

**COLUMBUS HOUSING AUTHORITY
COLUMBUS, INDIANA
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED JUNE 30, 2022
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

FILED
11/14/2023



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF ACCOUNTS
302 WEST WASHINGTON STREET
ROOM E418
INDIANAPOLIS, INDIANA 46204-2769

Telephone: (317) 232-2513
Fax: (317) 232-4711
Web Site: www.in.gov/sboa

November 14, 2023

Board of Directors
Columbus Housing Authority
799 McClure Road
Columbus, IN 47201

We have reviewed the audit report of the Columbus Housing Authority, which was opined upon by Barry Gaudette, CPA, Independent Public Accountant, for the period July 1, 2021 to June 30, 2022. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Columbus Housing Authority as of June 30, 2022, and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

A handwritten signature in black ink that reads "Tammy R. White". The signature is written in a cursive style.

Tammy R. White, CPA
Deputy State Examiner

COLUMBUS HOUSING AUTHORITY
TABLE OF CONTENTS
JUNE 30, 2022

	Page
Independent Auditor’s Report.....	1
Management’s Discussion and Analysis (Unaudited).....	4
Basic Financial Statements:	
Statement of Net Position.....	9
Statement of Revenue, Expenses, and Changes in Net Position.....	10
Statement of Cash Flows.....	11
Notes to Financial Statements.....	13
 OTHER INFORMATION	
Independent Accountant’s Report on Applying Agreed-Upon Procedure.....	23
Schedule of Expenditures of Federal Awards and Notes to the Schedule of Federal Awards.....	25
Financial Data Schedule.....	26
 REPORTS ON INTERNAL CONTROL AND COMPLIANCE	
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 <i>Government Auditing Standards</i>	32
Independent Auditor’s Report on Compliance for Each Major Program and on Internal Control over Compliance Required on the Uniform Guidance.....	34
Status of Prior Audit Findings.....	36
Schedule of Findings and Questioned Costs:	
Section I - Summary of Auditor Results.....	37
Section II - Financial Statement Findings.....	37
Section III - Federal Awards Findings.....	37

INTRODUCTION

Independent Auditor's Report

Board of Commissioners
Columbus Housing Authority
Columbus, Indiana

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Columbus Housing Authority, Indiana, as of June 30, 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 Columbus Housing Authority, Indiana as of June 30, 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 Columbus 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 Columbus Housing Authority, Indiana's ability to continue as a going concern for the year ending June 30, 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 Columbus 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 4-8 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

Report on Other Legal and Regulatory Requirements (Continued)

Other Matters (Continued)

Required Supplementary Information (Continued)

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 Columbus 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 26-31 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2022, on our consideration of the Columbus 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 Columbus 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 Columbus Housing Authority, Indiana's internal control over financial reporting and compliance.

Barry E. Gaudette, CPA, PC

December 15, 2022

Columbus Housing Authority
Management’s Discussion and Analysis (MD&A)
June 30, 2022
(Unaudited)

As management of the Housing Authority of the City of Columbus (“Authority”), we offer readers of the Housing Authority’s financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with the Housing Authority’s financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$7,048,061.
- The Housing Authority’s cash and investment balance at June 30, 2022 was \$2,128,731 representing an increase of \$351,332 from June 30, 2021.
- Department of Housing & Urban Development grants amounting to \$4,118,667 were reported as revenues, a decrease of \$83,642 from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Housing Authority adopted the provisions of Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – Management’s Discussion and Analysis –for State and Local Governments*, Statement No. 37, *Basic Financial Statements-and Management’s Discussion and Analysis-For State and Local Governments: Omnibus*, Statement No. 38, *Certain Financial Statement Note Disclosures and Interpretation* No. 6 *Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statements*.

The financial statements included in this report are those of a special-purpose government engaged only in a business-type activity. The following statements are included:

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 assets may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating.

The *statement of revenues, expenses and changes in net position* presents information showing how the Housing Authority’s net assets changed during the most recent fiscal year. All changes in net assets 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 the future fiscal periods (e.g., earned but unused vacation leave).

The basic financial statements can be found on pages 9 to 12 of this report.

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. The notes to the financial statements can be found on pages 13 to 22 of this report.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2022
(Continued)

FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. In the case of the Housing Authority, assets exceeded liabilities by \$7,048,061 at the close of the most recent fiscal year.

By far, the largest portion of the Housing Authority's net assets reflects its investment in capital assets (e.g., land, buildings, furniture, equipment and machinery); less any related debt used to acquire those assets that is still outstanding. The Housing Authority used these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending.

Columbus Housing Authority – Net Position
June 30, 2022

ASSETS	2022	2021	Change
Current Assets	2,227,678	1,910,720	316,958
Capital Assets (Net)	5,108,474	5,253,038	(144,564)
Total Assets	7,336,152	7,163,758	172,394
LIABILITIES			
Current Liabilities	136,495	183,054	(46,559)
Long Term Liabilities	151,596	151,235	361
Total Liabilities	288,091	334,289	(46,198)
NET ASSETS			
Investment Cap Assets	5,108,474	5,253,038	(144,564)
Unrestricted	1,695,568	1,419,199	276,369
Restricted	244,019	157,232	86,787
Total Net Position	7,048,061	6,829,469	218,592

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2022
(Continued)

FINANCIAL ANALYSIS (Continued)

Columbus Housing Authority – Changes in Net Position

For the Year Ended June 30, 2021

OPERATING REVENUE	2022	2021	Change
Dwelling Rental	389,210	322,990	66,220
Tenant Revenue – Other	19,751	6,442	13,309
Total Operating Revenue	408,961	329,432	79,529

OPERATING EXPENSES	2022	2021	Change
Administration	625,262	645,671	(20,409)
Tenant Services	66,925	90,548	(23,623)
Utilities	63,292	57,425	5,867
Ordinary Maintenance & Operations	237,492	258,250	(20,758)
General	69,446	152,448	(83,002)
Net Operating Expenses	1,062,417	1,204,342	(141,925)
Operating Income (Loss)	(653,456)	(874,910)	221,454

NON-OPERATING INCOME (EXPENSES)	2022	2021	Change
HUD Grants	4,118,667	4,202,309	(83,642)
Interest on Investments	1,799	1,860	(61)
Other Revenue	122,802	217,432	(94,630)
Other Expense	(3,365,351)	(3,375,668)	10,317
Net Non-Operating Income	877,917	1,045,933	(168,016)

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2022
(Continued)

FINANCIAL ANALYSIS (Continued)

NET ASSETS	2022	2021	Change
Beginning of Year	6,829,469	6,658,446	171,023
Prior Period Adjustments	(5,869)	0	(5,869)
End of Year	7,048,061	6,829,469	218,592

BUDGETS

The Housing Authority is required by contractual agreements to adopt annual, appropriated budgets for funds receiving federal expenditure awards. All budgets are prepared on a basis prescribed by HUD which is materially consistent with generally accepted accounting principles. All annual appropriations lapse at year-end.

CAPITAL ASSET AND DEBT ADMINISTRATION

CAPITAL ASSETS	2022	2021
Land	3,360,190	3,360,190
Buildings	6,982,375	6,982,376
Furniture, Equipment & Machinery		
Dwellings	18,377	
Administrative	191,127	203,653
Leasehold Improvements		
Construction in Progress	254,664	173,295
Less Accumulated Depreciation	(5,698,259)	(5,466,476)
Net Capital Assets	5,108,474	5,253,038

Further detail is available in Note C of the financial statements.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2022
(Continued)

FUTURE EVENTS (NEW BUSINESS)

Additionally, the Authority plans on using capital funds to make misc. renovations to our properties and buildings. These budgeted amounts total \$120,000.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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).

REQUESTS 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 the Housing Authority's finances. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Executive Director, Columbus Housing Authority, 799 McClure Road, Columbus, Indiana 47201.

FINANCIAL STATEMENTS

Columbus Housing Authority
Statement of Net Position
June 30, 2022

ASSETS

Current Assets:

Cash and cash equivalents	\$ 2,128,731
Receivables, net	32,109
Prepaid expenses	66,838
Total Current Assets	2,227,678

Capital Assets:

Land	3,360,190
Buildings	6,982,375
Equipment	209,504
Construction in Progress	254,664
	10,806,733
Less: accumulated depreciation	(5,698,259)
Net Capital Assets	5,108,474

Total Assets	\$ 7,336,152
--------------	--------------

LIABILITIES and NET POSITION

Current Liabilities:

Accounts payable	\$ 34,751
Accrued expenses	52,000
Tenant security deposit liability	40,010
Unearned revenue	9,734
Total Current Liabilities	136,495

Non-Current Liabilities:

Accrued compensated absences	17,497
Non-Current Liabilities - other	134,099
	151,596

Total Non-Current Liabilities	151,596
-------------------------------	---------

Total Liabilities	288,091
-------------------	---------

Net Position:

Net investment in capital assets	5,108,474
Restricted net position	244,019
Unrestricted net position	1,695,568
Total Net Position	7,048,061

Total Liabilities and Net Position	\$ 7,336,152
------------------------------------	--------------

See notes to financial statements

Columbus Housing Authority
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended June 30, 2022

OPERATING REVENUES:

Dwelling rent	\$ 389,210
Non dwelling rent	19,751
Operating grants	<u>4,031,448</u>
Total operating revenues	<u>4,440,409</u>

OPERATING EXPENSES:

Administrative	625,262
Tenant services	66,925
Utilities	63,292
Maintenance	237,492
Insurance	80,501
General expenses	69,446
Extraordinary maintenance	41,947
Housing assistance payments	3,011,120
Depreciation	<u>231,783</u>
Total operating expenses	<u>4,427,768</u>

Operating income (loss)	<u>12,641</u>
-------------------------	---------------

NONOPERATING REVENUES:

Investment income	1,799
Fraud recovery	1,250
Other revenue	<u>121,552</u>
Total non operating revenues	<u>124,601</u>

CAPITAL CONTRIBUTIONS

	<u>87,219</u>
Change in net position	224,461

Net position, beginning	6,829,469
Prior period adjustment	<u>(5,869)</u>
Net position, ending	<u><u>\$ 7,048,061</u></u>

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows
Year Ended June 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non dwelling rents	\$ 351,639
Cash received from operating grants	4,092,306
Cash payments to other suppliers of goods and services	(3,756,863)
Cash payments to employees for services	(433,807)
Cash payments for payments in lieu of taxes	(25,807)
	227,468
Net cash provided by operating activities	227,468

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Fraud recovery	1,351
Tenant security deposits	(838)
Other revenue	121,552
	122,065
Net cash provided by noncapital financing activities	122,065

CASH FLOW FROM CAPITAL AND RELATED FINANCING

Payments for capital acquisitions	(87,219)
Capital grants	87,219
	(0)
Net cash (used) by capital and related financing activities	(0)

CASH FLOWS FROM INVESTING ACTIVITIES:

Receipts of interest income - unrestricted	1,799
	1,799
Net cash provided by investing activities	1,799
Net increase (decrease) in cash	351,332
Cash and cash equivalents, beginning	1,777,399
Cash and cash equivalents, ending	\$ 2,128,731

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows (Continued)
Year Ended June 30, 2022

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

Operating income (loss)	\$	12,641
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		231,783
Allowance for doubtful accounts		6,666
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable-tenants		(26,389)
Accounts receivable-HUD		60,858
Prepaid expenses		(6,862)
Increase (decrease) in liabilities:		
Accounts payable-trade		(11,110)
Accrued wages/payroll taxes payable		6,464
PILOT		5,988
Accrued compensated absences		(9,778)
Accrued liabilities – other		(19,816)
Unearned revenue		(37,600)
Non-current liabilities – other		20,492
Prior period adjustment		(5,869)
		(5,869)
Net cash provided by operating activities	\$	227,468

See notes to financial statements

Columbus Housing Authority
Notes to Financial Statements
June 30, 2022

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

The Columbus Housing Authority (“CHA” or “Housing Authority”) is an independent municipal entity created by the City of Columbus in on December 18, 1972 pursuant to Indiana state law and the National Housing Act of 1937. Although the Housing Authority maintains close ties with the City of Columbus 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 seven members, all City residents, appointed by the City Mayor. 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 155 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. Reporting Entity (Continued)

Section 8 Housing Choice Vouchers

HUD provides grants to the Housing Authority to subsidize rents paid by low income families and issued vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 536 families and individuals this year.

CARES Act Funding

HUD provided funding to help low income families during the coronavirus pandemic. This funding can be used by the Housing Authority to help families prevent, prepare for and respond to the coronavirus.

Supportive Housing for Persons with Disabilities

HUD provides grants to the Housing Authority to subsidize rents for individuals and families with disabilities. HUD provides issued mainstream vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 95 families and individuals this year.

PIH Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a program administered by The Housing Authority of the City of Columbus, Indiana and is federally funded through the Department of Housing and Urban Development (HUD). FSS is a voluntary program. The goal of an FSS family is to attain economic security and self-sufficiency by or before the end of the Contract of Participation. FSS includes a financial incentive through the establishment of an escrow account.

State and Local

This program represents the Family Self Sufficiency Direct Assistance program. Funds represent donations from individuals and organizations within Columbus' community to assist FSS participants with living expenses such as car repairs, insurance, rent assistance, and tuition assistance.

Business Activities

This program represents management fees earned by the Housing Authority for managing Heritage Woods Phase II, L.P. Tax Credit. The Housing Authority earns annual management fees for managing 22 units for Columbus Housing Finance Corporation.

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

2. 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. For the most part, 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.

3. Measurement Focus

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

4. 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)

5. 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.

6. Cash and Cash Equivalents

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

7. Tenant Accounts Receivable and Allowance for Bad Debts

Accounts receivable have been adjusted for all known uncollectible accounts.

8. 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.

9. Compensated Absences

Housing Authority employees are granted vacation days, personal time, comp time, and sick leave in varying amounts. In the event of termination, retirement, or death, an employee is paid for all accumulated vacation days and personal time as well as up to an additional 160 hours of accumulated comp time according to contract or personnel policies. However, accumulated sick leave is not payable to employees upon termination, retirement, or death.

10. 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 June 30, 2022, there were no inter-program receivables and payables and operating transfers of \$149,545 from the low rent program to the capital fund program.

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

11. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$5,000 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	15	-	40 years
Equipment	5	-	10 years
Leasehold improvements	10	-	15 years

Land and land improvements include approximately \$3,360,190 of capitalized land that is not subject to depreciation.

12. Income Taxes

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

13. 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.

14. 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.

15. Unearned Revenue

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

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

16. 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.

17. 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.

18. Subsequent Events

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

NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2022, was as follows:

	<u>Balance 06/30/21</u>	<u>Additions/ Transfers</u>	<u>Retirements/ Transfers</u>	<u>Balance 06/30/22</u>
Low Rent Program				
Land	\$ 3,360,190	\$ 0	\$ 0	\$ 3,360,190
Buildings	6,896,005	0	(1)	6,896,004
Furniture, equipment & machinery - dwellings	0	18,377	0	18,377
Furniture, equipment & machinery - administration	102,283	0	(12,526)	89,757
Construction in progress	173,295	81,369	0	254,664
	<u>10,531,773</u>	<u>\$ 99,746</u>	<u>\$ (12,527)</u>	<u>10,618,992</u>
Less accumulated depreciation	<u>(5,357,333)</u>	<u>\$ (225,425)</u>	<u>\$ 0</u>	<u>(5,582,758)</u>
Total	<u>\$ 5,174,440</u>			<u>\$ 5,036,234</u>
Housing Choice Voucher Program				
Buildings	\$ 86,371	\$ 0	\$ 0	\$ 86,371
Furniture, equipment & machinery - administration	101,370	0	0	101,370
	<u>187,741</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>187,741</u>
Less accumulated depreciation	<u>(109,143)</u>	<u>\$ (6,358)</u>	<u>\$ 0</u>	<u>(115,501)</u>
Total	<u>\$ 78,598</u>			<u>\$ 72,240</u>
Combined Totals				<u>\$ 5,108,474</u>

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

Business-type activities:	
Low Rent Program	\$ 225,425
Housing Choice Voucher Program	6,358
	<u>\$ 231,783</u>

NOTE D: NON-CURRENT LIABILITIES

As of June 30, 2022, the non-current liabilities are comprised of the following:

Accrued compensated absences- noncurrent portion	\$ 17,497
Non-current liabilities - other	134,099
	<u>\$ 151,596</u>

The following is a summary of changes in non-current liabilities for the year ended June 30, 2022:

	<u>Balance 06/30/21</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 06/30/22</u>	<u>Amounts Due within One Year</u>
Accrued compensated absences	\$ 37,628	\$ 0	\$ (20,131)	\$ 17,497	\$ 22,896
Non-current Liabilities - other	113,607	20,492	(0)	134,099	0
	<u>\$ 151,235</u>	<u>\$ 20,492</u>	<u>\$ (20,131)</u>	<u>\$ 151,596</u>	<u>\$ 22,896</u>

NOTE E: COMMITMENTS AND CONTINGENCIES

Commitments – Construction

At June 30, 2022, the Housing Authority had the following capital fund grants:

	<u>IN36P058501-18</u>	<u>IN36P058501-19</u>
Funds Approved	\$ 321,347	\$ 334,979
Funds Expended	(317,693)	(331,860)
Excess of Funds Approved	<u>\$ 3,654</u>	<u>\$ 3,119</u>
Funds Advanced (HUD Grants)	\$ 317,693	\$ 331,860
Funds Expended	(317,693)	(331,860)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>
	<u>IN36P058501-20</u>	<u>IN36P058501-21</u>
Funds Approved	\$ 360,277	\$ 351,688
Funds Expended	(212,403)	(120,000)
Excess of Funds Approved	<u>\$ 147,874</u>	<u>\$ 231,688</u>
Funds Advanced (HUD Grants)	\$ 212,403	\$ 120,000
Funds Expended	(212,403)	(120,000)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

NOTE E: 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 F: RETIREMENT PLAN

The Housing Authority provides pension benefits for all of its full-time employees through a Simple IRA plan with AXA Equitable. The plan requires the Housing Authority and the employee to contribute 9% and 1% of covered wages, respectively, however, employees may contribute more. Housing Authority contributions forfeited by employees who leave employment prior to vesting are used to reduce current costs and contribution requirements. In the current year, the total contributions were \$169,168 related to \$430,493 of covered salaries and wages. The plan may only be amended by Board action.

NOTE G: 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 carries commercial insurance coverage to cover this risk. 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

Independent Accountant’s Report on Applying Agreed-Upon Procedure

To the Board of Commissioners
Columbus Housing Authority

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Columbus 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 Columbus Housing Authority as of and for the year ended June 30, 2022, and have issued our reports thereon dated December 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 December 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 Columbus 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

December 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	

Columbus Housing Authority
Schedule of Expenditures of Federal Awards
And Notes to the Schedule of Federal Awards
Year Ended June 30, 2022

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Federal Grantor U.S. Department of HUD	Type	Federal CFDA#	Expenditures
Housing Voucher Cluster:			
Section 8 Housing Choice Voucher Program	A – Major	14.871	\$ 2,555,268
Ongoing Administrative Fees Earned	A – Major	14.871	319,214
Subtotal Housing Voucher Cluster			2,874,482
Public and Indian Housing:			
Public Housing Program	B – Nonmajor	14.850	463,194
Public Housing Capital Fund	B – Nonmajor	14.872	236,764
Mainstream Vouchers	B- Nonmajor	14.879	508,844
PIH Family Self-Sufficiency Program	B- Nonmajor	14.896	47,643
HCV CARES Act Funding	B- Nonmajor	14.HCC	21,877
Public Housing CARES Act Funding	B- Nonmajor	14.PHC	16,832
Mainstream CARES Act Funding	B- Nonmajor	14.MSC	19,282
Total Federal Financial Awards			\$ 4,188,918
Threshold for Type A/Type B Program			\$ 750,000

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 June 30, 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.

**Columbus Housing Authority
Financial Data Schedule
Year Ended June 30, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstre am CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstre am Vouchers	14.871 Housing Choice Vouchers	Total
111 Cash - Unrestricted	\$466,898				\$299,755	\$169,662	\$107	\$764,448	\$1,700,870
112 Cash - Restricted - Modernization and Development	\$185,907								\$185,907
113 Cash - Other Restricted	\$56,836						\$3,386	\$131,988	\$192,210
114 Cash - Tenant Security Deposits	\$40,010								\$40,010
115 Cash - Restricted for Payment of Current Liabilities	\$9,734								\$9,734
100 Total Cash	\$759,385	\$0	\$0	\$0	\$299,755	\$169,662	\$3,493	\$896,436	\$2,128,731
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects	\$7,616								\$7,616
124 Accounts Receivable - Other Government									
125 Accounts Receivable - Miscellaneous									
126 Accounts Receivable - Tenants	\$34,377								\$34,377
126.1 Allowance for Doubtful Accounts -Tenants	-\$9,884								-\$9,884
126.2 Allowance for Doubtful Accounts - Other	\$0								\$0
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud									
129 Accrued Interest Receivable									
120 Total Receivables, Net of Allowances for Doubtful	\$32,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,109
131 Investments - Unrestricted									
132 Investments - Restricted									
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$58,457							\$8,381	\$66,838
143 Inventories									
143.1 Allowance for Obsolete Inventories									
144 Inter Program Due From									
145 Assets Held for Sale									
150 Total Current Assets	\$849,951	\$0	\$0	\$0	\$299,755	\$169,662	\$3,493	\$904,817	\$2,227,678

**Columbus Housing Authority
Financial Data Schedule (Continued)
Year Ended June 30, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstre am CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstre am Vouchers	14.871 Housing Choice Vouchers	Total
161 Land	\$3,360,190								\$3,360,190
162 Buildings	\$6,896,004							\$86,371	\$6,982,375
163 Furniture, Equipment & Machinery - Dwellings	\$18,377								\$18,377
164 Furniture, Equipment & Machinery - Administration	\$89,757							\$101,370	\$191,127
165 Leasehold Improvements									
166 Accumulated Depreciation	-\$5,582,758							-\$115,501	-\$5,698,259
167 Construction in Progress	\$254,664								\$254,664
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,036,234	\$0	\$0	\$0	\$0	\$0	\$0	\$72,240	\$5,108,474
171 Notes, Loans and Mortgages Receivable - Non-Current									
172 Notes, Loans, & Mortgages Receivable - Non Current -									
173 Grants Receivable - Non Current									
174 Other Assets									
176 Investments in Joint Ventures									
180 Total Non-Current Assets	\$5,036,234	\$0	\$0	\$0	\$0	\$0	\$0	\$72,240	\$5,108,474
200 Deferred Outflow of Resources									
290 Total Assets and Deferred Outflow of Resources	\$5,886,185	\$0	\$0	\$0	\$299,755	\$169,662	\$3,493	\$977,057	\$7,336,152

**Columbus Housing Authority
Financial Data Schedule (Continued)
Year Ended June 30, 2022**

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Total
311 Bank Overdraft									
312 Accounts Payable <= 90 Days	\$1,664							\$709	\$2,373
313 Accounts Payable >90 Days Past Due									
321 Accrued Wage/Payroll Taxes Payable	\$16,430							\$12,614	\$29,044
322 Accrued Compensated Absences - Current Portion	\$16,474							\$6,422	\$22,896
331 Accounts Payable - HUD PHA Programs								\$584	\$584
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government	\$31,794								\$31,794
341 Tenant Security Deposits	\$40,010								\$40,010
342 Unearned Revenue	\$9,734								\$9,734
346 Accrued Liabilities - Other	\$60								\$60
347 Inter Program - Due To									
348 Loan Liability - Current									
310 Total Current Liabilities	\$116,166	\$0	\$0	\$0	\$0	\$0	\$0	\$20,329	\$136,495
353 Non-current Liabilities - Other	\$56,837							\$77,262	\$134,099
354 Accrued Compensated Absences - Non Current	\$9,090							\$8,407	\$17,497
350 Total Non-Current Liabilities	\$65,927	\$0	\$0	\$0	\$0	\$0	\$0	\$85,669	\$151,596
300 Total Liabilities	\$182,093	\$0	\$0	\$0	\$0	\$0	\$0	\$105,998	\$288,091
400 Deferred Inflow of Resources									
508.4 Net Investment in Capital Assets	\$5,036,234			\$0				\$72,240	\$5,108,474
511.4 Restricted Net Position	\$185,907						\$3,386	\$54,726	\$244,019
512.4 Unrestricted Net Position	\$481,951	\$0	\$0	\$0	\$299,755	\$169,662	\$107	\$744,093	\$1,695,568
513 Total Equity - Net Assets / Position	\$5,704,092	\$0	\$0	\$0	\$299,755	\$169,662	\$3,493	\$871,059	\$7,048,061
600 Total Liabilities, Deferred Inflows of Resources and Equity	\$5,886,185	\$0	\$0	\$0	\$299,755	\$169,662	\$3,493	\$977,057	\$7,336,152

Columbus Housing Authority
Financial Data Schedule (Continued)
Year Ended June 30, 2022

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	Business Activities	State/ Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$389,210									\$389,210		\$389,210
70400 Tenant Revenue - Other	\$19,751									\$19,751		\$19,751
70500 Total Tenant Revenue	\$408,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,961	\$0	\$408,961
70600 HUD PHA Operating Grants	\$612,739	\$16,832	\$19,282	\$47,643			\$508,844	\$2,804,231	\$21,877	\$4,031,448		\$4,031,448
70610 Capital Grants	\$87,219									\$87,219		\$87,219
70700 Total Fee Revenue										\$0	\$0	\$0
70800 Other Government Grants												
71100 Investment Income - Unrestricted	\$372				\$307	\$165		\$955		\$1,799		\$1,799
71400 Fraud Recovery								\$1,250		\$1,250		\$1,250
71500 Other Revenue	\$39,359				\$1,501	\$6,915		\$73,777		\$121,552		\$121,552
71600 Gain or Loss on Sale of Capital Assets												
72000 Investment Income - Restricted												
70000 Total Revenue	\$1,148,650	\$16,832	\$19,282	\$47,643	\$1,808	\$7,080	\$508,844	\$2,880,213	\$21,877	\$4,652,229	\$0	\$4,652,229
91100 Administrative Salaries	\$208,669	\$12,624					\$46,319	\$93,998		\$361,610		\$361,610
91200 Auditing Fees	\$2,380							\$6,270		\$8,650		\$8,650
91400 Advertising and Marketing	\$287									\$287		\$287
91500 Employee Benefit contributions - Administrative	\$72,161	\$4,208					\$15,601	\$47,267		\$139,237		\$139,237
91600 Office Expenses	\$17,181							\$21,218		\$38,399		\$38,399
91700 Legal Expense	\$772							\$750		\$1,522		\$1,522
91800 Travel	\$47									\$47		\$47
91810 Allocated Overhead												
91900 Other	\$22,203				\$15,703	\$884		\$17,661	\$19,059	\$75,510		\$75,510
91000 Total Operating - Administrative	\$323,700	\$16,832	\$0	\$0	\$15,703	\$884	\$61,920	\$187,164	\$19,059	\$625,262	\$0	\$625,262

Columbus Housing Authority
Financial Data Schedule (Continued)
Year Ended June 30, 2022

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	Business Activities	State/ Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
92000 Asset Management Fee												
92100 Tenant Services - Salaries				\$35,732						\$35,732		\$35,732
92200 Relocation Costs												
92300 Employee Benefit Contributions - Tenant Services				\$11,911						\$11,911		\$11,911
92400 Tenant Services - Other			\$19,282							\$19,282		\$19,282
92500 Total Tenant Services	\$0	\$0	\$19,282	\$47,643	\$0	\$0	\$0	\$0	\$0	\$66,925	\$0	\$66,925
93100 Water	\$10,332							\$186		\$10,518		\$10,518
93200 Electricity	\$46,442							\$1,648		\$48,090		\$48,090
93300 Gas	\$4,025							\$659		\$4,684		\$4,684
93000 Total Utilities	\$60,799	\$0	\$0	\$0	\$0	\$0	\$0	\$2,493	\$0	\$63,292	\$0	\$63,292
94100 Ordinary Maintenance and Operations - Labor	\$35,131									\$35,131		\$35,131
94200 Ordinary Maintenance and Operations - Materials and	\$59,829							\$1,352	\$80	\$61,261		\$61,261
94300 Ordinary Maintenance and Operations Contracts	\$119,918							\$424	\$2,738	\$123,080		\$123,080
94500 Employee Benefit Contributions - Ordinary Maintenance	\$18,020									\$18,020		\$18,020
94000 Total Maintenance	\$232,898	\$0	\$0	\$0	\$0	\$0	\$0	\$1,776	\$2,818	\$237,492	\$0	\$237,492
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$45,121									\$45,121		\$45,121
96120 Liability Insurance	\$5,463									\$5,463		\$5,463
96130 Workmen's Compensation	\$3,593							\$4,394		\$7,987		\$7,987
96140 All Other Insurance	\$17,648							\$4,282		\$21,930		\$21,930
96100 Total insurance Premiums	\$71,825	\$0	\$0	\$0	\$0	\$0	\$0	\$8,676	\$0	\$80,501	\$0	\$80,501
96200 Other General Expenses	\$11,029									\$11,029		\$11,029
96210 Compensated Absences	\$12,747									\$12,747		\$12,747
96300 Payments in Lieu of Taxes	\$31,794									\$31,794		\$31,794
96400 Bad debt - Tenant Rents	\$13,876									\$13,876		\$13,876
96000 Total Other General Expenses	\$69,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,446	\$0	\$69,446

Columbus Housing Authority
Financial Data Schedule (Continued)
Year Ended June 30, 2022

	Project Total	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self- Sufficiency Program	Business Activities	State/ Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$758,668	\$16,832	\$19,282	\$47,643	\$15,703	\$884	\$61,920	\$200,109	\$21,877	\$1,142,918	\$0	\$1,142,918
97000 Excess of Operating Revenue over Operating Expenses	\$389,982	\$0	\$0	\$0	-\$13,895	\$6,196	\$446,924	\$2,680,104	\$0	\$3,509,311	\$0	\$3,509,311
97100 Extraordinary Maintenance	\$41,947									\$41,947		\$41,947
97300 Housing Assistance Payments							\$450,846	\$2,495,430		\$2,946,276		\$2,946,276
97350 HAP Portability-In								\$64,844		\$64,844		\$64,844
97400 Depreciation Expense	\$225,425							\$6,358		\$231,783		\$231,783
90000 Total Expenses	\$1,026,040	\$16,832	\$19,282	\$47,643	\$15,703	\$884	\$512,766	\$2,766,741	\$21,877	\$4,427,768	\$0	\$4,427,768
10010 Operating Transfer In	\$149,545									\$149,545	-\$149,545	\$0
10020 Operating transfer Out	-\$149,545									-\$149,545	\$149,545	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$122,610	\$0	\$0	\$0	-\$13,895	\$6,196	-\$3,922	\$113,472	\$0	\$224,461	\$0	\$224,461
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$5,581,482	\$0	\$0	\$0	\$319,519	\$163,46	\$7,415	\$757,587	\$0	\$6,829,469		\$6,829,469
11040 Prior Period Adjustments, Equity Transfers and	\$0				-\$5,869					-\$5,869		-\$5,869
11170 Administrative Fee Equity								\$816,333		\$816,333		\$816,333
11180 Housing Assistance Payments Equity								\$54,726		\$54,726		\$54,726
11190 Unit Months Available	1861						1140	6436		9437		9437
11210 Number of Unit Months Leased	1754						1021	5850		8625		8625
11270 Excess Cash	\$369,363									\$369,363		\$369,363
11610 Land Purchases	\$0									\$0		\$0
11620 Building Purchases	\$81,369									\$81,369		\$81,369
11630 Furniture & Equipment - Dwelling Purchases	\$5,850									\$5,850		\$5,850
11640 Furniture & Equipment - Administrative Purchases	\$0									\$0		\$0
11650 Leasehold Improvements Purchases	\$0									\$0		\$0
11660 Infrastructure Purchases	\$0									\$0		\$0
13510 CFFP Debt Service Payments	\$0									\$0		\$0
13901 Replacement Housing Factor Funds	\$0									\$0		\$0

REPORTS ON INTERNAL CONTROL AND COMPLIANCE

**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
Columbus Housing Authority
Columbus, 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 Columbus Housing Authority, Indiana, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Columbus Housing Authority, Indiana’s basic financial statements, and have issued our report thereon dated December 15, 2022.

Internal Control Over Financial Reporting

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

December 15, 2022

**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
Columbus Housing Authority
Columbus, Indiana

Report on Compliance for Each Major Federal Program

We have audited the Columbus 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 Columbus Housing Authority, Indiana's major federal programs for the year ended June 30, 2022. Columbus 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 Columbus 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 Columbus 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 Columbus Housing Authority, Indiana's compliance.

Opinion on Each Major Federal Program

In our opinion, the Columbus 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 June 30, 2022.

Report on Internal Control over Compliance

Management of the Columbus 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 Columbus 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 Columbus 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

December 15, 2022

**Columbus Housing Authority
Status of Prior Audit Findings
June 30, 2022**

There were no prior year findings.

Columbus Housing Authority
Schedule of Findings and Questioned Costs
June 30, 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>
14.871	Housing Choice Vouchers 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.