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

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

January 18, 2024

Board of Commissioners
Fremont Housing Authority
200 West Spring Street
Fremont, IN 46737

We have reviewed the audit report of the Fremont Housing Authority, which was opined upon by Barry E. Gaudette, CPA, Independent Public Accountant, for the period April 1, 2022 to March 31, 2023. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Fremont Housing Authority, as of March 31, 2023, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Barry E. Gaudette, CPA, prepared the audit report in accordance with the guidelines established by the Indiana 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 black ink that reads "Tammy R. White".

Tammy R. White, CPA
Deputy State Examiner

**FREMONT HOUSING AUTHORITY
FREMONT, INDIANA
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED MARCH 31, 2023
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

FREMONT HOUSING AUTHORITY
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MARCH 31, 2023

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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
Fremont Housing Authority
Fremont, Indiana

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Fremont Housing Authority, Indiana, as of March 31, 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 Fremont Housing Authority, Indiana as of March 31, 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 Fremont 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 Fremont Housing Authority, Indiana's ability to continue as a going concern for the year ending March 31, 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 Fremont Housing Authority, Indiana's ability to continue as a going concern for a reasonable period of time.

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

Report on Other Legal and Regulatory Requirements

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-11 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

Report on Other Legal and Regulatory Requirements (Continued)

Other Matters (Continued)

Required Supplementary Information (Continued)

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 Fremont Housing Authority, Indiana's basic financial statements. The financial data schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The financial data schedule 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 June 21, 2023, on our consideration of the Fremont 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 Fremont 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 Fremont Housing Authority, Indiana's internal control over financial reporting and compliance.

Barry E. Gaudette, CPA, PC

June 21, 2023

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Unaudited)

As management of the Fremont Housing Authority we offer reviewers of this audit report this narrative discussion and analysis of the Fremont Housing Authority's financial activities for the year ended March 31, 2023. This discussion and analysis letter of the Fremont Housing Authority's financial performance should be read in conjunction with the auditor's opinion letter and the following financial statements.

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

FINANCIAL HIGHLIGHTS

The term "net position" refers to the difference between assets and liabilities. The Housing Authority's total net position as of March 31, 2023 was \$687,427. The net position decreased by \$31,437, a decrease of 4.3% from the prior fiscal year.

Revenues and contributions for the Housing Authority were \$278,060 for the fiscal year ended March 31, 2023. This was an increase of \$13,197 or 5.0% over the prior fiscal year.

Expenses for the Housing Authority were \$309,497 for the fiscal year ended March 31, 2023. This was a decrease of \$35,126 or 10.2% from the prior fiscal year.

HUD operating grants were \$110,770 for the fiscal year ended March 31, 2023. This was an increase of \$834 or 0.8% 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.

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 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 Housing Authority's operations over the past year and can be used to determine whether the Housing Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

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

Notes to the Financial Statements

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

Supplemental Information

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

FUND STATEMENTS

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

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 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 the household income 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 is awarded funds each year to use for Capital needs. The Housing Authority also has the ability to use up to 100% of these funds, if need be, to supplement Operating Subsidies, since the Housing Authority is considered a "small" PHA. This program is the primary funding source for physical improvements to its properties.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the following table, assets exceeded liabilities by \$687,427 at the close of the fiscal year ended March 31, 2023 a decrease from \$718,864 in 2022.

The unrestricted net position was \$211,212 as of March 31, 2023. It can be used to meet the Housing Authority's ongoing obligations. The Housing Authority had no net position classified as restricted, which would be subject to external restrictions on how they may be used. At the end of the current fiscal year, the Housing Authority is able to report positive balances in all categories of net position.

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

CONDENSED STATEMENTS OF NET POSITION

	<u>03/31/23</u>	<u>03/31/22</u>	<u>Dollar Change</u>
Current and other assets	\$ 240,978	\$ 216,019	\$ 24,959
Capital assets, net	<u>476,215</u>	<u>532,738</u>	<u>(56,523)</u>
Total Assets	<u>717,193</u>	<u>748,757</u>	<u>(31,564)</u>
Current liabilities	27,312	26,526	786
Noncurrent liabilities	<u>2,454</u>	<u>3,367</u>	<u>(913)</u>
Total Liabilities	<u>29,766</u>	<u>29,893</u>	<u>(127)</u>
Net Position:			
Net Investment in capital assets	476,215	532,738	(56,523)
Unrestricted net position	<u>211,212</u>	<u>186,126</u>	<u>25,086</u>
Total Net Position	<u>\$ 687,427</u>	<u>\$ 718,864</u>	<u>\$ (31,437)</u>

Total current assets increase of \$24,959 was due, in large part, to the cash flows of \$31,905.

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.

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

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

	<u>03/31/23</u>	<u>03/31/22</u>	<u>Dollar Change</u>
Revenues and contributions			
Operating, non operating, capital contributions:			
Tenant Revenue	\$ 156,714	\$ 144,019	\$ 12,695
HUD operating grants	110,770	109,936	834
Investment income	586	247	339
Other revenue	9,990	10,661	(671)
Total Revenues and Contributions	<u>278,060</u>	<u>264,863</u>	<u>13,197</u>
 Expenses			
Personnel services	91,554	96,304	(4,750)
Tenant services	6,561	34,364	(27,803)
Utilities	24,899	21,973	2,926
Maintenance	51,167	54,373	(3,206)
Insurance	21,411	19,438	1,973
Payment in lieu of taxes	13,182	12,205	977
Other supplies and expenses	26,082	12,768	13,314
Depreciation	74,641	93,198	(18,557)
Total Expenses	<u>309,497</u>	<u>344,623</u>	<u>(35,126)</u>
 Change in net position	(31,437)	(79,760)	48,323
Beginning net position	718,864	798,624	(79,760)
Ending net position	<u>\$ 687,427</u>	<u>\$ 718,864</u>	<u>\$ (31,437)</u>

Revenues:

As can be seen in the above table total revenues and contributions increased by \$13,197, in large part, due to tenant revenue increasing by \$12,695.

Fremont Housing Authority's primary revenue sources are subsidies and grants received by HUD, as well as tenant revenue. Please note that Capital Fund Program grants are classified as either soft cost revenue or hard cost revenue. The Housing Authority received \$76,107 in capital grants during the current fiscal year. These grants were classified as soft costs. For the fiscal year ending March 31, 2023, revenue generated by the Housing Authority accounted for \$156,714 (or 56.4% of total revenue), while HUD contributions accounted for \$110,770 (or 39.8% of total revenue).

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Continued)

FINANCIAL ANALYSIS (Continued)

Expenses:

Total expenses for the fiscal year ending March 31, 2023 were \$309,497 while for the fiscal ending March, 31, 2022 they were \$344,623. This represents a 10.2% decrease in our operating costs. The expenses decreased, in large part, because of tenant services relocation costs decreased by \$33,049.

The following represents changes in Federal Assistance received:

	<u>03/31/23</u>	<u>03/31/22</u>	<u>Dollar Change</u>
Public Housing Operating Subsidy	\$ 34,663	\$ 65,567	\$ (30,904)
Capital Fund Program	76,107	44,369	31,738
Total	<u>\$ 110,770</u>	<u>\$ 109,936</u>	<u>\$ 834</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 to HUD decreasing its funding formula amount for the Housing Authority. The Capital Fund Program used one year's worth of capital funds in 2023 versus less than one year in 2022.

Budget Analysis:

A Low Rent Public Housing Operating Budget for the fiscal year ending March 31, 2023 was presented to and approved by the Board of Commissioners. Actual results were in line with the budgeted amounts.

OPERATIONAL HIGHLIGHTS

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

	<u>03/31/23</u>	<u>03/31/22</u>
Low Rent Public Housing Program	40	40

The Housing Authority had a lease up rate of 97.3% in the Low Rent program for the current fiscal year.

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Continued)

CAPITAL ASSETS

The Fremont Housing Authority's investment in capital assets, as of March 31, 2023 amounts to \$476,215 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, and equipment. For further detail of capital assets see Note C.

CAPITAL ASSETS
NET OF ACCUMULATED DEPRECIATION
March 31,

	<u>2023</u>	<u>2022</u>	<u>Dollar Change</u>
Land	\$ 22,000	\$ 22,000	\$ 0
Buildings	2,958,098	2,946,501	11,597
Furniture, equipment and machinery			
- dwellings	69,593	66,366	3,227
Furniture, equipment and machinery			
- administration	61,500	58,206	3,294
	<u>3,111,191</u>	<u>3,093,073</u>	<u>18,118</u>
Accumulated depreciation	<u>(2,634,976)</u>	<u>(2,560,335)</u>	<u>(74,641)</u>
Total	<u>\$ 476,215</u>	<u>\$ 532,738</u>	<u>\$ (56,523)</u>

Capital assets decreased by \$(56,523) due to capital outlays of \$18,118 and depreciation of \$(74,641).

During the fiscal year ending March 31, 2023, our Capital Fund Program was used to replace a heat pump compressor; upgrade emergency exit lighting systems; replace three air compressor units; replace two ranges; and purchase a printer.

Capital projects planned for the next year include the following:

The planned capital expenditures for the next fiscal year will be spent on any capital improvements that are needed.

Fremont Housing Authority
Management's Discussion and Analysis (MD&A)
March 31, 2023
(Continued)

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.

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

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

REQUEST FOR INFORMATION

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

Janet Covell, Executive Director
Fremont Housing Authority
200 West Spring Street
P.O. Box 189
Fremont, Indiana 46737-0189

FINANCIAL STATEMENTS

Fremont Housing Authority
Statement of Net Position
March 31, 2023

ASSETS

Current Assets:

Cash and cash equivalents	\$ 144,383
Accounts receivable- net	35
Investments	77,432
Prepaid expenses	19,128
Total Current Assets	240,978

Capital Assets:

Land	22,000
Buildings	2,958,098
Equipment – dwellings	69,593
Equipment - administration	61,500
	3,111,191
Less: accumulated depreciation	(2,634,976)
Net Capital Assets	476,215

Total Assets	\$ 717,193
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LIABILITIES and NET POSITION

Current Liabilities:

Accounts payable	\$ 19,201
Accrued expenses	4,298
Tenant security deposit liability	3,800
Unearned revenue	13
Total Current Liabilities	27,312

Noncurrent Liabilities:

Accrued expenses	2,454
Total Liabilities	29,766

Net Position:

Net investment in capital assets	476,215
Unrestricted net position	211,212
Total Net Position	687,427

Total Liabilities and Net Position	\$ 717,193
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See notes to financial statements

Fremont Housing Authority
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended March 31, 2023

OPERATING REVENUES:

Dwelling rent	\$	156,626
Tenant revenue-other		88
Operating grants		110,770
		110,770
Total operating revenues		267,484

OPERATING EXPENSES:

Administrative		89,446
Tenant services		6,561
Utilities		24,899
Maintenance		70,643
Insurance		21,411
General expenses		10,956
Extraordinary maintenance		10,940
Depreciation		74,641
		74,641
Total operating expenses		309,497
Operating income (loss)		(42,013)

NONOPERATING REVENUES:

Investment interest income		586
Other revenue		9,990
		9,990
Total non operating revenues		10,576
Change in net position		(31,437)
Net Position, beginning		718,864
Net Position, ending	\$	687,427

See notes to financial statements

Fremont Housing Authority
Statement of Cash Flows
Year Ended March 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non dwelling rents	\$ 156,727
Cash received from operating grants	120,096
Cash payments to other suppliers of goods and services	(130,755)
Cash payments to employees for services	(93,849)
Cash payments for payments in lieu of taxes	(12,205)
	(12,205)

Net cash provided by operating activities	40,014
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CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Other revenue	9,990
Tenant security deposits	(350)
	(350)

Net cash provided by noncapital financing activities	9,640
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CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES:

Payments for capital acquisitions	(18,118)
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Net cash (used) by capital and related financing activities	(18,118)
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CASH FLOWS FROM INVESTING ACTIVITIES:

Payment for investments	(209)
Receipt of interest income	578
	578

Net cash provided by investing activities	369
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Net increase (decrease) in cash	31,905
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Cash and cash equivalents, beginning	112,478
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Cash and cash equivalents, ending	\$ 144,383
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See notes to financial statements

Fremont Housing Authority
Statement of Cash Flows (Continued)
Year Ended March 31, 2023

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

Operating income (loss)	\$	(42,013)
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		74,641
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable -HUD		9,326
Prepaid expenses		(2,163)
Increase (decrease) in liabilities:		
Accounts payable-trade		999
Accounts payable-PILOT		977
Accrued wages/payroll taxes payable		48
Accrued compensated absences		(2,343)
Unearned revenue		13
Accrued liabilities-other		529
		529
Net cash provided by operating activities	\$	40,014

See notes to financial statements

Fremont Housing Authority
Notes to Financial Statements
March 31, 2023

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

The Fremont Housing Authority (“Housing Authority”) is an independent municipal entity created by the City of Fremont pursuant to Indiana state law and the National Housing Act of 1937. Although the Housing Authority maintains close ties with the City of Fremont 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 Commissioners 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 of Fremont residents, appointed by the County Board.

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 40 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)

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. 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, savings accounts, and certificates of deposit. The cash equivalents are recorded at cost, which approximates market.

7. Tenant Accounts Receivable and Allowance for Bad Debts

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

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

10. Inter-Program Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting inter-program receivables and payables as well as offsetting inter-program transfers are eliminated for financial statement presentation. For the year ended March 31, 2023, there were no inter-program receivables and payables, and there was \$76,107 in operating transfers.

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	40 years
Leasehold improvements	15 years
Equipment and furnishings	3 - 10 years

Land and land improvements include approximately \$22,000 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.

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

15. Unearned Revenue

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

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 June 21, 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 (checking and savings accounts)	\$	144,383
Certificate of deposit		<u>77,432</u>
Total	\$	<u>221,815</u>

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of March 31, 2023:

Bank deposits (checking and savings accounts and certificate of deposit)	\$	221,565
Petty cash		200
Change fund		<u>50</u>
Total	\$	<u>221,815</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 (checking and savings accounts) that were uninsured and uncollateralized.

NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2023, was as follows:

	Balance 03/31/22	Additions/ Transfers	Retirements/ Transfers	Balance 03/31/23
Low Rent Program				
Land	\$ 22,000	\$ 0	\$ 0	\$ 22,000
Buildings	2,946,501	11,597	0	2,958,098
Furniture, equipment & machinery - dwellings	66,366	3,227	0	69,593
Furniture, equipment & machinery - administration	58,206	3,294	0	61,500
	<u>3,093,073</u>	<u>\$ 18,118</u>	<u>\$ 0</u>	<u>3,111,191</u>
Less accumulated depreciation	<u>(2,560,335)</u>	<u>\$ (74,641)</u>	<u>\$ 0</u>	<u>(2,634,976)</u>
Total	<u>\$ 532,738</u>			<u>\$ 476,215</u>

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

Business-type activities:	
Low Rent Program	\$ 74,641
Capital Fund	<u>0</u>
Total	<u>\$ 74,641</u>

NOTE D: NON-CURRENT LIABILITIES

As of March 31, 2023, the non-current liabilities are comprised of the following:

Accrued compensated absences- noncurrent portion	<u>\$ 2,454</u>
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The following is a summary of changes in non-current liabilities for the year ended March 31, 2023:

	Balance 03/31/22	Additions	Deductions	Balance 03/31/23	Amounts Due within One Year
Accrued compensated absences	<u>\$ 3,367</u>	<u>\$ 0</u>	<u>\$ (913)</u>	<u>\$ 2,454</u>	<u>\$ 1,636</u>

NOTE E: RETIREMENT PLAN

The Housing Authority provides each employee a Simplified Employee Pension (SEP). A SEP is a written agreement (a plan) that allows an employer to make deductible contributions for the benefit of participating employees. The contributions are made to individual retirement arrangements (IRA's) set up for participants in the Plan administered by Farm Bureau Insurance Company at 10% as determined by Board action.

An employer can decide from year to year if a SEP contribution and the amount that will be made to the SEP plan. If the employer has selected the Percentage Contribution Formula in the SEP Adoption Agreement, then employer contributions for each plan year shall be allocated to each participant in the same proportion as such participant's compensation, indexed for cost of living increases in accordance with Section 408 (k) of the Code for the Plan year bears to the total compensation of all participants for such Plan year. Total contributions made at 10% totaled \$7,969. The total related payroll expense was \$79,690.

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 75.

NOTE F: COMMITMENTS AND CONTINGENCIES

Commitments – Construction

At March 31, 2023, the Housing Authority had the following capital fund grants:

	<u>IN36P085501-19</u>	<u>IN36P085501-20</u>
Funds Approved	\$ 65,602	\$ 70,225
Funds Expended	(61,574)	(69,719)
Excess of Funds Approved	<u>\$ 4,028</u>	<u>\$ 506</u>
Funds Advanced (HUD Grants)	\$ 61,574	\$ 69,719
Funds Expended	(61,574)	(69,719)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>
	<u>IN36P085501-21</u>	<u>IN36P085501-22</u>
Funds Approved	\$ 72,613	\$ 89,648
Funds Expended	(72,613)	(0)
Excess of Funds Approved	<u>\$ 0</u>	<u>\$ 89,648</u>
Funds Advanced (HUD Grants)	\$ 72,613	\$ 0
Funds Expended	(72,613)	(0)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

The audited costs for the 2021 CFP agrees with the amounts disbursed.

NOTE F: 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 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. 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
Fremont Housing Authority

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Fremont 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 Fremont Housing Authority as of and for the year ended March 31, 2023, and have issued our reports thereon dated June 21, 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 June 21, 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 Fremont 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

June 21, 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	

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***

Board of Housing Commissioners
Fremont Housing Authority
Fremont, 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 Fremont Housing Authority, Indiana, as of and for the year ended March 31, 2023, and the related notes to the financial statements, which collectively comprise the Fremont Housing Authority, Indiana's basic financial statements, and have issued our report thereon dated June 21, 2023.

Internal Control over Financial Reporting

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

June 21, 2023