors, creditors, or laws and regulations of other governments or (2) law through constitutional provisions or enabling legislation.
- iii. Unrestricted – This category includes all of the remaining net position that do not meet the definition of the other two categories.

17. Subsequent Events

The financial statements and related disclosures include evaluation of events through and including September 15, 2022, which is the date the financial statements were available to be issued.

NOTE B: CASH AND CASH EQUIVALENTS

Indiana statutes authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Indiana. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Indiana or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Indiana.

The Housing Authority has designated two banks for the deposit of its funds. The deposits are included on the balance sheet under the classification cash and cash equivalents and consist of the following:

Cash – operations	\$	313,221
Money market account		<u>166,509</u>
Total	\$	<u>479,730</u>

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of March 31, 2022:

Bank deposits (checking, certificate of deposit, money market accounts)	\$	479,630
Petty cash		<u>100</u>
Total	\$	<u>479,730</u>

Custodial Credit Risk of Bank Deposits – Custodial credit risk is the risk that in the event of a bank failure, Sullivan Housing Authority's deposits may not be returned to it. At year end, the Housing Authority had no bank deposits (checking accounts) that were uninsured and uncollateralized. The Housing Authority believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the Housing Authority evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2022, was as follows:

	<u>Balance 03/31/21</u>	<u>Additions/ Transfers</u>	<u>Retirements/ Transfers</u>	<u>Balance 03/31/22</u>
Low Rent Program				
Land	\$ 131,925	\$ 0	\$ (1)	\$ 131,924
Buildings	18,494,943	128,877	0	18,623,820
Furniture, equipment & machinery - dwellings	458,383	0	0	458,383
Furniture, equipment & machinery - administration	703,417	0	0	703,417
Construction in progress	897,047	822,187	0	1,719,234
	<u>20,685,715</u>	<u>\$ 951,064</u>	<u>\$ (1)</u>	<u>21,636,778</u>
Less accumulated depreciation	<u>(14,888,785)</u>	<u>\$ (430,606)</u>	<u>\$ 0</u>	<u>(15,319,391)</u>
Total	<u>\$ 5,796,930</u>			<u>\$ 6,317,387</u>

Depreciation expense was charged to functions/programs of the government as follows:

Business-type activities:	
Low Rent Program	<u>\$ 430,606</u>

NOTE D: COMMITMENTS AND CONTINGENCIES

Commitments – Construction

At March 31, 2022, the Housing Authority had the following capital fund grants:

	<u>IN36P034501-19</u>	<u>IN36P034501-20</u>
Funds Approved	\$ 537,769	\$ 574,455
Funds Expended	(537,769)	(225,140)
Excess of Funds Approved	<u>\$ 0</u>	<u>\$ 349,315</u>
Funds Advanced (HUD Grants)	\$ 537,769	\$ 225,140
Funds Expended	(537,769)	(225,140)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

The audited costs for the 2019 CFP agree with the amounts disbursed.

NOTE D: COMMITMENTS AND CONTINGENCIES (Continued)

Contingencies

The Housing 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 Housing Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

NOTE E: LONG TERM DEBT

The following is a summary of changes in long term debt for the year ended March 31, 2022:

	<u>Balance</u> <u>3/31/21</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance</u> <u>3/31/22</u>	<u>Amounts</u> <u>Due within</u> <u>One Year</u>
EPC Note	<u>\$ 897,047</u>	<u>\$ 792,659</u>	<u>\$ (0)</u>	<u>\$ 1,689,706</u>	<u>\$ 89,333</u>

The interest expense associated with all of the debt service of the Authority totaled \$84,323 for the year ended March 31, 2022.

Energy Performance Contract – On July 13, 2020, the Authority entered into a equipment lease/purchase agreement with Signature Public Funding Corp to purchase, acquire, and lease certain new equipment including without limitation various improvements, lighting, showerheads, aerators, thermostats, and heat pumps purchased from Johnson Controls, Inc. in the amount of \$1,861,538 at an interest rate of 3.15%. The note matures on July 13, 2035. As of March 31, 2022, the future principal and interest maturities for the note payable are as follows for the years ending March 31:

<u>Year</u>	<u>Interest</u>	<u>Principal</u>	<u>Total Payment</u>
2023	\$ 56,040	\$ 89,333	\$ 145,373
2024	53,226	95,462	148,688
2025	50,218	102,962	153,180
2026	46,975	95,237	142,212
2027	43,975	102,505	146,480
Thereafter	220,553	1,293,539	1,514,092
Total	<u>\$ 470,987</u>	<u>\$ 1,779,038</u>	<u>\$ 2,250,025</u>

NOTE F: RISK MANAGEMENT

The Housing 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 Housing Authority manages these various risks of loss as follows: Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

OTHER INFORMATION

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Traverse City, Michigan 49685

Independent Accountant’s Report on Applying Agreed-Upon Procedure

To the Board of Commissioners
Sullivan Housing Authority

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Sullivan Housing Authority (the “Authority”) and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of the Authority and the U.S. Department of Housing and Urban Development, PIH-REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the “UFRS Rule information” column with the corresponding printed documents listed in the “Hard Copy Documents” column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the “UFRS Rule Information” column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

We were engaged to perform an audit in accordance with the audit requirements of OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, for the Sullivan Housing Authority as of and for the year ended March 31, 2022, and have issued our reports thereon dated September 15, 2022. The information in the “Hard Copy Documents” column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated September 15, 2022, was expressed in relation to the basic financial statements of the Authority taken as a whole.

Independent Accountant’s Report on Applying Agreed-Upon Procedure

Page Two

A copy of the reporting package required by OMB Uniform Administrative Requirements, which includes the auditor’s reports, is available in its entirety from the Sullivan Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

The purpose of this report on applying the agreed-upon procedure is solely to describe the procedure performed on the electronic submission of the items listed in the “UFRS Rule Information” column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

September 15, 2022

ATTACHMENT TO INDEPENDENT ACCOUNTANT’S REPORT ON APPLYING AGREED-UPON PROCEDURE

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Business Sheet, Revenue and Expense and Cash Flow Data	Financial Data Templates (i.e. the Financial Data Schedule)	X	
2	Footnotes	Footnotes to Audited Basic Financial Statements	X	
3	Type of Opinion on the Financial Statements and Compliance	Auditor’s Reports on the Financial Statements and Compliance	X	
4	Type of Opinion on Financial Data Templates	Auditor’s Supplemental Report on Financial Data Templates	X	

Sullivan Housing Authority
Schedule of Expenditures of Federal Awards
And Notes to the Schedule of Federal Awards
Year Ended March 31, 2022

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

<u>Federal Grantor</u>	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<hr/>			
U.S. Department of HUD			
<hr/>			
Public and Indian Housing:			
Public Housing Program	B- Major	14.850	\$ 650,495
Public Housing Capital Fund	B- Nonmajor	14.872	153,571
Public Housing CARES Act Funding	B- Nonmajor	14.PHC	<u>27,969</u>
			<u>\$ 832,035</u>
Total Federal Financial Awards			<u>\$ 832,035</u>
Threshold for Type A/Type B Program			<u>\$ 750,000</u>

NOTES TO THE SCHEDULE OF FEDERAL AWARDS

Basis of Accounting - - The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the Housing Authority under programs of the federal government for the year ended March 31, 2022. Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements, although the basis for determining when federal awards are expended is presented in accordance with the requirements of the Uniform Guidance, Audit of States, Local Governments, and Non-Profit Organizations. In addition, expenditures reported on the Schedule are recognized following the cost principles contained in Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows, if applicable, of the Housing Authority.

Indirect Cost Rate - - The Authority did not elect to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

**Sullivan Housing Authority
Financial Data Schedule
Year Ended March 31, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$250,001		\$250,001		\$250,001
112 Cash - Restricted - Modernization and Development	\$158,797		\$158,797		\$158,797
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$66,300		\$66,300		\$66,300
115 Cash - Restricted for Payment of Current Liabilities	\$4,632		\$4,632		\$4,632
100 Total Cash	\$479,730	\$0	\$479,730		\$479,730
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$45,605		\$45,605		\$45,605
126 Accounts Receivable - Tenants	\$5,960		\$5,960		\$5,960
126.1 Allowance for Doubtful Accounts -Tenants	\$0		\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful	\$51,565	\$0	\$51,565		\$51,565
142 Prepaid Expenses and Other Assets	\$45,016		\$45,016		\$45,016
150 Total Current Assets	\$576,311	\$0	\$576,311		\$576,311
161 Land	\$131,924		\$131,924		\$131,924
162 Buildings	\$18,623,820		\$18,623,820		\$18,623,820
163 Furniture, Equipment & Machinery - Dwellings	\$458,383		\$458,383		\$458,383
164 Furniture, Equipment & Machinery - Administration	\$703,417		\$703,417		\$703,417
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$15,319,391		-\$15,319,391		-\$15,319,391
167 Construction in Progress	\$1,719,234		\$1,719,234		\$1,719,234
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$6,317,387	\$0	\$6,317,387		\$6,317,387
180 Total Non-Current Assets	\$6,317,387	\$0	\$6,317,387		\$6,317,387
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$6,893,698	\$0	\$6,893,698		\$6,893,698

**Sullivan Housing Authority
Financial Data Schedule
(Continued)
Year Ended March 31, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$17,421		\$17,421		\$17,421
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$8,625		\$8,625		\$8,625
322 Accrued Compensated Absences - Current Portion	\$21,893		\$21,893		\$21,893
324 Accrued Contingency Liability					
325 Accrued Interest Payable	\$25,685		\$25,685		\$25,685
333 Accounts Payable - Other Government	\$38,270		\$38,270		\$38,270
341 Tenant Security Deposits	\$66,300		\$66,300		\$66,300
342 Unearned Revenue	\$4,632		\$4,632		\$4,632
343 Current Portion of Long-term Debt - Capital	\$89,333		\$89,333		\$89,333
310 Total Current Liabilities	\$272,159	\$0	\$272,159		\$272,159
351 Long-term Debt, Net of Current - Capital	\$1,689,706		\$1,689,706		\$1,689,706
350 Total Non-Current Liabilities	\$1,689,706	\$0	\$1,689,706		\$1,689,706
300 Total Liabilities	\$1,961,865	\$0	\$1,961,865		\$1,961,865
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$4,538,348		\$4,538,348		\$4,538,348
511.4 Restricted Net Position					
512.4 Unrestricted Net Position	\$393,485	\$0	\$393,485		\$393,485
513 Total Equity - Net Assets / Position	\$4,931,833	\$0	\$4,931,833		\$4,931,833
600 Total Liabilities, Deferred Inflows of Resources and Equity	\$6,893,698	\$0	\$6,893,698		\$6,893,698

**Sullivan Housing Authority
Financial Data Schedule
(Continued)
Year Ended March 31, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$656,588		\$656,588		\$656,588
70400 Tenant Revenue - Other	\$1,076		\$1,076		\$1,076
70500 Total Tenant Revenue	\$657,664	\$0	\$657,664	\$0	\$657,664
70600 HUD PHA Operating Grants	\$675,190	\$27,969	\$703,159		\$703,159
70610 Capital Grants	\$128,876		\$128,876		\$128,876
71100 Investment Income - Unrestricted	\$190		\$190		\$190
71500 Other Revenue	\$83,159		\$83,159		\$83,159
70000 Total Revenue	\$1,545,079	\$27,969	\$1,573,048	\$0	\$1,573,048
91100 Administrative Salaries	\$202,506	\$1,668	\$204,174		\$204,174
91200 Auditing Fees	\$6,500		\$6,500		\$6,500
91400 Advertising and Marketing	\$3,400		\$3,400		\$3,400
91500 Employee Benefit contributions - Administrative	\$44,113		\$44,113		\$44,113
91600 Office Expenses	\$21,025		\$21,025		\$21,025
91900 Other	\$45,053	\$21,002	\$66,055		\$66,055
91000 Total Operating - Administrative	\$322,597	\$22,670	\$345,267	\$0	\$345,267
92400 Tenant Services - Other	\$30,570		\$30,570		\$30,570
92500 Total Tenant Services	\$30,570	\$0	\$30,570	\$0	\$30,570
93100 Water	\$29,789		\$29,789		\$29,789
93200 Electricity	\$128,289		\$128,289		\$128,289
93300 Gas	\$12,949		\$12,949		\$12,949
93600 Sewer	\$91,649		\$91,649		\$91,649
93800 Other Utilities Expense	\$12,285		\$12,285		\$12,285
93000 Total Utilities	\$274,961	\$0	\$274,961	\$0	\$274,961
94100 Ordinary Maintenance and Operations - Labor	\$168,149	\$5,299	\$173,448		\$173,448
94200 Ordinary Maintenance and Operations - Materials and	\$80,951		\$80,951		\$80,951
94300 Ordinary Maintenance and Operations Contracts	\$159,979		\$159,979		\$159,979
94500 Employee Benefit Contributions - Ordinary Maintenance	\$65,379		\$65,379		\$65,379
94000 Total Maintenance	\$474,458	\$5,299	\$479,757	\$0	\$479,757

**Sullivan Housing Authority
Financial Data Schedule
(Continued)
Year Ended March 31, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	Subtotal	ELIM	Total
96110 Property Insurance	\$76,078		\$76,078		\$76,078
96120 Liability Insurance	\$15,151		\$15,151		\$15,151
96130 Workmen's Compensation	\$13,814		\$13,814		\$13,814
96140 All Other Insurance	\$9,628		\$9,628		\$9,628
96100 Total insurance Premiums	\$114,671	\$0	\$114,671	\$0	\$114,671
96200 Other General Expenses	\$26,942		\$26,942		\$26,942
96210 Compensated Absences	\$2,485		\$2,485		\$2,485
96300 Payments in Lieu of Taxes	\$38,270		\$38,270		\$38,270
96400 Bad debt - Tenant Rents	\$12,789		\$12,789		\$12,789
96000 Total Other General Expenses	\$80,486	\$0	\$80,486	\$0	\$80,486
96710 Interest of Mortgage (or Bonds) Payable	\$84,323		\$84,323		\$84,323
96700 Total Interest Expense and Amortization Cost	\$84,323	\$0	\$84,323	\$0	\$84,323
96900 Total Operating Expenses	\$1,382,066	\$27,969	\$1,410,035	\$0	\$1,410,035
97000 Excess of Operating Revenue over Operating Expenses	\$163,013	\$0	\$163,013	\$0	\$163,013
97400 Depreciation Expense	\$430,606		\$430,606		\$430,606
90000 Total Expenses	\$1,812,672	\$27,969	\$1,840,641	\$0	\$1,840,641
10010 Operating Transfer In	\$24,695		\$24,695	-\$24,695	\$0
10020 Operating transfer Out	-\$24,695		-\$24,695	\$24,695	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	-\$267,593	\$0	-\$267,593	\$0	-\$267,593
11020 Required Annual Debt Principal Payments	\$89,333	\$0	\$89,333		\$89,333
11030 Beginning Equity	\$5,199,426	\$0	\$5,199,426		\$5,199,426
11190 Unit Months Available	2928		2928		2928
11210 Number of Unit Months Leased	2677		2677		2677
11270 Excess Cash	-\$14,833		-\$14,833		-\$14,833
11620 Building Purchases	\$128,876		\$128,876		\$128,876

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**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***

To the Board of Housing Commissioners
Sullivan Housing Authority
Sullivan County, 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 business-type activities of the Sullivan Housing Authority, Indiana, as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Sullivan Housing Authority, Indiana's basic financial statements, and have issued our report thereon dated September 15, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Sullivan Housing Authority, Indiana'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 Sullivan Housing Authority, Indiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Sullivan Housing Authority, Indiana's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be 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 Sullivan Housing Authority, Indiana'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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

September 15, 2022

Barry E. Gaudette, CPA, PC
3149 Lake Meadows Circle
Traverse City, Michigan 49685

**Independent Auditor's Report on Compliance for Each Major Program
and on Internal Control over Compliance Required by the Uniform Guidance**

To the Board of Housing Commissioners
Sullivan Housing Authority
Sullivan County, Indiana

Report on Compliance for Each Major Federal Program

We have audited the Sullivan Housing Authority, Indiana's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Sullivan Housing Authority, Indiana's major federal programs for the year ended March 31, 2022. Sullivan Housing Authority, Indiana'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 federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Sullivan Housing Authority, Indiana'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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance 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 a major federal program occurred. An audit includes examining, on a test basis, evidence about the Sullivan Housing Authority, Indiana'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 for each major federal program. However, our audit does not provide a legal determination of the Sullivan Housing Authority, Indiana's compliance.

Opinion on Each Major Federal Program

In our opinion, the Sullivan Housing Authority, Indiana, 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 for the year ended March 31, 2022.

Report on Internal Control over Compliance

Management of the Sullivan Housing Authority, Indiana, 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 Sullivan Housing Authority, Indiana'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 Uniform Guidance, 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 Sullivan Housing Authority, Indiana'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. *A significant deficiency in internal control over compliance* is a deficiency, or a 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 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. 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 that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

September 15, 2022

**Sullivan Housing Authority
Status of Prior Audit Findings
March 31, 2022**

There were no prior year findings.

Sullivan Housing Authority
Schedule of Findings and Questioned Costs
March 31, 2022

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? none reported

Noncompliance material to financial statements noted? No

Federal Awards

Internal control over major programs:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? none reported

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with *Audit Requirements for Federal Awards* (Uniform Guidance)? No

Identification of major programs;

<i>CFDA Number</i>	<i>Name of Federal Program or Cluster</i>
14.850	Public Housing Low Rent Program

Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000

Auditee qualified as low-risk auditee? Yes

Section II - Findings Related to the Financial Statements

There were no findings which are required to be reported under *Government Auditing Standards*.

Section III - Findings and Questioned Costs for Federal Awards

There were no findings or questioned costs.