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October 20, 2023

Board of Commissioners  
Housing Authority of the City of East Chicago  
4444 Railroad Avenue  
East Chicago, IN 46312

We have reviewed the audit report of the Housing Authority of the City of East Chicago, which was opined upon by Velma Butler & Company, Ltd., Independent Public Accountant, for the period January 1, 2022 to December 31, 2022. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of East Chicago, as of December 31, 2022 and the results of its operations for the period then ended, on the basis of accounting described in the report.

We call your attention to the finding included in the report on pages 47-48. Please see the Schedule of Findings and Questioned Costs for complete details related to the finding. Management's Corrective Action Plan appears at the end of the finding.

In our opinion, Velma Butler & Company, Ltd., 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.

A handwritten signature in cursive script that reads "Tammy R. White".

Tammy R. White, CPA  
Deputy State Examiner

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HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA

INDEPENDENT AUDITOR'S REPORT,  
FINANCIAL STATEMENTS AND  
SUPPLEMENTAL INFORMATION  
FOR THE YEAR ENDED  
DECEMBER 31, 2022,  
INCLUDING SINGLE AUDIT REPORTS  
AND SUMMARY OF AUDITORS' RESULTS

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# HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA

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**INDEPENDENT AUDITOR'S REPORT**

**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
Housing Authority of the City of East Chicago  
East Chicago, IN 46516

U.S. Department of Housing and Urban  
Development, Indianapolis Office  
Minton-Capehart Federal Building  
575 North Pennsylvania, Room 655  
Indianapolis, Indiana 46204

**Opinion**

We have audited the accompanying financial statements of the primary government business type activities and the component unit of the Housing Authority of the City of East Chicago, Indiana (Authority), which comprise the statement of net position as of December 31, 2022, and the related statements of revenue, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the audit report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government and the discretely presented component unit of the Authority, as of December 31, 2022, and the respective changes in financial position and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 the Authority and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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.

## *Auditor's Responsibility 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 generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, 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, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- 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 the Authority's ability to continue as a going concern for a reasonable period

We are required to communicate 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.

### *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 through 10 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 for forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanied financial data schedules and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the other information are presented for purposes of additional analysis and are not a required part of the basic financial statements.


The accompanying supplementary information such as financial data schedules and schedule of expenditures of federal awards is the responsibility of management and was derived from 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 accompanying supplementary information is fairly stated, in all material respects in relation to the basic financial statements as a whole.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated August 17, 2023 on our consideration of the Authority'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 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 Authority's internal control over financial reporting and compliance.

#### **Summarized Comparative Information**

We previously audited the Authority's 2021 financial statements, and we expressed an unmodified opinion on those audited financial statements dated August 30, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Velma Butler & Company, Ltd.  
Chicago, Illinois  
August 17, 2023

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Housing Authority of the City of East Chicago, Indiana**  
**4444 Railroad Ave**  
**East Chicago, IN 46516**  
**PHONE (219) 397-9974 FAX (219) 397-9975**

To the Board of Commissioners  
Housing Authority of the City of East Chicago, Indiana  
East Chicago, IN 46516

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

This section of the Housing Authority of the City of East Chicago, Indiana (Authority) annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year that ended on December 31, 2022. The management's discussion and analysis includes information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by the Authority. It focuses on analysis of the financial statements and the improvements in the Authority's management.

We are pleased to submit the financial statements of the Authority for the year ended December 31, 2022. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority's financial affairs have been included in the footnotes accompanying the general purpose financial statements. The purpose of the financial statements is to provide complete and accurate financial information that complies with reporting requirements of the U.S. Department of Housing and Urban Development ("HUD") and the Governmental Accounting Standards Board. The Authority's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to government units.

**FINANCIAL HIGHLIGHTS**

- Total assets were \$16.9 million at December 31, 2022, and increased by \$1.3 million from \$15.6 million at December 31, 2021, mainly due to increase in cash flow.
- Net capital assets were \$10.7 million at December 31, 2022, a decrease of \$350 thousand from \$11.1 million at December 31, 2021. The decrease is primarily due to depreciation.
- Total liabilities decreased by \$849 thousand to \$5.4 million at December 31, 2022 from \$6.3 million at December 31, 2021. The decrease is due to the reduction in payables and long term debt.
- Total net position was \$11.5 million at December 31, 2022, an increase of \$2.1 million from prior year balance of \$9.3 million.

- Total revenue was \$15.1 million at December 31, 2022, an increase of \$14 thousand from the December 31, 2021, balance of \$15.1 million for a change of .1 percent.
- Total expenses decreased by \$2.2 million to \$13 million at December 31, 2022 from \$15.2 million at December 31, 2021, for a change of 14.5 percent.

## USING THIS REPORT

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

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

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

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

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

## OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are presented as an enterprise fund whose operations include the low rent, housing choice voucher programs, and a blended component unit.

*Fund Financial Statements* are groupings of accounts used to maintain control over resources segregated for specific activities or objectives. The Authority, like other state, local, or quasi-governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority's funds only consisted of a *Proprietary Fund*.

The Authority's *Proprietary Fund* is comprised of enterprise funds with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. Since the Authority maintains its activities in enterprise funds, its Proprietary Fund financial statements provide information about the activities of the Authority as a whole.

*Low-Rent Public Housing* - Under the Low Rent Housing Program, the Authority rents units it owns to low-income families. The Low Rent Public Housing Program is operated under an annual contribution contract (ACC) with HUD, and HUD provides an operating subsidy to enable the Authority to provide housing at a rent that is based upon 30% of a family's adjusted gross household income.

*Capital Fund Program (CFP)* - The Low Rent Public Housing Program also includes the CFP, which is the primary funding source for physical management improvements to the Authority's properties. CFP funding is based on a formula allocation that takes into consideration the size and age of the authorities housing stock.

*Section 8 Housing Choice Vouchers* - The Housing Choice Voucher is the federal government's programs for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The programs are administered locally by public housing authorities (PHAs). The PHAs receive funds from HUD to administer the programs. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

*Component Unit* - If the Authority has oversight responsibility, including financial accountability, appointment of voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the Authority includes all component units of which the Authority appointed a voting majority of the units' board; the Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists.

*Blended Component Units* - Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the Authority's Board of Commissioners of the component unit provides services entirely to the Authority.

Additionally, the Authority is required to undergo an annual single audit as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Information related to this single audit, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings and questioned costs.

The financial section provides both long-term and short-term information about the Authority's overall financial status. The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of other supplementary information that further explains and supports the information in the financial statements.

## FINANCIAL ANALYSIS OF THE AUTHORITY

### Net Position

Net position represents the difference between total assets and total liabilities.

**Table 1**  
**East Chicago Housing Authority's Net Position**  
**(in thousands dollars)**

	<u>2022</u>	<u>2021</u>	<u>Change</u>	<u>Percent of Change</u>
Current Assets	\$ 6,113	\$ 4,509	\$ 1,604	35.6%
Capital Assets, Net	10,778	11,095	(317)	-2.9%
<b>Total Assets</b>	<u>\$ 16,891</u>	<u>\$ 15,604</u>	<u>\$ 1,287</u>	8.2%
Current Liabilities	\$ 1,698	\$ 2,409	(711)	-29.5%
Other Non Current Liabilities	3,724	3,862	(138)	-3.6%
<b>Total Liabilities</b>	<u>5,422</u>	<u>6,271</u>	<u>(849)</u>	-13.5%
Invested in Capital Assets, Net	7,010	7,286	(276)	-3.8%
Unrestricted	4,234	1,702	2,532	148.8%
Restricted	225	345	(120)	-34.8%
<b>Total Net Position</b>	<u>11,469</u>	<u>9,333</u>	<u>2,136</u>	22.9%
<b>Total Liab. and Net Position</b>	<u>\$ 16,891</u>	<u>\$ 15,604</u>	<u>\$ 1,287</u>	8.2%

As shown in Table 1, the Authority's total net position at December 31, 2022, was approximately 11.5 million, a 23 percent increase from the December 31, 2021, balance of \$9.3 million.

## Capital Assets

Capital assets increased by approximately \$1.3 million from \$9.8 million to \$11.1 million, as shown in the table below:

**Table 2**  
**East Chicago Housing Authority's Capital Assets**

	December 31, 2021	Additions and Transfers in	December 31, 2022
Land	\$ 1,204,736	\$ (282,308)	\$ 922,428
Building & Improvements	32,931,041	480,901	33,411,942
Furniture and Equipment	1,019,625	(10,959)	1,008,666
Construction in Progress	329,340	(121,264)	208,076
(Less) Accumulated Depr.	(24,389,459)	(416,261)	(24,805,720)
<b>Total Capital Assets</b>	<b>\$ 11,095,283</b>	<b>\$ (349,891)</b>	<b>\$ 10,745,392</b>

Depreciation expense was \$802,606 and construction in progress was \$208,076 at fiscal year end. Capital additions were \$1,257,703 and disposals totaled \$0, which included depreciation. Additional information can be found in the notes to the financial statements.

## Revenues

As shown in Table 3, the Authority's total revenues increased by \$14 thousand or .1 percent to \$15.1 million for the year ended December 31, 202.

**Table 3**  
**Change in East Chicago Housing Authority's Net Position**  
**(in thousands)**

Description	2022	2021	Change	Percent of Change
Operating Revenue	\$ 12,980	\$ 13,604	\$ (624)	-4.6%
Non-Operating Revenue	2,159	1,521	638	41.9%
<b>Total Revenue</b>	<b>15,139</b>	<b>15,125</b>	<b>14</b>	<b>0.1%</b>
Operating Expenses	12,201	14,500	(2,299)	-15.9%
Depreciation	803	714	89	12.5%
<b>Total Expenses</b>	<b>13,004</b>	<b>15,214</b>	<b>(2,210)</b>	<b>-14.5%</b>
Change in Net Position	2,135	(89)	2,224	-2498.9%
Beginning Net Position	9,333	9,422	(89)	-0.9%
<b>Ending Net Position</b>	<b>\$ 11,468</b>	<b>\$ 9,333</b>	<b>\$ 2,135</b>	<b>22.9%</b>

## Expenses

Total operating expenses, including depreciation, increased by \$2.2 million or 14.5 percent for a total balance of \$13 million for the year ended December 31, 2022. Changes are shown below in Table 4:

**Table 4**  
**East Chicago Housing Authority's Operating Expenses**  
**(in thousands)**

Description	2022	2021	Change	Percent of Change
Administrative Expenses	\$ 2,486	\$ 3,145	\$ (659)	-21.0%
Tenant Services	286	1,185	(899)	-75.9%
Utilities Expenses	456	527	(71)	-13.5%
Ordinary Maintenance	1,782	2,124	(342)	-16.1%
Protective Services	154	272	(118)	-43.4%
Insurance Expense	365	379	(14)	-3.7%
General Expenses	487	293	194	66.2%
Interest Expenses	163	166	(3)	-1.8%
Housing Assistance Payments	6,022	6,409	(387)	-6.0%
Depreciation Expense	803	714	89	12.5%
<b>Total Operating Expenses</b>	<u>13,004</u>	<u>15,214</u>	<u>(2,210)</u>	-14.5%

Expenses primarily decreased in tenant services due to reduction in relocation of residents, administrative expenses and maintenance due to closure of a property.

## BUDGETARY CONTROL

Management submits a proposed operating budget for revenues and expenses for all programs, functions, activities, or objectives for the following fiscal year to the governing body ("Board"). The Board reviews, approves and adopts the budget. Operating monies are determined by rents and operating subsidies provided by HUD, as established by Congress. The operating subsidy is dependent on the availability of federal funds.

The Authority prepares annual five year budgets for its capital grants and project budget for other grants. Capital project budgets are approved and are adopted for five years by the Board and HUD based on Federal funding. They are then annualized to strengthen monitoring and completion benchmarks. Budgeted and actual costs are compared to the five year plan and are monitored by the Authority and HUD. Line item variances are resolved and approved by HUD.

## **ECONOMIC FACTORS**

The Authority is primarily dependent upon HUD for its funding of operations; therefore, operating revenues are more affected by the Federal budget than by local economic conditions.

## **MAJOR INITIATIVES**

The East Chicago Housing Authority continues to provide comprehensive service in the City of East Chicago to assure the existence of affordable housing for low to moderate income individuals and families, senior citizens, and handicapped and disable individuals. Under the leadership of a dedicated Board of Commissioners, and the hard work of true professionals in the field of affordable housing, the Authority continues to thrive, considering the various challenges for federally subsidized housing providers. Improvements have included working hard to enhance our operations internally and seeking external funds to support our residents whenever possible.

## **CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT**

This Authority's financial report is designed to provide a general overview of the Authority's finances for all those with an interest and to demonstrate the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Chonn Whiting, Finance Director, the Housing Authority of the City of East Chicago, Indiana 4444 Railroad Ave, East Chicago, Indiana 46312 or call (219) 397-9974.

## **FINANCIAL STATEMENTS**

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS**  
**DECEMBER 31, 2022 (with 2021 comparative totals)**

**EXHIBIT A**

	<b>2022</b>	<b>2021</b>
	<b>TOTAL</b>	<b>TOTAL</b>
	<b>AUTHORITY</b>	<b>AUTHORITY</b>
<b>ASSETS</b>		
Cash and Cash Equivalents (Unrestricted)	\$ 3,308,016	\$ 1,235,734
Cash and Cash Equivalents (Restricted)	649,504	836,078
Accounts Receivable (net allowances)	1,535,841	1,886,659
Investments	54,472	53,802
Prepaid, Deposits and Escrows	210,447	194,116
Inventory (net allowances)	354,768	302,442
<b>TOTAL CURRENT ASSETS</b>	<u>6,113,048</u>	<u>4,508,831</u>
Other Assets	32,590	
Capital Assets, Net	10,745,392	11,095,283
<b>TOTAL NON-CURRENT ASSETS</b>	<u>10,777,982</u>	<u>11,095,283</u>
<b>TOTAL ASSETS</b>	<u>\$ 16,891,030</u>	<u>\$ 15,604,114</u>
Deferred Outflows of Resources	-	-
<b>LIABILITIES AND NET POSITION</b>		
Accounts Payable	\$ 1,237,256	\$ 1,935,133
Tenant Security Deposits	143,426	129,807
Deferred Revenue	24,751	62,625
Accrued Liabilities - Current	214,747	207,223
Notes Payable - Current	77,485	74,223
<b>TOTAL CURRENT LIABILITIES</b>	<u>1,697,665</u>	<u>2,409,011</u>
FSS Escrow Deposits	56,177	126,202
Notes Payable - Long-Term	3,668,252	3,735,477
<b>TOTAL NON-CURRENT LIABILITIES</b>	<u>3,724,429</u>	<u>3,861,679</u>
<b>TOTAL LIABILITIES</b>	<u>5,422,094</u>	<u>6,270,690</u>
Deferred Inflows of Resources	-	-
Invested in Capital Assets	7,009,915	7,285,583
Unrestricted Net Position	4,233,683	1,702,930
Restricted Net Position	225,338	344,911
<b>TOTAL NET POSITION</b>	<u>11,468,936</u>	<u>9,333,424</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 16,891,030</u>	<u>\$ 15,604,114</u>

See accompanying notes to the financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION  
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2022 (with 2021 comparative totals)**

**EXHIBIT B**

	2022 TOTAL AUTHORITY	2021 TOTAL AUTHORITY
<b>OPERATING REVENUES</b>		
Net Tenant Rental Revenue	\$ 1,779,779	\$ 1,854,983
HUD Operating Grants	9,408,564	11,008,724
Other Income	1,791,360	722,723
<b>TOTAL OPERATING REVENUES</b>	<u>12,979,703</u>	<u>13,586,430</u>
<b>OPERATING EXPENSES</b>		
Administrative Expenses	2,485,786	3,145,174
Tenant Services	286,140	1,185,302
Utilities Expense	456,510	526,955
Ordinary Maintenance and Materials	1,782,360	2,124,549
Protective Services	153,608	271,972
Insurance Expense	365,155	378,641
General Expenses	487,285	292,850
Interest	162,568	165,693
Housing Assistance Payments	6,021,646	6,409,382
Depreciation Expense	802,606	713,668
<b>TOTAL OPERATING EXPENSES</b>	<u>13,003,664</u>	<u>15,214,186</u>
<b>OPERATING INCOME (LOSS)</b>	<u>(23,961)</u>	<u>(1,627,756)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Interest	1,283	1,135
<b>INCOME BEFORE OTHER REVENUES (EXPENSES)</b>	<u>1,283</u>	<u>1,135</u>
<b>CAPITAL CONTRIBUTIONS AND TRANSFERS</b>		
Capital Contributions	606,423	1,520,251
Gain/(Loss) Disposal of Equipment	1,551,767	17,549
<b>TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS</b>	<u>2,158,190</u>	<u>1,537,800</u>
<b>CHANGE IN NET POSITION</b>	2,135,512	(88,821)
<b>NET POSITION AT BEGINNING OF PERIOD</b>	9,333,424	9,422,245
<b>NET POSITION AT END OF PERIOD</b>	<u>\$ 11,468,936</u>	<u>\$ 9,333,424</u>

See accompanying notes to the financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022 (with 2021 comparative totals)      EXHIBIT C**

	<b>2022</b>	<b>2021</b>
	<b>Total</b>	<b>Total</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from Tenants and Others	\$ 12,979,703	\$ 13,586,430
Payments to Employees	(2,236,914)	(2,495,657)
Payments to Vendors and Suppliers	(10,502,295)	(12,148,725)
Net Cash Provided by Operating Activities	<u>240,494</u>	<u>(1,057,952)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
(Increase)/Decrease in Investments	(670)	(663)
Interest Income	1,283	1,135
Net Cash (Used In) Provided by Investing Activities	<u>613</u>	<u>472</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES</b>		
Capital Grants	606,423	1,520,251
(Purchase) of Capital Assets	(439,366)	(2,043,949)
Gain/(Loss) on Disposal of Assets	1,551,767	69,311
Advance/(Payment) on Notes Payable	(74,223)	(71,098)
Net Cash (Used In) Provided by Capital and Related Activities	<u>1,644,601</u>	<u>(525,485)</u>
<b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>	<u>1,885,708</u>	<u>(1,582,965)</u>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF FISCAL YEAR</b>	2,071,812	3,654,777
<b>CASH AND CASH EQUIVALENTS AT END OF FISCAL YEAR</b>	<u>\$ 3,957,520</u>	<u>\$ 2,071,812</u>
<b>Reconciliation to Statement of Net Assets</b>		
Unrestricted Cash and Cash Equivalents	\$ 3,308,016	\$ 1,235,734
Restricted Cash and Cash Equivalents - Current	649,504	836,078
<b>Cash and Cash Equivalents at end of Fiscal Year</b>	<u>\$ 3,957,520</u>	<u>\$ 2,071,812</u>
<b>Reconciliation of Operating Loss to Net Cash</b>		
<b>(Used) / Provided by Operating Activities</b>		
Net operating Income/(Loss)	\$ (23,691)	\$ (1,627,756)
Adjustments To Reconcile		
Add Back Depreciation	802,606	713,668
Prior Period Adjustment	-	-
Change in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	350,818	(1,285,831)
(Increase)/Decrease in Prepaid Expenses and Deposits	(16,331)	48,269
(Increase)/Decrease in Material Inventory	(52,326)	(61,755)
(Increase)/Decrease in Other Assets	(32,590)	-
Increase/(Decrease) in Accounts Payable	(697,877)	1,288,055
Increase/(Decrease) in Accrued Liabilities	7,524	7,869
Increase/(Decrease) in Deferred Revenue	(37,874)	(164,737)
Increase/(Decrease) in FSS Escrow Deposits	(59,765)	24,266
Net Cash Provided by Operating Activities	<u>\$ 240,494</u>	<u>\$ (1,057,952)</u>
<b>SUPPLEMENTAL DISCLOSURES OF NONCASH ACTIVITIES</b>		
Interest Paid During the Year	<u>\$ 162,568</u>	<u>\$ 165,693</u>

See accompanying notes to the financial statements.

**NOTES TO THE FINANCIAL STATEMENTS**

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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**Note 1 - Summary Of Significant Accounting Policies**

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America, as applicable to governmental units.

**A. Organization and Program Description**

The Housing Authority was established January 25, 1965 by the City of East Chicago pursuant to the laws of the State of Indiana, as a municipal corporation (IC36-7-18-14), to transact business and to have powers as defined therein to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other applicable Federal Agencies.

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

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

Consequently, in accordance with evaluating the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Housing Authority of the City of East Chicago is a separate reporting entity. All funds and programs of the Housing Authority are included in these statements. The Housing Authority has a component unit that is presented in these financial statements under the blended method.

As required by accounting principles generally accepted in the United States of America, the accompanying financial statements present the various program activities of the Authority. The Authority's assets, liabilities and results of operations are segregated into public housing and grant programs as follows:

THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2022

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**Low Rent Housing** - The low rent housing program provides subsidized housing to low income residents. The Authority is the owner of public housing units located throughout the city. The Authority receives revenue from dwelling rental income and operating subsidies and capital repair funds from HUD. "Capital Funds," provided by HUD, are used to improve the physical condition, management and operation of existing public housing developments. The low rent housing program is reported as an enterprise fund.

**Section 8 Housing Choice Voucher Program** - The Authority participates in the Housing Choice Voucher Program. This program is designed to provide privately owned, decent, safe and sanitary housing to low income families. The Authority provides assistance to low income persons seeking decent, safe and sanitary housing by subsidizing rents between such persons and owners of existing private housing. Under the program, the Authority enters into housing assistance payment contracts with eligible landlords. To fund the program, the Authority enters into annual contribution contracts with HUD for the receipt of rental subsidies. The Housing Choice Voucher program is also reported as an enterprise fund.

**Various Other Grant Programs** - The Authority participates in Resident Opportunity for Self Sufficiency (ROSS), and receives Local funding, which assists the needs of the residents.

**B. Reporting Entity**

The reporting entity for the Authority includes its Enterprises Funds. The Authority is a separate governmental entity created for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low income and elderly persons. Most funding is provided by the United States Department of Housing and Urban Development (HUD). All funds and programs are included in these statements.

**Component Units**

**Blended Component Units**

Consistent with applicable guidance, the criteria used by the Authority to include component units within its reporting entity are financial accountability and the nature and significance of the relationship. The Authority included organizations as component units under the following financial accountability criteria: (1) Organizations for which the Authority appoints a voting majority of the organizations governing body and for which (a) the Authority is able to impose its will on the organization or (b) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the Authority. (2) A financial benefit or burden relationship between the Authority and the component unit. (3) Management of the Authority has operational responsibility for the activities of the component unit.

The following is a brief description of the blended component unit meeting the above criteria that is included in the PHA's financial report entity.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
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FOR THE YEAR ENDED DECEMBER 31, 2022**

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The first non-profit is known as Managed East Chicago Housing Authority (MECHA). MECHA was formed to carry out or assist in carrying out low-income housing projects, including assistance by borrowing and lending funds, with an emphasis on low-income housing projects formed or financed in compliance with Section 8 of the United State Housing Act of 1937 and the regulations promulgated there under. The second non-profit corporation, East Chicago Community Housing Corporation, was formed to provide affordable, decent and safe housing to low and moderate income individuals and families within the City and East Chicago County.

Separate financial statements for MECHA can be obtained by contacting the Executive Director of the Housing Authority of the City of East Chicago, Indiana.

**C. Measurement Focus, Basis of Accounting and Basis of Presentation**

The accounts of the Authority are organized and operated on the basis of fund accounts. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounts segregate funds according to their intended purpose and are used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

*Enterprise Funds* are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time they are incurred. All assets and liabilities associated with the operation of these funds are included on the balance sheet.

**D. Fund Accounting**

Accounts are organized on the basis of funds. Each fund represents a separate program with a separate set of self-balancing accounts. All funds are reported as enterprise funds and are grouped as follows:

- PHA-Owned Housing consists of HUD-financed public housing owned by the Authority. Individual funds account for activities of the low-rent housing program, each capital fund phase, and the central office cost center. The funds are collectively called low rent housing.
- Section 8 Program consists of HUD payment of rents for tenants in privately owned housing and fees to the housing authority for operating the program. An individual fund is use for the Housing Choice Voucher Program.
- Various other programs which the Authority operates, including Residential Opportunity and Self Sufficiency, blended component units, and other various state and local programs are accounted for in individual funds.

THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2022

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**Proprietary Funds** – The Authority’s operations are accounted for in a single *Enterprise Fund*. Enterprise Funds account for those operations that are financed and operated in a manner similar to private business or where the Authority has decided that the determination of revenues earned, costs incurred and/or net income are necessary for management accountability.

**Management’s 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 revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Cash and Cash Equivalents** – Cash and cash equivalents are defined as short-term, highly liquid investments that are both: readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. This includes all demand deposits, saving accounts and certificates of deposits or short-term investments with a maturity date of three months or less. Restricted assets include cash legally restricted as to their use. The primary restricted assets are related to the low rent, housing opportunity program, component unit and housing choice voucher program for various funds restricted for tenants. The housing choice voucher program has additional restricted funds for future housing assistance payments.

**Investments** – Investments are stated at fair value in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* and GASB Statement No. 40 *Deposit and Investment Risk Disclosures*. Federal statutes authorize investment of excess federal funds in instruments guaranteed by the federal government. The Authority has adopted this policy for all invested funds, whether or not they are federal funds. GASB Statement No. 40 requires general disclosures by investment type with disclosures of the specific risks to which those investments are exposed. Investments exposed to credit risk, custodial credit risk, concentration of credit risk (5% of total net position), interest rate risk, and foreign currency risk must be disclosed, and the government reporting unit is required to describe their deposit or investment policies (or the lack of a policy) that relate to the risks stated above, if they are subject to them.

**Custodial Credit Risk**

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

THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
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*Credit Risk* is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Housing Authority has no investment policy that limits its investment choices other than the limitation of state law and/or the Department of Urban Development regulations.

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

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

*Receivables* - Receivables consist of all revenues earned at year-end, but not yet received. Allowances for uncollectible receivables are based on historical trends and periodic aging of receivables.

*Inter-program Due to/from* - During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the fund balance sheet.

*Inventories* - Inventories are valued at average cost and cost of expendable supplies held for consumption. The cost of inventories are recorded as expenditures when consumed, rather than when purchased.

*Risk Management* - The Housing Authority carries commercial insurance coverage to cover exposure and the risk of losses related to torts, thefts, damages, destruction of assets, errors and omissions, injuries, natural disasters and defalcation. Settled claims have not exceeded insurance coverage or the risk pool coverage in the current or past three years and there has been no significant reduction in insurance coverage during the fiscal year.

*Capital Assets* - Capital Assets consist of assets purchased or acquired at a cost of \$5,000 or greater and an estimated useful life of one year or greater. All capital assets are stated at historical costs or estimated historical cost if actual cost is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Capital assets depreciated using straight-line method of depreciation over their estimated useful lives as follows:

Buildings	27-1/2 years
Equipment	5 years
Transportation Equipment	5 years
Furniture and Fixtures	5 years
Leasehold Improvements	10 years

THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
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**Compensated Absences** - Vacation hours an employee is entitled to for the current year are placed into a new bank for immediate use (does not include new employees with less than one year of service). New employees must wait until their one year anniversary to take vacation. This new bank of vacation time must be taken in full by the end of the current year or it is lost. If an employee leaves the agency before the end of the year due to retirement, termination, resignation, job elimination, etc., any excess vacation hours not taken will be included in the final paycheck.

Employee's vacation hours as of December 31, 1997 were placed into an old bank but will be used until they have used all of their new vacation bank. Unused vacation time from the old bank as of December 31, 1997 will be paid out unless fully exhausted. Maximum vacation hours from the old bank if an employee is entitled to if they leave the agency is still 360 hours. For all compensated absences, the expense is valued at the pay rates in effect at the end of the Authority's fiscal year.

Vacation leave must be requested at least two (2) weeks in advance with available time verified by accounting and approved by the supervisor and the executive director. Vacation time is taken in increments of hours only (i.e. no quarter, half, and three-fourths hours).

Employees can accumulate a maximum of 240 hours of sick leave. For every three (3) months the accumulated sick leave is consistently 240 hours, the employee earns 8 additional hours of vacation leave the following month. Since the Authority has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

**Annual Leave**

- A. Annual leave requests are granted on a seniority basis based on years of employment. Employees are required to take annual leave in the year in which it is received. Annual leave will not be advanced to employees except at the discretion of the executive director. Newly hired employees are not entitled to annual leave until they have successfully completed one full year of employment, except at the discretion of the executive director.
- B. All permanent full-time administrative employees shall receive a paid vacation after one full year of employment. Paid vacations will be granted as follows to employees according to years of service:

½ on January 16, ½ on July 16

Less than five years - 12 days annually

More than 5 years, but less than 10 years - 18 days annually

Ten years or more - 24 days annually

All permanent full-time maintenance employees shall receive a paid vacation after one full year of employment. Paid vacations will be granted as follows to employees according to years of service.

THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
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Accumulation of Vacation Time

Cumulative maximum carryover of unused leave at the beginning of any leave year may not exceed forty-five (45) days of vacation accrual for any employee, if applicable.

**Net Position** - Net position is comprised of three categories: (1) net investment in capital assets, (2) restricted net assets, and (3) unrestricted net assets. Each component of net position is reported separately on the statement of net position.

(1) Investment in capital assets, net of related debt - The component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unspent proceeds, that is directly attributable to the acquisition, construction or improvement of these capital assets.

(2) Restricted - the component of net position that reports the amount of revenue from a federal or state award for service programs in excess of expenditures. These funds are restricted for the use of the related federal or state program.

(3) Unrestricted - The difference between the assets and liabilities that is not reported in the net position invested in capital, net of related debt or net position restricted for federal and state programs.

It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

**Fair Value** - The Authority follows GASB Statement No. 72, Fair Value Measurement. This Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes. This Statement requires disclosures to be made about fair value measurements, the level of fair value hierarchy and valuation techniques. The disclosures are organized by type asset or liability reported at fair value. The implementation has had no material impact on the financial statements of the Authority.

**Retirement Plan** - The Authority has established a 457(b) deferred compensation plan for its employees in accordance with Internal Revenue Code Section 501. The plan is administrated by a private administrator. All contributions are immediately vested. For calendar year 2022, salary deferral could not exceed \$20,500.

**Operating Revenues and Expenses** - 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 Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

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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 in the non-operating revenue and expense.

**Federal Awards** - Federal grants for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Awards received prior to meeting revenue recognition criteria are recorded as deferred revenue. Operating grants are recorded as revenue in the year earned.

**Compliance** - The Authority is subject to various federal, state and local laws and regulations and contractual regulations.

**Note 2 - Budget Information**

**Enterprise Funds** - The Authority is required by contractual agreements to adopt annual operating budgets for all its enterprise funds receiving federal expenditure awards. The Fiscal Services Director prepares all budgets on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America.

Operating budgets for the year are prepared for all program activities. Budgets are submitted by the Authority's Executive Director and approved by resolutions of the Board of Commissioners and/or HUD. Appropriations for capital projects are authorized at the fund and expenditure level, and effective budgetary control is achieved through periodic budgeting and reporting requirements.

**Note 3 - Cash and Cash Equivalents**

Cash and cash equivalents totaled \$3,957,520 at December 31, 2022, and are maintained in commercial checking accounts and are readily available. Cash amounts in excess of the \$250,000 insured by the government were collateralized by government securities and held in the pledging financial institutions' trust departments in the Authority's name. HUD regulations require authorities to maintain funds in accounts that are fully collateralized by United States government securities. Of the total cash unrestricted and restricted is shown below:

Unrestricted Cash	\$ 3,308,016
Restricted Cash:	
Tenant Security Deposits	143,426
FSS Escrow	43,409
Housing Assistance Payments	225,338
Other Restricted Cash	149,331
Component Unit Reserve	88,000
Total Restricted Cash	<u>649,504</u>
Total Cash	<u>\$ 3,957,520</u>

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

**Note 4 - Accounts Receivable**

At December 31, 2022, accounts receivable totaled \$1,535,841 and consisted of the following:

Accounts Receivable - Tenants	\$ 126,040
Allowance for Doubtful Accounts - Tenants	(100,125)
Accounts Receivable - HUD	1,165,172
Accounts Receivable - Fraud Recovery	22,328
Allowance for Doubtful Accounts - Fraud	(22,328)
Accounts Receivable - Others	344,754
Total	<u>1,535,841</u>

The Authority reviews the accounts receivable periodically. In fiscal year 2022, the Authority had collection losses totaling \$125,336. Accounts receivable inter-fund of \$677,643 was offset and by accounts payable interfund and eliminated.

**Note 5 - Investments**

Investments totaled \$54,472 at December 31, 2022, and consisted of certificates of deposits and associated interest due.

**Note 6 - Prepaid Expenses**

Prepaid expenses totaled \$210,447 at December 31, 2022, and consisted of primarily prepaid insurances.

**Note 7 - Material Inventories**

Material inventories at December 31, 2022 totaled \$354,768, and consist of items used to maintain upkeep of units totaling \$358,352 with an allowance of negative (\$3,584).

**Note 8 - Land, Structures and Equipment**

Total capital assets were \$10,745,392, and the changes in land, structures and equipment for the year ended December 31, 2022, were as follows:

	December 31, 2021	Additions and Transfers in	December 31, 2022
Land	\$ 1,204,736	\$ (282,308)	\$ 922,428
Building & Improvements	32,931,041	480,901	33,411,942
Furniture and Equipment	1,019,625	(10,959)	1,008,666
Construction in Progress	329,340	(121,264)	208,076
(Less) Accumulated Depr.	(24,389,459)	(416,261)	(24,805,720)
Total Capital Assets	<u>\$ 11,095,283</u>	<u>\$ (349,891)</u>	<u>\$ 10,745,392</u>

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
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Depreciation expense was \$802,606 and construction in progress was \$208,076 at fiscal year end. Capital additions were \$1,257,703 and disposals totaled \$0, which included depreciation.

**Note 9 - Accounts Payable**

Accounts payable totaled \$1,237,256 at December 31, 2022, and the breakdown is as follows:

Vendors	\$ 1,201,748
HUD	2,216
Payment in lieu of taxes	33,292
Total Accounts Payable	<u>\$ 1,237,256</u>

Accounts payable inter-fund of \$677,643 was offset and by accounts receivable interfund and eliminated.

**Note 10 - Tenant Security Deposits**

Tenant security deposits totaled \$143,426, at December 31, 2022.

**Note 11 - Deferred Revenue**

Deferred revenue totaled \$24,751, which consisted mainly of prepaid rents.

**Note 12 - Accrued Liabilities**

Accrued liabilities totaled \$214,747, at December 31, 2022, and the breakdown is as follows:

Accrued Wages	\$ 176,805
Other Accrued Liabilities	37,942
Total Current Accrued Liabilites	<u>\$ 214,747</u>

The Authority recognizes leave taken as a current year's salary expense during the year in which the leave is taken. Vacation pay is not accrued for and forgiven at the end of each year.

**Note 13 - Family Self Sufficiency Escrow**

At December 31, 2022 the Authority had Family and Self Sufficiency (FSS) escrow of \$43,409 of amounts due to tenants.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
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**Note 14 - Notes Payable**

The component unit of the Authority, MECHA, obtained two mortgages from Centier Bank in July 2020, totaling \$4,680,000, and are secured by real property. The interest rate is 4.25 percent, and the mortgages mature in 15 years. Monthly payments are \$19,733 and include both principal and interest. The outstanding balance at December 31, 2022, was \$3,735,477.

Below is breakdown of the current and non-current portions of the notes payable:

<u>Year</u>	<u>Amount</u>
Current Year Portion	\$ 77,485
Long-Term Portion	
December 31, 2024	107,076
December 31, 2025	119,844
December 31, 2026	133,044
December 31, 2027	145,044
December 31, 2028 and thereafter	<u>3,152,984</u>
Total Long-Term Payments	<u>\$3,657,992</u>
Total Notes Payable	<u><u>\$3,735,477</u></u>

**Note 15 - Employee Benefit Plans**

The Authority provides pension benefits for all of its full-time employees through a defined contribution plan with Alliance Pension Consultants. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Plan requires the Authority to contribute 14.7% of the employee's base salary each month for employees hired prior to June 30, 2018. The Authority's contribution for each employee is vested after 5 years. The Authority's contributions forfeited by employees who leave employment prior to vesting are used to reduce current costs and contribution requirements. The plan may be amended at the discretion of the Board of Commissioners. The Housing Authority does not provide post-employment retirement benefits. As a result there are no disclosures included in these statements as required by GASB 45.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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For the fiscal year ended actual contributions by the housing authority were \$163,640 and total annual payroll expense was \$2,236,914. The total plan assets at December 31, 2022, were \$2,616,310, as follows:

<u>Description</u>	<u>Amount</u>
Beginning Balance	\$ 3,335,097
Contributions	163,640
Forfeiture	-
Net Withdrawals	(394,771)
Fees and Charges	(28,128)
Changes in Value	(459,528)
Ending Balance	<u>\$ 2,616,310</u>

The Authority does offer a deferred compensation plan that is entirely voluntary and managed by Alliance Pension Consultants.

**Note 16 - Operating Lease Commitments**

At December 31, 2022 the Authority recorded intangible lease asset and lease liability for \$42,076. The total value of the leases are \$50,160 less \$17,570 accumulated amortization on the assets. Liabilities are reduced by the same amount as payments are made. Current payments are \$456 for one lease and \$380 for a second lease.

The Authority also has certain contingent liabilities resulting from claims and commitments incident to the ordinary course of business. Management expects that final resolution of such contingencies will not materially affect the financial position of the Authority.

**Note 17 - Administrative Fees**

The Authority receives an "Administrative Fee" as part of each of the annual contributions contract from HUD to cover the costs (including overhead) of administering the Housing Choice Voucher Housing Assistance programs.

**Note 18 - Allocation of Cost**

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

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NOTES TO THE FINANCIAL STATEMENTS  
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**Note 19 - Pending or Threaten Litigation**

Case #1

Litigation represents four separate law suits, which was commenced in this matter on September 15, 2016, August 15, 2016, December 4, 2017, and September 4, 2018. These cases are a number of expected litigation matters filed on the basis of personal injuries and Constitutional violations resulting from the discovery of excessive lead contamination on the property of the West Calumet Complex, a housing development which had been owned and operated by ECHA.

Plaintiffs, generally, are former residents of the West Calumet Complex alleging that they and their minor children have suffered illness and/or injury as a result of exposure to lead. Although ECHA is only one of several defendants named, the potential liability could be significant. However, liability is difficult to gauge at this point, because preliminary motions are still being filed and ECHA's status as a defendant, at least in this particular matter, remains somewhat uncertain.

ECHA has submitted all matters to its insurance carrier for review, and coverage has been approved. Harris Law Firm has been retained to defend this matter along with Ice Miller, LLP, which is acting as special counsel in these of toxic tort litigation. The parties are now in the process of exchanging discovery, which has been a lengthy process due to the failure or refusal of some Plaintiffs to comply with discovery requests. Demands for settlement have been made, but are very preliminary in nature, as some parties have been dismissed, or are still at risk of being dismissed, from the proceedings for failure to comply with discovery requirements. ECHA's direct liability in this matter is expected to be limited, however, as the vast majority of any settlement reached will be paid by the insurance carrier.

Case #2

Litigation involves a contract dispute initiated by a construction company. Plaintiff was retained pursuant to a flat-fee monthly retainer agreement. The parties now dispute, whether during certain months, whether the Plaintiff should have been paid for services it claims to have performed.

This matter is currently in the discovery phase. Total liability for ECHA, in the event of a recovery by the Plaintiff on all its claims, could be approximately \$500,000 in this matter, which would exceed the materiality threshold. ECHA intends to defend this matter with the intention of obtaining a dismissal or negotiating a reasonable agreed solution.

**THE HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, INDIANA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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Unasserted Claims and Assessments

The statute of limitations has not yet expired for the initiation of litigation against ECHA with regard to lead contamination in the former West Calumet Complex. ECHA has received numerous tort claim notices with regard to this matter, and it is some possible that some of the claimants have not yet associated them class-action litigation, but may still have the opportunity to do so. ECHA's position remains to deny, either explicitly or inherently by operation of law, all tort of claims will ultimately develop into state-court civil litigation.

**Note 20 - Subsequent Events**

Management has performed an analysis of activities and transactions subsequent to December 31, 2022, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended August 17, 2023. Management has performed their analysis through August 17, 2023, the date the financial statements were issued.

**SUPPLEMENTAL INFORMATION**

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA**  
**COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS**  
**PROPRIETARY FUND TYPE - ENTERPRISE FUND**  
**DECEMBER 31, 2022**

	COCC & Low Rent	Housing Choice Vouchers	ROSS	Blended Component Unit	Eliminations	2022 TOTAL
<b>ASSETS</b>						
Cash and Cash Equivalents (Unrestricted)	\$ 3,272,420	\$ 34,118	\$	\$ 1,478	\$	\$ 3,308,016
Cash and Cash Equivalents (Restricted)	46,625	268,747		334,132		649,504
Accounts Receivable (net allowances)	1,923,652	44,806	52,489	192,537	(677,643)	1,535,841
Investments				54,472		54,472
Prepaid, Deposits and Escrows	148,587	14,782		47,078		210,447
Inventory (net allowances)	219,044			135,724		354,768
<b>TOTAL CURRENT ASSETS</b>	<b>5,610,328</b>	<b>362,453</b>	<b>52,489</b>	<b>765,421</b>	<b>(677,643)</b>	<b>6,113,048</b>
Other Assets		17,874		14,716		32,590
Capital Assets, Net	5,413,318	18,875		5,313,199		10,745,392
<b>TOTAL NON-CURRENT ASSETS</b>	<b>5,413,318</b>	<b>36,749</b>	<b>-</b>	<b>5,327,915</b>	<b>-</b>	<b>10,777,982</b>
<b>TOTAL ASSETS</b>	<b>\$ 11,023,646</b>	<b>\$ 399,202</b>	<b>\$ 52,489</b>	<b>\$ 6,093,336</b>	<b>\$ (677,643)</b>	<b>\$ 16,891,030</b>
<b>LIABILITIES AND NET POSITION</b>						
Accounts Payable	\$ 922,302	\$ 57,582	\$ 52,489	\$ 882,526	\$ (677,643)	\$ 1,237,256
Tenant Security Deposits	46,625			96,801		143,426
Deferred Revenue	4,820			19,931		24,751
Accrued Liabilities - Current	189,894	10,782		14,071		214,747
Notes Payable - Current				77,485		77,485
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,163,641</b>	<b>68,364</b>	<b>52,489</b>	<b>1,090,814</b>	<b>(677,643)</b>	<b>1,697,665</b>
FSS Escrow Deposits		56,177				56,177
Notes Payable				3,668,252		3,668,252
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>-</b>	<b>56,177</b>	<b>-</b>	<b>3,668,252</b>	<b>-</b>	<b>3,724,429</b>
<b>TOTAL LIABILITIES</b>	<b>1,163,641</b>	<b>124,541</b>	<b>52,489</b>	<b>4,759,066</b>	<b>(677,643)</b>	<b>5,422,094</b>
Invested in Capital Assets	5,413,318	18,875	-	1,567,462	-	6,999,655
Unrestricted Net Position	4,446,687	30,448	-	(233,192)	-	4,243,943
Restricted Net Position		225,338				225,338
<b>TOTAL NET POSITION</b>	<b>9,860,005</b>	<b>274,661</b>	<b>-</b>	<b>1,334,270</b>	<b>-</b>	<b>11,468,936</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 11,023,646</b>	<b>\$ 399,202</b>	<b>\$ 52,489</b>	<b>\$ 6,093,336</b>	<b>\$ (677,643)</b>	<b>\$ 16,891,030</b>

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	<b>COCC &amp; Low Rent</b>	<b>Housing Choice Vouchers</b>	<b>ROSS</b>	<b>Blended Component Unit</b>	<b>Eliminations</b>	<b>2022 TOTAL</b>
<b>OPERATING REVENUES</b>						
Net Tenant Rental Revenue	\$ 783,257	\$	\$	\$ 996,522	\$	\$ 1,779,779
HUD Operating Grants	2,774,303	6,556,772	77,489			9,408,564
Other Income	3,336,223	130,642		637,525	(761,263)	3,343,127
<b>TOTAL OPERATING REVENUES</b>	<b>6,893,783</b>	<b>6,687,414</b>	<b>77,489</b>	<b>1,634,047</b>	<b>(761,263)</b>	<b>14,531,470</b>
<b>OPERATING EXPENSES</b>						
Administrative Expenses	2,477,233	695,160		74,656	(761,263)	2,485,786
Tenant Services	208,651		77,489			286,140
Utilities Expense	314,622			141,888		456,510
Ordinary Maintenance and Materials	1,353,709			428,651		1,782,360
Protective Services	145,251	908		7,449		153,608
Insurance Expense	249,988	22,683		92,484		365,155
General Expenses	222,317	50,455		214,513		487,285
Interest				162,568		162,568
Housing Assistance Payments		6,021,646				6,021,646
Depreciation Expense	551,118	13,036		238,452		802,606
<b>TOTAL OPERATING EXPENSES</b>	<b>5,522,889</b>	<b>6,803,888</b>	<b>77,489</b>	<b>1,360,661</b>	<b>(761,263)</b>	<b>13,003,664</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,370,894</b>	<b>(116,474)</b>	<b>-</b>	<b>273,386</b>	<b>-</b>	<b>1,527,806</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Interest	26	84		1,173		1,283
<b>INCOME BEFORE OTHER REVENUES (EXPENSES)</b>	<b>26</b>	<b>84</b>	<b>-</b>	<b>1,173</b>	<b>-</b>	<b>1,283</b>
<b>CAPITAL CONTRIBUTIONS AND TRANSFERS</b>						
Capital Contributions	606,423					606,423
Transfers						-
<b>TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS</b>	<b>606,423</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>606,423</b>
<b>CHANGE IN NET POSITION</b>	<b>1,977,343</b>	<b>(116,390)</b>	<b>-</b>	<b>274,559</b>	<b>-</b>	<b>2,135,512</b>
<b>NET POSITION AT BEGINNING OF PERIOD</b>	<b>7,882,662</b>	<b>391,051</b>	<b>-</b>	<b>1,059,711</b>	<b>-</b>	<b>9,333,424</b>
<b>PRIOR PERIOD ADJUSTMENT</b>						<b>-</b>
<b>NET POSITION AT END OF PERIOD</b>	<b>\$ 9,860,005</b>	<b>\$ 274,661</b>	<b>\$ -</b>	<b>\$ 1,334,270</b>	<b>\$ -</b>	<b>\$ 11,468,936</b>

THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
 FOR THE YEAR ENDED DECEMBER 31, 2022

FEDERAL GRANTOR	PROGRAM OR AWARD ALN #	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
<b>Major Programs</b>			
U.S. Department of Housing and Urban Development			
Public and Indian Housing	14.850	\$ 1,472,113	\$ 2,263,716
Public Housing Capital Fund	14.872	1,908,613	1,908,613
Total Major Programs		3,380,726	4,172,329
<b>Non-Major Programs</b>			
U.S. Department of Housing and Urban Development			
Housing Choice Voucher Cluster			
Housing Choice Vouchers	14.871	6,556,772	6,803,889
Total Housing Choice Voucher Cluster		6,556,772	6,803,889
Resident Opportunity and Self Sufficiency	14.870	77,489	77,489
Total Non-Major Programs		6,634,261	6,881,378
<b>Total All Programs</b>		<b>\$ 10,014,987</b>	<b>\$ 11,053,707</b>

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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**Note 1 - Basis of Presentation**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of East Chicago, Indiana (Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's consolidated financial statements.

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended December 31, 2022. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended December 31, 2022, and should be read in conjunction with the Authority's consolidated financial statements.

The Authority did not elect to use the 10% de minimis cost rate as covered in 2 CFR 200.414 Indirect (F&A) costs.

**Note 2 - Sources of Funding**

The schedule includes all grants and contracts entered into directly between the Authority and agencies and departments of the federal government, as well as federal funds passed-through to the Authority by primary recipients. The Authority provided no part of its direct grant federal dollars to sub-recipients.

**Note 3 - Sub-recipients**

There were no sub-recipients for the year ended December 31, 2022.

**Note 4 - Loans Outstanding**

There were no federal loans outstanding for the year ended December 31, 2022.

**Note 5 - Non-Cash Assistance**

The Authority provided no non-cash assistance for the year ended December 31, 2022.

**Note 6 - Insurance**

The Authority had no federal insurance for the year ended December 31, 2022.

Housing Authority of the City of East Chicago (IN029)  
 EAST CHICAGO, IN  
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2022

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,272,420	\$1,478	\$34,118			\$3,308,016		\$3,308,016
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted		\$149,331	\$268,747			\$418,078		\$418,078
114 Cash - Tenant Security Deposits	\$46,625	\$96,801				\$143,426		\$143,426
115 Cash - Restricted for Payment of Current Liabilities		\$88,000				\$88,000		\$88,000
100 Total Cash	\$3,319,045	\$335,610	\$302,865	\$0	\$0	\$3,957,520	\$0	\$3,957,520
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects	\$1,081,606			\$52,489	\$31,077	\$1,165,172		\$1,165,172
124 Accounts Receivable - Other Government		\$162,422				\$162,422		\$162,422
125 Accounts Receivable - Miscellaneous	\$82,362	\$16,026	\$44,806		\$39,108	\$182,302		\$182,302
126 Accounts Receivable - Tenants	\$39,236	\$86,804				\$126,040		\$126,040
126.1 Allowance for Doubtful Accounts -Tenants	-\$27,380	-\$72,745				-\$100,125		-\$100,125
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery			\$22,328			\$22,328		\$22,328
128.1 Allowance for Doubtful Accounts - Fraud			-\$22,328			-\$22,328		-\$22,328
129 Accrued Interest Receivable		\$30				\$30		\$30
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,175,824	\$192,537	\$44,806	\$52,489	\$70,185	\$1,535,841	\$0	\$1,535,841
131 Investments - Unrestricted		\$54,472				\$54,472		\$54,472
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$124,825	\$47,078	\$14,782		\$23,762	\$210,447		\$210,447
143 Inventories	\$221,257	\$137,095				\$358,352		\$358,352
143.1 Allowance for Obsolete Inventories	-\$2,213	-\$1,371				-\$3,584		-\$3,584
144 Inter Program Due From		\$0			\$677,643	\$677,643	-\$673,992	\$3,651
145 Assets Held for Sale								
150 Total Current Assets	\$4,838,738	\$765,421	\$362,453	\$52,489	\$771,590	\$6,790,691	-\$673,992	\$6,116,699
161 Land	\$703,220	\$219,208				\$922,428		\$922,428
162 Buildings	\$27,662,515	\$5,749,427				\$33,411,942		\$33,411,942
163 Furniture, Equipment & Machinery - Dwellings								
164 Furniture, Equipment & Machinery - Administration	\$597,943		\$49,715		\$361,008	\$1,008,666		\$1,008,666
165 Leasehold Improvements								
166 Accumulated Depreciation	-\$23,939,992	-\$665,410	-\$30,840		-\$169,478	-\$24,805,720		-\$24,805,720
167 Construction in Progress	\$198,102	\$9,974				\$208,076		\$208,076
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,221,788	\$5,313,199	\$18,875	\$0	\$191,530	\$10,745,392	\$0	\$10,745,392
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								

173	Grants Receivable - Non Current								
174	Other Assets		\$14,716	\$17,874			\$32,590		\$32,590
176	Investments in Joint Ventures								
180	Total Non-Current Assets	\$5,221,788	\$5,327,915	\$36,749	\$0	\$191,530	\$10,777,982	\$0	\$10,777,982
200	Deferred Outflow of Resources								
290	Total Assets and Deferred Outflow of Resources	\$10,060,526	\$6,093,336	\$399,202	\$52,489	\$963,120	\$17,568,673	-\$673,992	\$16,894,681
311	Bank Overdraft								
312	Accounts Payable <= 90 Days	\$130,279	\$17,350	\$50,260		\$759,139	\$957,028		\$957,028
313	Accounts Payable >90 Days Past Due								
321	Accrued Wage/Payroll Taxes Payable	\$70,913		\$10,782		\$95,110	\$176,805		\$176,805
322	Accrued Compensated Absences - Current Portion								
324	Accrued Contingency Liability								
325	Accrued Interest Payable								
331	Accounts Payable - HUD PHA Programs			\$2,216			\$2,216		\$2,216
332	Account Payable - PHA Projects								
333	Accounts Payable - Other Government	\$32,884	\$408				\$33,292		\$33,292
341	Tenant Security Deposits	\$46,625	\$96,801				\$143,426		\$143,426
342	Unearned Revenue	\$4,820	\$19,931				\$24,751		\$24,751
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		\$77,485				\$77,485		\$77,485
344	Current Portion of Long-term Debt - Operating Borrowings								
345	Other Current Liabilities		\$239,614	\$5,106			\$244,720		\$244,720
346	Accrued Liabilities - Other	\$22,718	\$14,071			\$1,153	\$37,942		\$37,942
347	Inter Program - Due To		\$625,154		\$52,489		\$677,643	-\$673,992	\$3,651
348	Loan Liability - Current								
310	Total Current Liabilities	\$308,239	\$1,090,814	\$68,364	\$52,489	\$855,402	\$2,375,308	-\$673,992	\$1,701,316
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$3,657,992				\$3,657,992		\$3,657,992
352	Long-term Debt, Net of Current - Operating Borrowings								
353	Non-current Liabilities - Other		\$10,260	\$56,177			\$66,437		\$66,437
354	Accrued Compensated Absences - Non Current								
355	Loan Liability - Non Current								
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liabilities								
350	Total Non-Current Liabilities	\$0	\$3,668,252	\$56,177	\$0	\$0	\$3,724,429	\$0	\$3,724,429
300	Total Liabilities	\$308,239	\$4,759,066	\$124,541	\$52,489	\$855,402	\$6,099,737	-\$673,992	\$5,425,745
400	Deferred Inflow of Resources								
508.4	Net Investment in Capital Assets	\$5,221,788	\$1,577,722	\$18,875		\$191,530	\$7,009,915		\$7,009,915
511.4	Restricted Net Position			\$225,338			\$225,338		\$225,338
512.4	Unrestricted Net Position	\$4,530,499	-\$243,452	\$30,448	\$0	-\$83,812	\$4,233,683		\$4,233,683
513	Total Equity - Net Assets / Position	\$9,752,287	\$1,334,270	\$274,661	\$0	\$107,718	\$11,468,936	\$0	\$11,468,936
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$10,060,526	\$6,093,336	\$399,202	\$52,489	\$963,120	\$17,568,673	-\$673,992	\$16,894,681

Housing Authority of the City of East Chicago (IN029)  
 EAST CHICAGO, IN  
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2022

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$748,584	\$987,889				\$1,736,473		\$1,736,473
70400 Tenant Revenue - Other	\$34,673	\$8,633				\$43,306		\$43,306
70500 Total Tenant Revenue	\$783,257	\$996,522	\$0	\$0	\$0	\$1,779,779	\$0	\$1,779,779
70600 HUD PHA Operating Grants	\$2,703,997		\$6,556,772	\$77,489	\$70,306	\$9,408,564		\$9,408,564
70610 Capital Grants	\$606,423					\$606,423		\$606,423
70710 Management Fee					\$327,247	\$327,247	-\$618,171	-\$290,924
70720 Asset Management Fee					\$55,080	\$55,080	-\$55,080	\$0
70730 Book Keeping Fee					\$88,012	\$88,012	-\$88,012	\$0
70740 Front Line Service Fee								
70750 Other Fees					\$290,924	\$290,924		\$290,924
70700 Total Fee Revenue					\$761,263	\$761,263	-\$761,263	\$0
70800 Other Government Grants								
71100 Investment Income - Unrestricted	\$16	\$1,173	\$84		\$10	\$1,283		\$1,283
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery			\$45,696			\$45,696		\$45,696
71500 Other Revenue	\$336,026	\$637,525	\$84,946		\$687,167	\$1,745,664		\$1,745,664
71600 Gain or Loss on Sale of Capital Assets	\$1,551,767					\$1,551,767		\$1,551,767
72000 Investment Income - Restricted								
70000 Total Revenue	\$5,981,486	\$1,635,220	\$6,687,498	\$77,489	\$1,518,746	\$15,900,439	-\$761,263	\$15,139,176
91100 Administrative Salaries	\$381,218	\$11,260	\$314,514		\$677,444	\$1,384,436		\$1,384,436
91200 Auditing Fees	\$8,085	\$2,145	\$4,125		\$2,295	\$16,650		\$16,650
91300 Management Fee	\$222,306		\$104,940			\$327,246	-\$618,171	-\$290,925
91310 Book-keeping Fee	\$22,424		\$65,588			\$88,012	-\$88,012	\$0
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative	\$113,108	\$905	\$110,107		\$235,009	\$459,129		\$459,129
91600 Office Expenses	\$162,922	\$42,820	\$94,999		\$159,300	\$460,041		\$460,041
91700 Legal Expense	\$63,103	\$11,091			\$11,279	\$85,473		\$85,473
91800 Travel	\$4,436	\$2,700	\$887		\$13,844	\$21,867		\$21,867
91810 Allocated Overhead								
91900 Other	\$290,925	\$3,735			\$54,455	\$349,115		\$349,115
91000 Total Operating - Administrative	\$1,268,527	\$74,656	\$695,160	\$0	\$1,153,626	\$3,191,969	-\$706,183	\$2,485,786
92000 Asset Management Fee	\$55,080					\$55,080	-\$55,080	\$0
92100 Tenant Services - Salaries				\$45,538		\$45,538		\$45,538
92200 Relocation Costs	\$198,276				\$231	\$198,507		\$198,507
92300 Employee Benefit Contributions - Tenant Services				\$18,669		\$18,669		\$18,669
92400 Tenant Services - Other	\$10,144			\$13,282		\$23,426		\$23,426

92500 Total Tenant Services	\$208,420	\$0	\$0	\$77,489	\$231	\$286,140	\$0	\$286,140
93100 Water	\$46,224	\$68,956				\$115,180		\$115,180
93200 Electricity	\$169,834	\$54,941				\$224,775		\$224,775
93300 Gas	\$98,564	\$17,715				\$116,279		\$116,279
93400 Fuel								
93500 Labor								
93600 Sewer								
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense		\$276				\$276		\$276
93000 Total Utilities	\$314,622	\$141,888	\$0	\$0	\$0	\$456,510	\$0	\$456,510
94100 Ordinary Maintenance and Operations - Labor	\$654,269	\$152,671				\$806,940		\$806,940
94200 Ordinary Maintenance and Operations - Materials and Other	\$104,524	\$56,582			\$3,501	\$164,607		\$164,607
94300 Ordinary Maintenance and Operations Contracts	\$268,346	\$165,955			\$66,712	\$501,013		\$501,013
94500 Employee Benefit Contributions - Ordinary Maintenance	\$256,357	\$53,443				\$309,800		\$309,800
94000 Total Maintenance	\$1,283,496	\$428,651	\$0	\$0	\$70,213	\$1,782,360	\$0	\$1,782,360
95100 Protective Services - Labor	\$30,781					\$30,781		\$30,781
95200 Protective Services - Other Contract Costs	\$111,620	\$7,449	\$908			\$119,977		\$119,977
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services	\$2,850					\$2,850		\$2,850
95000 Total Protective Services	\$145,251	\$7,449	\$908	\$0	\$0	\$153,608	\$0	\$153,608
96110 Property Insurance	\$90,114	\$83,984				\$174,098		\$174,098
96120 Liability Insurance	\$67,884	\$8,500	\$11,639		\$11,811	\$99,834		\$99,834
96130 Workmen's Compensation	\$22,972		\$6,188		\$10,597	\$39,757		\$39,757
96140 All Other Insurance	\$41,265		\$4,856		\$5,345	\$51,466		\$51,466
96100 Total insurance Premiums	\$222,235	\$92,484	\$22,683	\$0	\$27,753	\$365,155	\$0	\$365,155
96200 Other General Expenses	\$10,406	\$705	\$38,555		\$42,301	\$91,967		\$91,967
96210 Compensated Absences								
96300 Payments in Lieu of Taxes	\$54,234	\$107,284				\$161,518		\$161,518
96400 Bad debt - Tenant Rents	\$28,058	\$97,278				\$125,336		\$125,336
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense	\$86,818	\$9,246	\$11,900			\$107,964		\$107,964
96000 Total Other General Expenses	\$179,516	\$214,513	\$50,455	\$0	\$42,301	\$486,785	\$0	\$486,785
96710 Interest of Mortgage (or Bonds) Payable		\$162,568				\$162,568		\$162,568
96720 Interest on Notes Payable (Short and Long Term)								
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$162,568	\$0	\$0	\$0	\$162,568	\$0	\$162,568
96900 Total Operating Expenses	\$3,677,147	\$1,122,209	\$769,206	\$77,489	\$1,294,124	\$6,940,175	-\$761,263	\$6,178,912
97000 Excess of Operating Revenue over Operating Expenses	\$2,304,339	\$513,011	\$5,918,292	\$0	\$224,622	\$8,960,264	\$0	\$8,960,264
97100 Extraordinary Maintenance	\$500					\$500		\$500
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments			\$6,021,646			\$6,021,646		\$6,021,646

97350 HAP Portability-In									
97400 Depreciation Expense	\$494,682	\$238,452	\$13,036		\$56,436	\$802,606		\$802,606	
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense									
90000 Total Expenses	\$4,172,329	\$1,360,661	\$6,803,888	\$77,489	\$1,350,560	\$13,764,927	-\$761,263	\$13,003,664	
10010 Operating Transfer In	\$1,231,884				\$70,306	\$1,302,190	-\$1,302,190	\$0	
10020 Operating transfer Out	-\$1,231,884				-\$70,306	-\$1,302,190	\$1,302,190	\$0	
10030 Operating Transfers from/to Primary Government									
10040 Operating Transfers from/to Component Unit									
10050 Proceeds from Notes, Loans and Bonds									
10060 Proceeds from Property Sales									
10070 Extraordinary Items, Net Gain/Loss									
10080 Special Items (Net Gain/Loss)									
10091 Inter Project Excess Cash Transfer In	\$150,000					\$150,000	-\$150,000	\$0	
10092 Inter Project Excess Cash Transfer Out	-\$150,000					-\$150,000	\$150,000	\$0	
10093 Transfers between Program and Project - In									
10094 Transfers between Project and Program - Out									
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,809,157	\$274,559	-\$116,390	\$0	\$168,186	\$2,135,512	\$0	\$2,135,512	
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
11030 Beginning Equity	\$7,943,130	\$1,059,711	\$391,051	\$0	-\$60,468	\$9,333,424		\$9,333,424	
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0					\$0		\$0	
11050 Changes in Compensated Absence Balance									
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity			\$49,323			\$49,323		\$49,323	
11180 Housing Assistance Payments Equity			\$225,338			\$225,338		\$225,338	
11190 Unit Months Available	3036	1521	11585			16142		16142	
11210 Number of Unit Months Leased	2990	1393	9657			14040		14040	
11270 Excess Cash	\$3,887,719					\$3,887,719		\$3,887,719	
11610 Land Purchases	\$0				\$0	\$0		\$0	
11620 Building Purchases	\$672,159				\$0	\$672,159		\$672,159	
11630 Furniture & Equipment - Dwelling Purchases	\$0				\$0	\$0		\$0	
11640 Furniture & Equipment - Administrative Purchases	\$0				\$0	\$0		\$0	
11650 Leasehold Improvements Purchases	\$0				\$0	\$0		\$0	
11660 Infrastructure Purchases	\$0				\$0	\$0		\$0	
13510 CFFP Debt Service Payments	\$0				\$0	\$0		\$0	
13901 Replacement Housing Factor Funds	\$0				\$0	\$0		\$0	

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
STATEMENT OF CAPITAL FUNDS COST - UNCOMPLETED  
FOR THE YEAR ENDED DECEMBER 31, 2022  
EXHIBIT F**

ANNUAL CONTRIBUTION CONTRACT PHASES IN36P029501 - 15, 16, 17, 18, 19, 20, 21 and IN36E029501-16
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	501-15	501-16	501-16 Emergency	501-17	501-18	501-19	501-20	501-21	501-21 Emergency	Total
Funds Approved	\$ 1,270,037	\$ 1,300,198	\$ 4,000,970	\$ 1,349,577	\$ 2,076,358	\$ 2,162,253	\$ 2,349,028	\$ 1,543,154	\$ -	\$ 14,781,538
Funds Expended	1,270,037	1,300,198	4,000,970	1,266,499	1,417,062	1,596,241	1,431,109	189,931	1,080,879	12,282,888
Excess\ (Deficit) of Funds Approve \$	<u>-</u>	<u>-</u>	<u>-</u>	<u>83,078</u>	<u>659,296</u>	<u>566,012</u>	<u>917,919</u>	<u>1,353,224</u>	<u>(1,080,879)</u>	<u>2,498,650</u>
Funds Advanced	\$ 1,270,037	\$ 1,300,198	\$ 4,000,970	\$ 1,130,911	\$ 1,343,044	\$ 1,596,241	\$ 1,431,109	\$ -	\$ -	\$ 10,802,473
Funds Expended	1,270,037	1,300,198	4,000,970	1,266,499	1,417,062	1,596,241	1,431,109	189,931	1,080,879	12,282,888
Excess\ (Deficit) of Funds Advance \$	<u>-</u>	<u>-</u>	<u>-</u>	<u>(135,588)</u>	<u>(74,018)</u>	<u>-</u>	<u>-</u>	<u>(189,931)</u>	<u>(1,080,879)</u>	<u>(1,480,415)</u>

1 Capital Fund Program costs for Phases IN36P029 - 501-15, 16, 17, 18, 19 and 20 and IN36E29501-16, are shown above.

2 Cost additions during the audit period were as follows: IN36P029501 - 15 - \$0, 16 - \$57,629, 17 - \$0  
18 - \$397,498, 19 - \$1,166,241, and 20 - \$806,149 accordingly, were audited by Velma Butler & Company, Ltd.

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
STATEMENT OF CAPITAL FUNDS COST - COMPLETED  
FOR THE YEAR ENDED DECEMBER 31, 2022  
EXHIBIT G**

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No completed CFP Programs were closed in FYE December 31, 2022.

**SINGLE AUDIT REPORTS**

**Report on Internal Control Over Financial Reporting and on Compliance and  
Other Matters Based on an Audit of Financial Statements Performed  
In Accordance with Government Auditing Standards**

Board of Commissioners  
Housing Authority of the East Chicago, Indiana  
East Chicago, IN 46516

U.S. Department of Housing and Urban  
Development, Indianapolis Office  
Minton-Capehart Federal Building  
575 North Pennsylvania, Room 655  
Indianapolis, Indiana 46204

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 primary government business type activities and the blended component units of the Housing Authority of the City of East Chicago, Indiana (Authority), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued an unmodified opinion thereon dated August 17, 2023.

### **Internal Control Over Financial Reporting**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did not identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs that we consider to be significant deficiencies.

### **Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Velma Butler & Company, Ltd." The signature is written in dark ink and is positioned above the printed name of the firm.

Velma Butler & Company, Ltd.  
Chicago, Illinois

August 17, 2023

**Report on Compliance for Each Major Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

**Independent Auditor's Report**

Board of Commissioners  
Housing Authority of the East Chicago, Indiana  
East Chicago, IN 46516

U.S. Department of Housing and Urban  
Development, Indianapolis Office  
Minton-Capehart Federal Building  
575 North Pennsylvania, Room 655  
Indianapolis, Indiana 46204

**Report on Compliance for Each Major Federal Program**

We have audited the Housing Authority of the City of East Chicago, Indiana (Authority) 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 Authority's major federal programs for the year ended December 31, 2022. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

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

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Authority'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 Authority'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 Authority's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, the Authority 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 December 31, 2022.

### **Other Matters**

The results of our auditing procedures disclosed other instances of noncompliance, which are required to be reported in accordance with Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as item 2022-001. Our opinion on each major federal program is not modified with respect to these matters.

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

### **Report on Internal Control Over Compliance**

Management of the Authority is responsible for establishing and maintaining effective internal controls over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority'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 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 Authority's internal control over compliance.

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

### **Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the Authority as of and for the year ended December 31, 2022, and have issued our report thereon dated August 17, 2023, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purpose of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in cursive script that reads "Velma Butler / Company Ltd.".

Velma Butler & Company, Ltd.  
Chicago, Illinois

August 17, 2023

**Independent Auditor's Report on Applying Agreed-Upon Procedures**

Board of Commissioners  
Housing Authority of the City of East Chicago  
East Chicago, IN 46516

U.S. Department of Housing and Urban  
Development, Indianapolis Office  
Minton-Capehart Federal Building  
575 North Pennsylvania, Room 655  
Indianapolis, Indiana 46204

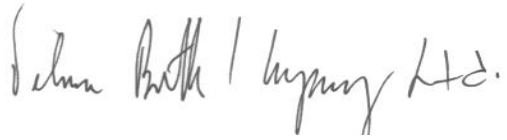
We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of East Chicago, Indiana (Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. 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 document listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended December 31, 2022, and have issued our report thereon dated August 17, 2023. 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 Housing Authority's Financial Data Schedule (FDS) dated December 23, 2022, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package and the FDS, which included the auditor's report, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit report. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Velma Butler & Company, Ltd." The signature is written in dark ink on a light-colored background.

Velma Butler & Company, Ltd.  
Chicago, Illinois

August 17, 2023

**SCHEDULE OF FINDINGS AND QUESTIONED COST**

THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
SUMMARY OF AUDITOR'S RESULTS  
FOR THE YEAR ENDED DECEMBER 31, 2022

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**Section I - Summary of Auditor's Results**

*Financial Statements*

Type of auditors' report issued on financial statements: **Unmodified**

Internal control over financial reporting:

Material weakness(es) identified?  Yes  No

Deficiencies identified not considered to be material weaknesses?  
 Yes  None reported

Noncompliance material to financial statements noted?  
 Yes  None reported

*Federal Awards*

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

Internal control over major programs:

Material weakness(es) identified?  Yes  No

Deficiencies identified not considered to be material weaknesses?  
 Yes  None reported

Any audit findings disclosed that are required to be reported in accordance with Uniform Audit Guidance?

Yes  No

Identification of major program:

**U.S. Department of Housing and Urban Development**

<u>ALN Number</u>	<u>Name of Federal Program</u>
14.850	Public and Indian Housing
14.872	Public Housing Capital Fund

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

Auditee qualified as low-risk auditee?  Yes  No

THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CURRENT YEAR  
FOR THE YEAR ENDED DECEMBER 31, 2022

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**Section II - Financial Statement Findings**

There were no reportable findings for the fiscal year ended December 31, 2022.

**Section III - Federal Award Findings and Questioned Costs**

**Finding 2022 - 001**

**Information on the Federal Program:**

Subject:	Maintenance Benefits
Federal Agency:	U.S. Department of Housing and Urban Development
Federal Program:	Public and Indian Housing
Assisted Listing Number:	14.850
Federal Award ID and Year:	January 1, 2022 - December 31, 2022
Compliance Requirement:	Activities Allowed and Unallowed
Audit Finding:	Other Matters

**Condition:**

The Housing Authority of the City of East Chicago, Indiana (the Authority) provided reduced rent outside of HUD Guidelines to an employee.

During the audit, it was noted that an employee was paying rent lower than standard public housing calculations.

**Criteria:**

CFR 2 Part 200, Compliance Supplement 4-14.850: Compliance Requirement - Determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification in accordance with 24 CFR Part 5, Subpart F. PHA's are required to verify tenant's income eligibility and rent payment based on HUD guidelines.

**Cause:**

Reduced rent is documented, but no verification for approval outside of HUD guidelines.

**Effect:**

Tenant is not properly contributing funds to the Authority and enforcing a different standard for tenants is operating outside of HUD guidelines.

**Recommendation:**

We recommend that the Authority obtains HUD approval for special exceptions operating outside of HUD guidelines.

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CURRENT YEAR  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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**Authority Action Plan:**

The Authority concurs with the Auditors' recommendations. The Deputy Director of the Authority will get HUD approval to ensure compliance with HUD regulations. Official communication will be sent before the end of calendar year 2023.

THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - PRIOR YEAR  
FOR THE YEAR ENDED DECEMBER 31, 2022

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**Section IV - Financial Statement Findings**

There were no reportable findings for the fiscal year ended December 31, 2021.

**Section V - Federal Award Findings and Questioned Costs**

**Finding 2021 - 001 Missing documentation from Tenant Files**

**Information on the Federal Program:**

U.S. Department of Housing and Urban Development

ALN 14.871 - Section 8 Housing Choice Vouchers:

Federal Award ID and Year: January 1, 2021 - December 31, 2021

**Condition:**

The Housing Authority of the City of East Chicago, Indiana (the Authority) did not maintain adequate documentation to assure required compliance information was noted in each tenant file.

During the audit, it was noted that multiple tenant files were missing required compliance information from the file. Missing information included documented computation before entering into 50058, lease agreement, missing social security card and birth certificate, and missing signature of lessee on lead based paint notification form.

**Authority Action Plan:**

The Authority concurs with the Auditors' recommendations. The Director of Housing Choice Voucher Program will ensure staff are fully aware of the appropriate processes and current practices to ensure compliance with HUD regulations, and the Authority's performance expectations. Official communication will be approved and sent within 90 days to ensure tenant files are obtaining and retaining required documentation.

**Conclusion:**

Corrective action was taken and finding was **CLOSED**.

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
STATEMENT OF COMPLIANCE WITH  
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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Velma Butler & Company, Ltd. audited the Authority's compliance with the Section 8 Housing Management Assessment Program and did not observe any material instances of noncompliance.

**THE HOUSING AUTHORITY OF EAST CHICAGO, INDIANA  
STATEMENT OF COMPLIANCE WITH  
PUBLIC HOUSING ASSESSMENT SYSTEM  
FOR THE YEAR ENDED DECEMBER 31, 2022**

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Velma Butler & Company, Ltd. audited the Authority's compliance with the Public Housing Assessment System Program and did not note any material instances of noncompliance.