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December 22, 2023

Board of Directors
Columbus Housing Authority
Bartholomew County, Indiana

We have reviewed the audit report of the Columbus Housing Authority, which was opined upon by Barry Gaudette, CPA, PC, Independent Public Accountant, for the period July 1, 2022 to June 30, 2023. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Columbus Housing Authority as of June 30, 2023, and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

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

Tammy R. White, CPA
Deputy State Examiner

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

**FOR THE YEAR ENDED JUNE 30, 2023
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

COLUMBUS HOUSING AUTHORITY
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INTRODUCTION

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

Independent Auditor's Report

Board of Commissioners
Columbus Housing Authority
Columbus, Indiana

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Columbus Housing Authority, Indiana, as of June 30, 2023 and 2022, and the related statement and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Columbus Housing Authority, Indiana as of June 30, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Columbus Housing Authority, Indiana's ability to continue as a going concern for the year ending June 30, 2023.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Report on Other Legal and Regulatory Requirements

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5-9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Columbus Housing Authority, Indiana's basic financial statements. The financial data schedule shown at the end of the audit report is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis 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 is also not a required part of the basic financial statements.

The financial data schedule, which can be found at the end of the audit report, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 17, 2023, on our consideration of the Columbus Housing Authority, Indiana's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Columbus Housing Authority, Indiana's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Columbus Housing Authority, Indiana's internal control over financial reporting and compliance.

Barry E. Gaudette, CPA, PC

November 17, 2023

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Unaudited)

As management of the Columbus Housing Authority we offer reviewers of this audit report this narrative discussion and analysis of the Columbus Housing Authority's financial activities for the fiscal year ended June 30, 2023. This discussion and analysis letter of the Columbus Housing Authority's financial performance should be read in conjunction with the auditor's opinion letter and the following financial statements.

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

FINANCIAL HIGHLIGHTS

The term "net position" refers to the difference between assets and liabilities. The Housing Authority's total net position as of June 30, 2023 was \$7,254,078. The net position increased by \$206,017, an increase of 2.9% over the prior fiscal year.

Revenues and contributions for the Housing Authority were \$5,334,463 for the fiscal year ended June 30, 2023. This was an increase of \$682,234 or 14.7% over the prior fiscal year.

Expenses for the Housing Authority were \$5,128,446 for the fiscal year ended June 30, 2023. This was an increase of \$700,678 or 15.8% over the prior fiscal year.

HUD operating grants were \$4,355,501 for the fiscal year ended June 30, 2023. This was an increase of \$682,234 or 14.7% over the prior fiscal year. Capital contributions were \$342,511 for the current fiscal year. This was an increase of \$255,292 over the prior fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Required Financial Statements

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

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

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

Notes to the Financial Statements

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

Supplemental Information

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

FUND STATEMENTS

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

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)

FUND STATEMENTS (Continued)

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

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

Section 8 Housing Choice Voucher Program: Under this program, the Housing Authority administers contracts with independent landlords to provide housing for low-income households. These units are not owned by the Housing Authority. The Housing Authority subsidizes the family's rent via a "Housing Assistance Payment" made directly to the landlord. HUD provides subsidy to the Housing Authority to enable the Housing Authority to set the rental rates at 30% to 40% of a participant's income.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the following table, assets exceeded liabilities by \$7,254,078 at the close of the fiscal year ended June 30, 2023 an increase from \$7,048,061 in 2022. The increase in net position of \$206,017 was due to the change in net position.

The unrestricted net position was \$1,871,796 as of June 30, 2023. This amount may be used to meet the Housing Authority's ongoing obligations. At the end of the current fiscal year, the Housing Authority is able to report positive balances in all categories of net position.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

CONDENSED STATEMENTS OF NET POSITION
June 30,

	<u>2023</u>	<u>2022</u>	<u>Dollar Change</u>
Current and other assets	\$ 2,253,698	\$ 2,227,678	\$ 26,020
Capital assets, net	<u>5,226,582</u>	<u>5,108,474</u>	<u>118,108</u>
Total Assets	<u>7,480,280</u>	<u>7,336,152</u>	<u>144,128</u>
Current liabilities	112,810	136,495	(23,685)
Noncurrent liabilities	<u>113,392</u>	<u>151,596</u>	<u>(38,204)</u>
Total Liabilities	<u>226,202</u>	<u>288,091</u>	<u>(61,889)</u>
Net position:			
Net Investment in capital assets	5,226,582	5,108,474	118,108
Restricted net position	155,700	244,019	(88,319)
Unrestricted net position	<u>1,871,796</u>	<u>1,695,568</u>	<u>176,228</u>
Total Equity – net assets/position	<u>\$ 7,254,078</u>	<u>\$ 7,048,061</u>	<u>\$ 206,017</u>

Total current assets increase of \$26,020 was due, in large part, to an increase in accounts receivable-tenants of \$16,242.

Total current liabilities decreased by \$(23,685), in large part, by a decrease in accrued wages of \$(21,161) from the prior fiscal year.

Total noncurrent liabilities decreased by \$(38,204), in large part, by lowering noncurrent liabilities by \$(18,193).

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

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

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

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

	<u>6/30/23</u>	<u>6/30/22</u>	<u>Dollar Change</u>
Revenues and contributions			
Operating, non operating, capital contributions:			
Tenant Revenue	\$ 422,612	\$ 389,210	\$ 33,402
Non dwelling rent	28,892	19,751	9,141
Total PHA generated Revenue	451,504	408,961	42,543
HUD operating grants	4,355,501	4,031,448	324,053
Capital contributions	342,511	87,219	255,292
Other income	172,139	121,552	50,587
Interest income	9,070	1,799	7,271
Fraud recovery	3,738	1,250	2,488
Total Revenues and Contributions	<u>5,334,463</u>	<u>4,652,229</u>	<u>682,234</u>
Expenses			
Personnel services	458,902	614,388	(155,486)
Utilities	74,137	63,292	10,845
Maintenance	800,282	226,288	573,994
Insurance	90,591	80,501	10,090
Payments in lieu of taxes	34,533	31,794	2,739
Other supplies and expenses	133,155	168,602	(35,447)
Housing Assistance Payments	3,312,443	3,011,120	301,323
Depreciation	224,403	231,783	(7,380)
Total Expenses	<u>5,128,446</u>	<u>4,427,768</u>	<u>700,678</u>
Change in net position	206,017	224,461	(18,444)
Beginning net position	7,048,061	6,829,469	218,592
Prior period adjustments	0	(5,869)	5,869
Ending net position	<u>\$ 7,254,078</u>	<u>\$ 7,048,061</u>	<u>\$ 206,017</u>

Revenues:

As can be seen in the above table total revenues and contributions increased by \$682,234, in large part, due federal grants increasing by \$579,345 over the prior fiscal year.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

Columbus Housing Authority's primary revenue sources are subsidies and grants received by HUD. Please note that Capital Fund Program grants are classified as either soft cost revenue or hard cost revenue. The Housing Authority classified \$297,835 of the Capital Grants as soft costs for the current fiscal year. For the fiscal year ending June 30, 2023, revenue generated by the Housing Authority accounted for \$451,504 (or 8.5% of total revenue), while HUD contributions accounted for \$4,698,012 (or 88.1% of total revenue).

Expenses:

Total expenses for the fiscal year ending June 30, 2023 were \$5,128,446 while for the fiscal year ending June 30, 2022, they were \$4,427,768. This represents an 15.8% increase in our operating costs, in large part, due to maintenance costs increasing by \$573,994 and HAP payments increasing \$301,323 over the prior fiscal year.

The following represents changes in Federal Assistance received:

	<u>6/30/23</u>	<u>6/30/22</u>	<u>Dollar Change</u>
Public Housing Operating Subsidy	\$ 419,128	\$ 463,194	\$ (44,066)
Capital Fund Program	640,346	236,764	403,582
Section 8 Housing Choice Voucher Program	3,006,067	2,874,482	131,585
Mainstream Vouchers	568,572	508,844	59,728
Family self-sufficiency program	63,899	47,643	16,256
Public Housing CARES Act	0	16,832	(16,832)
HCV CARES Act funding	0	21,877	(21,877)
Mainstream CARES Act Funding	0	19,282	(19,282)
Total	<u>\$ 4,698,012</u>	<u>\$ 4,188,918</u>	<u>\$ (509,094)</u>

The above chart is segregated as to the Program source of funds, not the use of funds. The subsidy for Public Housing decreased mainly due the HUD decreasing slightly its funding formula amount for the Housing Authority. The increase in the Housing Choice Voucher Program increased due to more units being leased and incomes rising. The Capital Fund Program increase is due to drawing down more than one years capital fund grants during the current fiscal year.

Budget Analysis:

A Low Rent Public Housing Operating Budget for the fiscal year ending June 30, 2023 was presented to and approved by the Board of Commissioners. Actual results were in line with the budgeted amounts.

**Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)**

OPERATIONAL HIGHLIGHTS

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

	6/30/23	6/30/22
Low Rent Public Housing Program	154	155
Section 8 Housing Choice Voucher Program	529	536

The Housing Authority had a 96.2% lease up rate in the Low Rent program for the current fiscal year. The Voucher program had a 88.9% lease up rate in the voucher program as of June 30, 2023.

CAPITAL ASSETS

The Columbus Housing Authority's investment in capital assets, as of June 30, 2023 amounts to \$5,160,700 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, equipment, and construction in progress.

**CAPITAL ASSETS
NET OF ACCUMULATED DEPRECIATION
June 30, 2023**

	2023	2022	Dollar Change
Land	\$ 3,360,190	\$ 3,360,190	\$ 0
Buildings	7,349,861	6,896,004	453,857
Furniture, equipment and machinery			
- dwellings	47,022	18,377	28,645
Furniture, equipment and machinery			
- administration	47,626	89,757	(42,131)
Construction in progress	107,237	254,664	(147,427)
	10,911,936	10,618,992	292,944
Accumulated depreciation	(5,751,236)	(5,582,758)	(168,478)
Total	\$ 5,160,700	\$ 5,036,234	\$ 124,466

Capital assets increased by \$124,466, because of depreciation of \$(224,403) offset by capital outlays of \$292,944 and an adjustment to accumulated depreciation of \$55,925.

During the fiscal year ending June 30, 2023, our Capital Fund Program work projects included the following:

The Housing Authority replaced some air conditioning units; roofing and renovations at Pence; renovations at Sycamore, scattered sites and Heritage.

**Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2023
(Continued)**

CAPITAL ASSETS (CONTINUED)

Capital projects planned for the next fiscal year include the following:

The planned capital expenditures for the next fiscal year will be continuing the maintenance of the units.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Housing Authority is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Authority is affected more by the Federal Budget than by local economic conditions. Due to inadequate funding of programs, the Housing Authority is engaging in outreach activities within its local community to seek other federal and non-federal sources of income to offset operational expenses and keep the Housing Authority financially and operationally in order to continue to provide safe, sanitary, and decent housing to our residents.

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

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

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest in the Housing Authority's finances. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Executive Director, Columbus Housing Authority, 799 McClure Road, Columbus, Indiana 47201.

FINANCIAL STATEMENTS

Columbus Housing Authority
Statement of Net Position
June 30, 2023

ASSETS

Current Assets:

Cash and cash equivalents	\$ 2,093,372
Receivables, net	91,923
Prepaid expenses	68,403
Total Current Assets	2,253,698

Capital Assets:

Land	3,360,190
Buildings	7,436,232
Equipment	145,775
Construction in Progress	107,237
	11,049,434
Less: accumulated depreciation	(5,822,852)
Net Capital Assets	5,226,582

Total Assets	\$ 7,480,280
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LIABILITIES and NET POSITION

Current Liabilities:

Accounts payable	\$ 36,538
Accrued expenses	21,212
Tenant security deposit liability	41,670
Unearned revenue	13,390
Total Current Liabilities	112,810

Non-Current Liabilities:

Accrued compensated absences	15,547
Non-Current Liabilities – other	97,845
	113,392

Total Non-Current Liabilities	113,392
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Total Liabilities	226,202
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Net Position:

Net investment in capital assets	5,226,582
Restricted net position	155,700
Unrestricted net position	1,871,796
Total Net Position	7,254,078

Total Liabilities and Net Position	\$ 7,480,280
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See notes to financial statements

Columbus Housing Authority
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended June 30, 2023

OPERATING REVENUES:

Dwelling rent	\$ 422,612
Non dwelling rent	28,892
Operating grants	4,355,501
Total operating revenues	4,807,005

OPERATING EXPENSES:

Administrative	578,462
Utilities	74,137
Maintenance	800,282
Insurance	90,591
General expenses	48,128
Housing assistance payments	3,312,443
Depreciation	224,403
Total operating expenses	5,128,446
Operating income (loss)	(321,441)

NONOPERATING REVENUES:

Investment income	9,070
Fraud recovery	3,738
Other revenue	172,139
Total non operating revenues	184,947

CAPITAL CONTRIBUTIONS

	342,511
Change in net position	206,017
Net position, beginning	7,048,061
Net position, ending	\$ 7,254,078

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows
Year Ended June 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non dwelling rents	\$ 461,538
Cash received from operating grants	4,355,501
Cash payments to other suppliers of goods and services	(4,412,601)
Cash payments to employees for services	(491,580)
Cash payments for payments in lieu of taxes	<u>(31,814)</u>
Net cash (used) by operating activities	<u>(118,956)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Fraud recovery	1,935
Tenant security deposits	1,660
Other revenue	<u>172,139</u>
Net cash provided by noncapital financing activities	<u>175,734</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING

Payments for capital acquisitions	(343,095)
Non current liabilities	(36,254)
Capital grants	<u>278,142</u>
Net cash (used) by capital and related financing activities	<u>(101,207)</u>

CASH FLOWS FROM INVESTING ACTIVITIES:

Receipts of interest income – unrestricted	<u>9,070</u>
Net cash provided by investing activities	<u>9,070</u>

Net increase (decrease) in cash	(35,359)
Cash and cash equivalents, beginning	<u>2,128,731</u>
Cash and cash equivalents, ending	<u><u>\$ 2,093,372</u></u>

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows (Continued)
Year Ended June 30, 2023

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

Operating income (loss)	\$	(321,441)
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		224,403
Allowance for doubtful accounts		(9,884)
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable-tenants		16,242
Prepaid expenses		(1,565)
Increase (decrease) in liabilities:		
Accounts payable-trade		(1,223)
Accrued wages/payroll taxes payable		(21,161)
Accounts payable-other government		2,739
Accrued compensated absences		(11,517)
Accrued liabilities – other		795
Unearned revenue		3,656
		3,656
Net cash (used) by operating activities	\$	(118,956)

See notes to financial statements

Columbus Housing Authority
Notes to Financial Statements
June 30, 2023

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

The Columbus Housing Authority (“CHA” or “Housing Authority”) is an independent municipal entity created by the City of Columbus in on December 18, 1972 pursuant to Indiana state law and the National Housing Act of 1937. Although the Housing Authority maintains close ties with the City of Columbus in several respects, the Housing Authority is not a component unit of the City, as defined by the Governmental Accounting Standards Board, since the City is not financially accountable for the operations of the Housing Authority, and has no responsibility to fund its deficits or receive its surpluses. The Housing Authority operates under a Board of Commissioner form of government to provide safe and decent housing for eligible low and moderate income families and elderly individuals. The Board is comprised of seven members, all City residents, appointed by the City Mayor. The Board appoints an Executive Director who acts as the Secretary of the Housing Authority.

1. Reporting Entity

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

Low Income Public Housing

This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by the Housing Authority. These units are rented to low income families and low income elderly, disabled, and special needs individuals. The properties were constructed with grants and/or loans provided by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority receives grants from HUD to subsidize operating costs. Tenants are charged rents based on a percentage of their incomes. HUD subsidizes 157 federal public housing units through this program.

Public Housing Capital Fund

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

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

1. Reporting Entity (Continued)

Section 8 Housing Choice Vouchers

HUD provides grants to the Housing Authority to subsidize rents paid by low income families and issued vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 529 families and individuals this year.

Supportive Housing for Persons with Disabilities

HUD provides grants to the Housing Authority to subsidize rents for individuals and families with disabilities. HUD provides issued mainstream vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 91 families and individuals this year.

PIH Family Self-Sufficiency Program

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

State and Local

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

Business Activities

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

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

2. Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

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

3. Measurement Focus

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

4. Basis of Accounting

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

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

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

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

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

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

5. Budgets and Budgetary Accounting

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

6. Cash and Cash Equivalents

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

7. Tenant Accounts Receivable and Allowance for Bad Debts

Accounts receivable have been adjusted for all known uncollectible accounts.

8. Prepaid Expenses

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

9. Compensated Absences

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

10. Inter-Program Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting inter-program receivables and payables as well as offsetting inter-program transfers are eliminated for financial statement presentation. For the fiscal year ended June 30, 2023, there was \$66,568 due from Low Rent Program to the Housing Choice Voucher Program and operating transfers of \$297,835 from the capital fund program to the Low Rent Program.

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

11. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$5,000 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Buildings and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	15	-	40 years
Equipment	5	-	10 years
Leasehold improvements	10	-	15 years

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

12. Income Taxes

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

13. Use of Estimates

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

14. Deferred Outflows/Inflows of Resources

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

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

15. Unearned Revenue

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

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

16. Comparative Data

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

17. Net Position

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

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

18. Subsequent Events

The financial statements and related disclosures include evaluation of events through and including November 17, 2023, which is the date the financial statements were available to be issued.

NOTE B: CASH AND CASH EQUIVALENTS

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

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

Cash – operations	<u>\$ 2,093,372</u>
Total	<u><u>\$ 2,093,372</u></u>

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of June 30, 2023:

Bank deposits (checking, savings, and treasury obligation accounts)	\$ 2,093,172
Petty cash	<u>200</u>
Total	<u><u>\$ 2,093,372</u></u>

Custodial Credit Risk of Bank Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Housing Authority's deposits may not be returned to it. At year end, the Housing Authority had no bank deposits that were uninsured and uncollateralized because of using a sweep account.

NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2023, was as follows:

	Balance 06/30/22	Additions/ Transfers	Retirements/ Transfers	Balance 06/30/23
Low Rent Program				
Land	\$ 3,360,190	\$ 0	\$ 0	\$ 3,360,190
Buildings	6,896,004	453,857	0	7,349,861
Furniture, equipment & machinery - dwellings	18,377	28,645	0	47,022
Furniture, equipment & machinery - administration	89,757	0	(42,131)	47,626
Construction in progress	254,664	0	(147,427)	107,237
	<u>10,618,992</u>	<u>\$ 482,502</u>	<u>\$ (189,558)</u>	<u>10,911,936</u>
Less accumulated depreciation	<u>(5,582,758)</u>	<u>\$ (218,045)</u>	<u>\$ 49,567</u>	<u>(5,751,236)</u>
Total	<u>\$ 5,036,234</u>			<u>\$ 5,160,700</u>
Housing Choice Voucher Program				
Buildings	\$ 86,371	\$ 0	\$ 0	\$ 86,371
Furniture, equipment & machinery - administration	101,370	0	(50,243)	51,127
	<u>187,741</u>	<u>\$ 0</u>	<u>\$ (50,243)</u>	<u>137,498</u>
Less accumulated depreciation	<u>(115,501)</u>	<u>\$ (6,358)</u>	<u>\$ 50,243</u>	<u>(71,616)</u>
Total	<u>\$ 72,240</u>			<u>\$ 65,882</u>
Combined Totals				<u>\$ 5,226,582</u>

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

Business-type activities:	
Low Rent Program	\$ 218,045
Housing Choice Voucher Program	6,358
	<u>\$ 224,403</u>

NOTE D: NON-CURRENT LIABILITIES

As of June 30, 2023, the non-current liabilities are comprised of the following:

Accrued compensated absences- noncurrent portion	\$ 15,547
Non-current liabilities - other	97,845
	<u>\$ 113,392</u>

The following is a summary of changes in non-current liabilities for the year ended June 30, 2023:

	<u>Balance 06/30/22</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 06/30/23</u>	<u>Amounts Due within One Year</u>
Accrued compensated absences	\$ 17,497	\$ 0	\$ (1,950)	\$ 15,547	\$ 13,329
Non-current Liabilities - other	134,099		(36,254)	97,845	0
	<u>\$ 151,596</u>	<u>\$ 0</u>	<u>\$ (38,204)</u>	<u>\$ 113,392</u>	<u>\$ 13,329</u>

NOTE E: COMMITMENTS AND CONTINGENCIES

Commitments – Construction

At June 30, 2023, the Housing Authority had the following capital fund grants:

	<u>IN36P058501-18</u>	<u>IN36P058501-19</u>
Funds Approved	\$ 321,347	\$ 334,979
Funds Expended	(321,347)	(331,860)
Excess of Funds Approved	<u>\$ 0</u>	<u>\$ 3,119</u>
Funds Advanced (HUD Grants)	\$ 321,347	\$ 331,860
Funds Expended	(321,347)	(331,860)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>
	<u>IN36P058501-20</u>	<u>IN36P058501-21</u>
Funds Approved	\$ 360,277	\$ 351,688
Funds Expended	(360,277)	(351,688)
Excess of Funds Approved	<u>\$ 0</u>	<u>\$ 0</u>
Funds Advanced (HUD Grants)	\$ 360,277	\$ 351,688
Funds Expended	(360,277)	(351,688)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

The audited costs for 2018, 2020, and 2021 agree with the costs shown on the Form HUD-53001.

NOTE E: COMMITMENTS AND CONTINGENCIES (continued)

Contingencies

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

NOTE F: RETIREMENT PLAN

The Housing Authority provides pension benefits for all of its full-time employees through a Simple IRA plan with AXA Equitable. The plan requires the Housing Authority and the employee to contribute 9% and 1% of covered wages, respectively, however, employees may contribute more. Housing Authority contributions forfeited by employees who leave employment prior to vesting are used to reduce current costs and contribution requirements. In the current year, the total contributions were \$56,627 related to \$336,400 of covered salaries and wages. The plan may only be amended by Board action.

NOTE G: RISK MANAGEMENT

The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. The Housing Authority carries commercial insurance coverage to cover this risk. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

SUPPLEMENTARY INFORMATION

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

Independent Accountant’s Report on Applying Agreed-Upon Procedure

To the Board of Commissioners
Columbus Housing Authority

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

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

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

We were engaged to perform an audit in accordance with the audit requirements of OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, for the Columbus Housing Authority as of and for the year ended June 30, 2023, and have issued our reports thereon dated November 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 supplementary information dated November 17, 2023, was expressed in relation to the basic financial statements of the Authority taken as a whole.

**Independent Accountant’s Report on Applying Agreed-Upon Procedure
Page Two**

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

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

Barry E. Gaudette, CPA, PC

November 17, 2023

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

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

Columbus Housing Authority
Schedule of Expenditures of Federal Awards
And Notes to the Schedule of Federal Awards
Year Ended June 30, 2023

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Federal Grantor U.S. Department of HUD	Type	Federal CFDA#	Expenditures
Housing Voucher Cluster:			
Section 8 Housing Choice Voucher Program	A – Major	14.871	\$ 2,652,558
Ongoing Administrative Fees Earned	A – Major	14.871	353,509
Subtotal Housing Voucher Cluster			<u>3,006,067</u>
Public and Indian Housing:			
Public Housing Program	B – Nonmajor	14.850	419,128
Public Housing Capital Fund	B – Nonmajor	14.872	640,346
Mainstream Vouchers	B- Nonmajor	14.879	568,572
PIH Family Self-Sufficiency Program	B- Nonmajor	14.896	63,899
Total Federal Financial Awards			<u>\$ 4,698,012</u>
Threshold for Type A/Type B Program			<u>\$ 750,000</u>

NOTES TO THE SCHEDULE OF FEDERAL AWARDS

Basis of Accounting - - The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the Housing Authority under programs of the federal government for the year ended June 30, 2023. Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements, although the basis for determining when federal awards are expended is presented in accordance with the requirements of the Uniform Guidance, Audit of States, Local Governments, and Non-Profit Organizations. In addition, expenditures reported on the Schedule are recognized following the cost principles contained in Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

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

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

REPORTS ON INTERNAL CONTROL AND COMPLIANCE

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

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an
Audit of Financial Statements Performed in Accordance
with *Government Auditing Standards***

To the Board of Housing Authorities
Columbus Housing Authority
Columbus, Indiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Columbus Housing Authority, Indiana, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Columbus Housing Authority, Indiana's basic financial statements, and have issued our report thereon dated November 17, 2023.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Barry E. Gaudette, CPA, PC

November 17, 2023

**Barry E. Gaudette, CPA, PC
3145 Lake Meadows Circle
Traverse City, Michigan 48685**

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

To the Board of Housing Authorities
Columbus Housing Authority
Columbus, Indiana

Report on Compliance for Each Major Federal Program

We have audited the Columbus Housing Authority, Indiana's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Columbus Housing Authority, Indiana's major federal programs for the year ended June 30, 2023. Columbus Housing Authority, Indiana's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Columbus Housing Authority, Indiana's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Columbus Housing Authority, Indiana's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In our opinion, the Columbus Housing Authority, Indiana, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Report on Internal Control over Compliance

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

November 17, 2023

**Columbus Housing Authority
Status of Prior Audit Findings
June 30, 2023**

There were no prior year findings.

Columbus Housing Authority
Schedule of Findings and Questioned Costs
June 30, 2023

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? No

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

Noncompliance material to financial statements noted? No

Federal Awards

Internal control over major programs:

Material weakness(es) identified? No

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

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

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

Identification of major programs:

<i>CFDA Number</i>	<i>Name of Federal Program or Cluster</i>
14.871	Housing Choice Vouchers Program
Dollar threshold used to distinguish between Type A and Type B programs:	\$ 750,000
Auditee qualified as low-risk auditee?	Yes

Section II - Findings Related to the Financial Statements

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

Section III - Findings and Questioned Costs for Federal Awards

There were no findings or questioned costs.