



Paul D. Joyce, CPA  
State Examiner

## INDIANA STATE BOARD OF ACCOUNTS

302 WEST WASHINGTON STREET  
ROOM E418  
INDIANAPOLIS, INDIANA 46204-2769  
Telephone: (317) 232-2513  
Fax: (317) 232-4711  
[www.in.gov/sboa](http://www.in.gov/sboa)

February 13, 2025

Board of Commissioners  
Housing Authority of the City of Anderson  
Madison County, Indiana

We have reviewed the audit report of Housing Authority of the City of Anderson, which was opined upon by Audit Solutions, LLC, Independent Public Accountants, for the period April 1, 2023 to March 31, 2024. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Anderson, as of March 31, 2024, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Audit Solutions, LLC, 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.

Tammy R. White, CPA  
Deputy State Examiner



**HOUSING AUTHORITY OF THE CITY OF ANDERSON  
ANDERSON, INDIANA**

**INDEPENDENT AUDITOR'S REPORT  
AND  
FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**FOR THE YEAR ENDED MARCH 31, 2024**

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**TABLE OF CONTENTS**

---

	<b><u>PAGE</u></b>
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report	1-3
Management's Discussion and Analysis	i-vi
Basic Financial Statements:	
Statement of Net Position	4-5
Statement of Revenue, Expenses and Changes in Net Position	6
Statement of Cash Flows	7-8
Notes to the Basic Financial Statements	9-28
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of the Pension Plan's Proportionate Share of the Net Pension Liability (Asset) and Related Ratios	29
Schedule of Pension Plan Contributions	30
<b>SUPPLEMENTAL INFORMATION</b>	
Schedule of Expenditures of Federal Awards	31
Financial Data Schedule	32-36
<b>COMPLIANCE SECTION</b>	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	37-38
Independent Auditor's Report on Compliance for each Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance	39-40
Independent Auditor's Report on Applying Agreed-Upon Procedures	41-42
Schedule of Findings and Questioned Costs	43



# Audit Solutions, LLC.

---

Certified Public Accountant

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority of the City of Anderson  
Anderson, Indiana

### Report on the Audit of the Financial Statements

#### *Opinions*

I have audited the accompanying financial statements of the business-type activities, and the aggregate discretely presented component units of the Housing Authority of the City of Anderson (Authority), Indiana, as of and for the year ended March 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority, as of March 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Authority and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

#### *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 the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

My 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 my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than 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 there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards, I*:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events considered in the aggregate that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i-vi, the schedule of proportionate share of net pension liability (asset) and related ratios on page 29 and the schedule of pension plan contributions on page 30 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

#### ***Supplementary Information***

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, is also presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 my opinion, the accompanying Financial Data Schedule and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, I have also issued my report dated September 24, 2024, on my consideration of the Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of my 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 Authority'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 Authority's internal control over financial reporting and compliance.

***Audit Solutions, LLC***

Chesterfield, Missouri  
September 24, 2024

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)  
March 31, 2024

---

The Anderson Housing Authority management's discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

***Financial Highlights***

- The Authority's net position decreased during 2024. Net Position was \$1,556,436 and \$1,734,668 for 2024 and 2023 respectively.
- Operating revenues increased by \$2,075,326 during 2024. Operating revenues were \$14,030,534 and 11,955,208 for 2024 and 2023 respectively.
- The total expenses of all Authority programs increased by \$2,310,530. Total operating expenses were \$14,208,766 and \$11,898,236 for 2024 and 2023 respectively. This increase was driven by a large increase in Section 8 Housing Assistance Payments

**USING THIS ANNUAL REPORT**

The report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information".

The primary focus of the Authority's financial statements is on the Authority as a whole (Authority-wide).

**AUTHORITY-WIDE FINANCIAL STATEMENTS**

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns, which add to a total for the entire Authority.

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net liabilities, for the entire Authority. Net Position (formerly equity) is reported in three broad categories:

Net Position, Invested in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - (Continued)**  
March 31, 2024

---

**AUTHORITY-WIDE FINANCIAL STATEMENTS – (Continued)**

Unrestricted Net Position: Consists of Net Position that do not meet the definition of “Net Assets Invested in Capital Assets, Net of Related Debt”, or “Restricted Net Position”.

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Fund Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

**FUND FINANCIAL STATEMENTS**

The Authority is accounted for as an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

**THE AUTHORITY'S PROGRAMS**

The Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing – Under the Conventional Public Housing Program, the Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. Also, the Authority administers a Home Ownership Program. The programs are administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - (Continued)**  
March 31, 2024

**COMPARATIVE STATEMENT OF NET POSITION**  
**AUTHORITY-WIDE STATEMENTS**

The following report reflects the condensed Statement of Net Position compared to the prior year. The Authority is engaged only in Business-Type Activities.

	2024	2023	Net Change	Percent Variance
Cash & Equivalents	\$ 1,499,726	\$ 419,123	\$ 1,080,603	257.8%
Other Current Assets	270,049	318,341	(48,292)	-15.2%
Capital Assets	1,879,967	2,105,211	(225,244)	-10.7%
Non Current Assets	-	-	-	0.0%
Deferred Outflow of Resources	265,886	306,689	(40,803)	-13.3%
<b>Total Assets</b>	<b><u>3,915,628</u></b>	<b><u>3,149,364</u></b>	<b><u>766,264</u></b>	<b><u>19.6%</u></b>
Current Liabilities	340,741	204,039	136,702	67.0%
Non Current Liabilities	1,058,609	1,186,240	(127,631)	-10.8%
Deferred Inflow of Resources	959,842	24,417	935,425	3831.0%
<b>Total Liabilities</b>	<b><u>2,359,192</u></b>	<b><u>1,414,696</u></b>	<b><u>944,496</u></b>	<b><u>66.8%</u></b>
Net Investment in Capital Assets	1,275,525	1,393,383	(117,858)	-8.5%
Restricted Net Position	18,197	129,718	(111,521)	-86.0%
Unrestricted Net Position	262,714	211,567	51,147	24.2%
<b>Total Net Position</b>	<b><u>1,556,436</u></b>	<b><u>1,734,668</u></b>	<b><u>(178,232)</u></b>	<b><u>-10.3%</u></b>
Total Liabilities & Net Position	<b><u>\$ 3,915,628</u></b>	<b><u>\$ 3,149,364</u></b>	<b><u>\$ 766,264</u></b>	<b><u>24.3%</u></b>

***Major Factors Affecting the Statement of Net Position***

The change in cash is primarily due to net increases in tenant revenue and HUD Grants.

The change in Capital Assets is due to annual increase in accumulated depreciation.

Overall assets increased by \$766,264, liabilities increased by \$944,496.

The results of income from operations for the year was \$178,232.

The following report presents details on the change in Net Position:

**CHANGE OF NET POSITION**

Net Position 03/31/2023	\$ 1,734,668
Results of Operations	<u>(178,232)</u>
Net Position 03/31/2024	<b><u>\$ 1,556,436</u></b>
Variance	(178,232)
% Change	10.3%

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - (Continued)**  
March 31, 2024

**COMPARATIVE STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION**

	2024	2023	Net Change	Percentage Change
<b>Operating Revenue</b>				
Charges to Tenants	\$ 656,565	\$ 629,932	\$ 26,633	4.2%
Fraud Recovery	2,302	13,918	(11,616)	-83.5%
Federal Sources	12,426,649	10,613,949	1,812,700	17.1%
Other Government Grants	88,499		88,499	100.0%
Other Revenues	856,519	697,409	159,110	22.8%
<b>Total Operating Revenue</b>	<b><u>\$ 14,030,534</u></b>	<b><u>\$ 11,955,208</u></b>	<b><u>\$ 2,075,326</u></b>	<b><u>17.4%</u></b>
<b>Operating Expenses</b>				
Administrative	\$ 1,374,491	\$ 1,226,146	\$ 148,345	12.1%
Tenant Services	-	-	-	0.0%
Utilities	144,078	146,698	(2,620)	-1.8%
Maintenance/Protective Svcs	991,179	859,618	131,561	15.3%
General Expense	766,848	512,284	254,564	49.7%
Housing Assistance Payments	10,627,406	8,838,859	1,788,547	20.2%
Depreciation Expense	304,764	314,631	(9,867)	-3.1%
<b>Total Operating Expenses</b>	<b><u>\$ 14,208,766</u></b>	<b><u>\$ 11,898,236</u></b>	<b><u>\$ 2,310,530</u></b>	<b><u>19.4%</u></b>

***Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Position***

The increase in Operating Revenue is primarily due to increases in Federal sources.

Tenant revenue increased by 4.2% and Federal Sources increased by 17.1%.

Total operating expenses increased by 19.4% mostly due to increases in Housing Assistance Payments of \$1,788,547, Administrative Expenses of \$148,345, Maintenance Expenses of \$131,561 and General Expenses of \$254,564.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - (Continued)**  
March 31, 2024

**CAPITAL ASSETS**

As of year-end, the Authority had \$1,879,967 invested in a variety of Capital Assets as reflected in the following report, which represents a net decrease (additions, deductions and depreciation) of \$225,244

The table below illustrates the changes in Capital Assets throughout the fiscal year:

	2024	2023	Net Change	Percent Variance
Land	\$ 185,454	\$ 185,454	\$ -	0.0%
Buildings	9,096,559	9,064,954	31,605	0.3%
Dwelling Equipment	180,874	148,578	32,296	21.7%
Administrative Equipment	411,462	380,803	30,659	8.1%
Leasehold Improvements	641,044	627,754	13,290	2.1%
Construction in Progress	0	28,330	-28,330	-100.0%
Infrastructure	0	0	0	0.0%
<b>Total Capital Assets</b>	<b>10,515,393</b>	<b>10,435,873</b>	<b>79,520</b>	<b>0.8%</b>
Accumulated Depreciation	8,635,426	8,330,662	304,764	3.7%
<b>Net Capital Assets</b>	<b>\$ 1,879,967</b>	<b>\$ 2,105,211</b>	<b>\$ (225,244)</b>	<b>-10.7%</b>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in the notes to the financial statements.

**CHANGE IN CAPITAL ASSETS**

Beginning Balance, April 1, 2023	\$ 2,105,211
Additions / (Disposals)	79,520
Depreciation and Amortization	(304,764)
Ending Balance, March 31, 2024	<u>\$ 1,879,967</u>

**BUDGETARY HIGHLIGHTS**

For the Year Ended March 31, 2024, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners.

The budgets were primarily used as a management tool and have no legal stature. (Also, the Authority adopted a comprehensive annual budget for the General Fund). The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - (Continued)**  
March 31, 2024

---

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

**FINANCIAL CONTACT**

The individual to be contacted regarding this report is the Executive Director of the City of Anderson, Indiana.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**STATEMENT OF NET POSITION**  
March 31, 2024

	<u>Primary Government</u>	<u>Total Discretely Presented Component Units</u>
<b>ASSETS</b>		
Current Assets:		
Cash and cash equivalents	\$ 1,168,258	\$ 268,750
Cash - restricted	48,268	14,450
Investments	-	54,301
Receivables - net of allowances	204,228	5,788
Inventory - net of allowances	2,281	-
Prepaid expenses	3,451	-
	<u>1,426,486</u>	<u>343,289</u>
Non-current Assets:		
Capital assets:		
Land and construction in progress	131,997	53,457
Other capital assets, net of depreciation	725,977	968,536
	<u>857,974</u>	<u>1,021,993</u>
Total capital assets - net	<u>857,974</u>	<u>1,021,993</u>
Total Non-current Assets	<u>857,974</u>	<u>1,021,993</u>
Total Assets	\$ <u>2,284,460</u>	\$ <u>1,365,282</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Accrued pension	<u>265,886</u>	<u>-</u>
Total Deferred Outflow of Resources	<u>265,886</u>	<u>-</u>
Total Assets and Deferred Outflow of Resources	\$ <u><u>2,550,346</u></u>	\$ <u><u>1,365,282</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**STATEMENT OF NET POSITION - (Continued)**  
March 31, 2024

	<u>Primary Government</u>	<u>Total Discretely Presented Component Units</u>
<b>LIABILITIES</b>		
Current Liabilities:		
Accounts payable	\$ 28,314	\$ 33,239
Accrued salaries and benefits	19,932	-
Tenant security deposit liability	22,177	14,450
Accrued compensated absences	12,272	-
Current portion of long-term debt	-	112,975
Unearned revenues	91,316	6,066
	<u>174,011</u>	<u>166,730</u>
Non-current Liabilities:		
Long term debt, net of current portion	-	491,467
Compensated absences	110,446	-
Non-current liabilities - Other	456,696	-
	<u>567,142</u>	<u>491,467</u>
Total Non-current Liabilities	<u>567,142</u>	<u>491,467</u>
Total Liabilities	<u>741,153</u>	<u>658,197</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Excess operating subsidy and HAP grant	904,806	-
Accrued pension	55,036	-
	<u>959,842</u>	<u>-</u>
Total Deferred Inflow of Resources	<u>959,842</u>	<u>-</u>
<b>NET POSITION</b>		
Net investment in capital assets	857,974	417,551
Restricted	18,197	-
Unrestricted	(26,820)	289,534
	<u>849,351</u>	<u>707,085</u>
Total Net Position	<u>849,351</u>	<u>707,085</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 2,550,346</u>	<u>\$ 1,365,282</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
For the Year Ended March 31, 2024

	Primary Government	Total Discretely Presented Component Units
<b>OPERATING REVENUES</b>		
Tenant revenue	\$ 155,204	\$ 501,361
Governmental grants and subsidy	12,457,293	57,855
Miscellaneous	637,808	215,780
Total operating revenue	13,250,305	774,996
<b>OPERATING EXPENSES</b>		
Administrative	1,108,600	231,735
Utilities	133,300	10,778
Ordinary maintenance and operations	779,217	211,962
Insurance	96,753	42,356
General	522,042	105,697
Housing assistance payment	10,627,406	-
Depreciation expense	131,907	172,857
Total operating expenses	13,399,225	775,385
Operating income (loss)	(148,920)	(389)
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Investment income	5,221	12
Interest expense	-	(34,156)
Net non-operating revenues (expenses)	5,221	(34,144)
Income (loss) before contributions and transfers	(143,699)	(34,533)
Change in net position	(143,699)	(34,533)
Total net position - beginning of year	993,050	741,618
Total net position - end of year	\$ 849,351	\$ 707,085

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**STATEMENT OF CASH FLOWS**  
For the Year Ended March 31, 2024

	Primary Government	Total Discretely Presented Component Units
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Received from tenants	\$ 142,667	\$ 500,674
Received from governmental grants and subsidy	12,432,491	57,855
Received from other operating activities	786,694	253,265
Payments for goods and services	(1,526,247)	(418,311)
Payments to employees	(50,799)	(174,542)
Payment for housing assistance	(10,627,406)	-
Net cash provided by (used in) operating activities	<u>1,157,400</u>	<u>218,941</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Purchases of capital assets	(61,851)	(17,669)
Receipts (payments) from deferred credits and escrow deposits	(52,809)	-
Principal paid on capital debt	-	(107,386)
Interest paid on capital debt	-	(34,156)
Net cash provided by (used in) capital and related financing activities	<u>(114,660)</u>	<u>(159,211)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds (payments) from sale (purchase) of investments	27,201	(54,301)
Receipts of interest and dividends	5,221	12
Net cash provided by (used in) investing activities	<u>32,422</u>	<u>(54,289)</u>
Net increase (decrease) in cash and cash equivalents	1,075,162	5,441
Cash and cash equivalents at beginning of year	<u>141,364</u>	<u>277,759</u>
Cash and cash equivalents at end of year	<u>\$ 1,216,526</u>	<u>\$ 283,200</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**STATEMENT OF CASH FLOWS - (Continued)**  
For the Year Ended March 31, 2024

	<u>Primary Government</u>	<u>Total Discretely Presented Component Units</u>
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities</b>		
Operating income (loss)	\$ (148,920)	\$ (389)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	131,907	172,857
Change in assets and liabilities:		
Receivables, net	38,306	37,124
Prepaid expenses	40,765	-
Accounts and other payables	22,452	6,283
Tenant security deposit	(4,130)	(3,000)
Unearned revenues	1,026,741	6,066
Compensated absences	42,380	-
Accrued expenses	<u>7,899</u>	<u>-</u>
Net cash provided by (used) by operating activities	<u>\$ 1,157,400</u>	<u>\$ 218,941</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS  
March 31, 2024

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Housing Authority of the City of Anderson (Authority) is a public body and a body corporate and politic organized under the laws of the State of Indiana that is legally separate, fiscally independent and governed by a Board of Commissioners. The Authority was established to provide Low-Rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other applicable federal agencies. Additionally, HUD has entered into Annual Contributions Contract with the Authority for the purpose of administering housing and housing relating programs described herein. The Authority is not subject to federal or state income taxes and is not required to file federal or state income tax returns.

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

**1A. Financial Reporting Entity**

The Authority's financial reporting entity comprises the following:

Primary Government:                      Housing Authority

In determining the financial reporting entity, the Authority complies with the provisions of GASB Statement No. 14 as amended by GASB no 39 and 61, "The Financial Reporting Entity," and includes all component units of which the Authority appointed a voting majority of the units' board; the Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists. On the basis of the application of these criteria, the financial statements of the reporting entity include the Housing Authority of the City of Anderson, Indiana and the following component units:

***Discretely Presented Component Unit:***

Anderson Housing Inc.: Anderson Housing Inc. (AHI) is a 501(c)(3) not-for-profit organization that provides quality and safe rental housing for eligible low-income families, the elderly and persons with disabilities.

Westwood Estates, L.P: The project was formed in 1996 for the purpose of constructing 49 housing units in a specified area of the City of Anderson, Indiana. The units are rented to low-income individuals and as a result, federal income tax credits are available to investors. The project will terminate on December 31, 2045, unless otherwise dissolved according to the partnership agreement.

Anderson Housing Inc. and Westwood Estates, L.P has a fiscal year-end of December 31, and the financial statements include its activities for the year ended December 31, 2023. There were no material transactions during the three-month period from January 1, 2024, to March 31, 2024.

The Authority is not part of any other entity, nor does it have oversight responsibility over any other agency.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1B. Basis of Presentation**

The accounts of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. The operations of each fund are reported as a separate set of self-balancing accounts that are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditure/expenses. Funds consist of three major categories: governmental, proprietary and fiduciary. Funds within each major category are grouped by fund type in the combined financial statements. The Authority uses the following fund:

**Proprietary Fund Types** - This fund is used to account for the Authority's ongoing activities that are similar to those often found in the private sector. The accounting objectives are the determination of net income, financial position and changes in cash flow. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position. Proprietary fund equity is segregated into net investment in capital assets and restricted and unrestricted net position. The following are the Authority's proprietary fund types:

**Enterprise Fund** - Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes all of the Authority's programs as an enterprise fund.

The Authority operates the following programs in the enterprise fund:

**Public and Indian Housing** – The objective of the program is to provide decent, safe and sanitary housing and related facilities for eligible low-income individuals.

**Public Housing Capital Fund** – The purpose of this program is to provide funds annually to housing authorities for the modernization of the housing development and for management improvements.

**Housing Choice Vouchers** – The objective of the program is to help low-income families obtain decent, safe, and sanitary housing through a system of rental assistance. HUD reimburses the Authority for the rental supplements paid to private landlords and the administrative costs of managing the program.

**Mainstream Vouchers** – Provides housing assistance payments to participating owners on behalf of eligible tenants to provide decent, safe, and sanitary housing at rents they can afford. Housing assistance payments are generally the difference between the local payment standard and 30 percent of the family's adjusted income. Mainstream Vouchers can be provided to non-elderly disabled families.

**Discretely Presented Component Units –**

(a) *Anderson Housing Inc. (AHI)* - This is a nonprofit organization formed to provide further affordable housing options with 11 units available for eligible individuals.

(b) *Westwood Estates, L.P* - The organization operates 49-unit apartment project located in Anderson, Indiana for low-income individuals.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1C. Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus - The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting - In the financial statements, the proprietary fund utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used.

**1D. Budgets**

Budgets are prepared for regulatory purposes in accordance with the Authority’s contract with HUD on an annual basis for all operating programs and on a project length basis for capital projects funds which are approved by the Board of Commissioners and submitted to HUD for their approval, if required.

**1E. Estimates and assumptions**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could vary from those estimates.

**1F. Assets, Liabilities, and Equity**

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” includes all demand, savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less. For the purpose of the Statement of Cash Flows, “cash and cash equivalents” include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations, if any, with a remaining maturity at the time of purchase of one year or less. Those investments, if any, are reported at amortized cost. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes 2B and 3A.

Inter-fund Receivables and Payables

During the course of operations, numerous transactions occur within individual funds that may result in amounts owed between funds. Inter-fund receivables and payables between funds are eliminated for financial statement presentation.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1F. Assets, Liabilities, and Equity – (Continued)**

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances consist of HUD, PHA projects, miscellaneous, fraud recovery and tenant accounts receivable.

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.

Inventories

Inventories are valued at lower of cost or market on an average cost basis. Inventories consist primarily of maintenance materials and supplies held for consumption. The consumption method is used to account for inventories. Under the consumption method, inventories are recorded as assets when purchased and expenses when used.

Capital Assets

Capital assets in the proprietary fund types are stated at historical cost, or estimated historical cost if actual is unavailable, except for donated fixed assets which are recorded at their estimated fair value at the date of donation. It is the policy of the Authority to capitalize all assets with a cost of \$1,000 or greater. The cost of maintenance and repairs are charged to operations as incurred. Costs of major additions, improvements, and betterments are capitalized.

Depreciation of all exhaustible capital assets is charged as an expense against operations and is recorded in the Statement of Revenues, Expenses and Changes in Net Position with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Building	15-40 years
Furniture, equipment and machinery - dwelling	7 years
Furniture, equipment and machinery - administrative	7-15 years

Restricted Assets

Restricted assets include cash of the proprietary fund that are legally restricted as to their use. The primary restricted assets are related to the security deposit, the Resident Advisory Board set aside funds and HAP funds under Low Rent, Mainstream Vouchers, Anderson Housing Inc. and Westwood Estates, L.P. programs.

Compensated Absences

The Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as long-term and short-term liabilities based on historical trends. Amounts not expected to be paid within the next fiscal year are classified as long-term liabilities.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1F. Assets, Liabilities, and Equity – (Continued)**

Equity Classifications

Equity is classified as net position and displayed in three components:

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
- 2) Restricted net position - Consists of net position with constraints placed on the use either by (i) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; (ii) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports \$18,197 of restricted net position under Mainstream Vouchers program.
- 3) Unrestricted net position - All other net position that do not meet the definition of “restricted” or “net investment in capital assets.”

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the Authority’s policy is to apply restricted assets first.

**1G. Revenues, Expenditures, and Expenses**

Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing services and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, non-capital financing, or investing activities.

Inter-fund Transfers

Permanent reallocation of resources between programs of the reporting entity is classified as inter-fund transfers. For the purposes of the Statement of Revenues, Expenses and Changes in Net Position, all inter-fund transfers between individual programs, if any, have been eliminated.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

The Authority and its component units, if any, are subject to various federal, state, and local laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows.

**2A. Program Accounting Requirements**

The Authority's complies with all state and local laws and regulations requiring the use of separate programs. The programs used by the Authority are as follows:

<b><u>Program</u></b>	<b><u>Required By</u></b>
Public and Indian Housing	U.S. Department of Housing and Urban Development
Public Housing Capital Fund	U.S. Department of Housing and Urban Development
Housing Choice Vouchers	U.S. Department of Housing and Urban Development
Mainstream Vouchers	U.S. Department of Housing and Urban Development
Discretely Presented Component Unit:	
- Anderson Housing Inc.	Housing Authority of the City of Anderson
- Westwood Estates, L.P.	Housing Authority of the City of Anderson

**2B. Deposits and Investments Laws and Regulations**

It is the Authority's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) insurance. The Authority must maintain a written collateral agreement from all financial institutions pledging collateral to the Authority. As reflected in Note 3A, all deposits were fully insured or collateralized.

Investing is performed in accordance with HUD regulations and State Statutes. Funds may be invested in the following type of investments:

- Direct obligations of the U.S. Government pledged by its full faith and credit.
- Demand, savings, money-market and certificates of deposit at commercial banks, mutual savings banks, savings and loan associations and credit unions provided that the entire deposit be insured by the FDIC and any deposits in excess of insured amounts are adequately collateralized.

**2C. Revenue Restrictions**

The Authority has various restrictions placed over certain revenue sources. The primary restricted revenue sources include:

<b><u>Revenue Source</u></b>	<b><u>Legal Restrictions of Use</u></b>
Public Housing Capital Fund	Modernization
Housing Choice Vouchers	Housing assistance payments
Mainstream Vouchers	Housing assistance payments

For the year ended March 31, 2024, the Authority complied, in all material respects, with these revenue restrictions.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS**

The following notes present detailed information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

**3A. Cash and Investments**

As of March 31, 2024, the Authority had the following cash deposits and investments:

	<b>PG</b>	<b>DPCU</b>
Cash deposit	\$ 1,216,501	\$ 283,200
Petty cash	25	---
Certificate of deposit	---	54,301
 Total	 \$ 1,216,526	 \$ 337,501

Following is a reconciliation of the Authority’s deposit balances as of March 31, 2024:

	<b>PG</b>	<b>DPCU</b>
Cash and cash equivalents – unrestricted	\$ 1,168,258	\$ 268,750
Cash – restricted	48,268	14,450
Investments - unrestricted	---	54,301
 Total	 \$ 1,216,526	 \$ 337,501

**Deposits**

Custodial Credit Risk - Deposits

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At March 31, 2024, the Authority’s bank balances of \$1,513,370 were entirely covered by FDIC insurance or by pledged collateral held by the Authority’s agent bank in the Authority’s name.

**Investments**

Custodial Credit Risk - Investments

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At March 31, 2024, the Authority’s investment balance of \$54,301 was entirely covered by FDIC insurance or by pledged collateral held by the Authority’s agent bank.

Interest Rate Risk

The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

State law limits investment in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organization. As the Authority’s investments consist entirely of a certificate of deposit, credit risk is not applicable to the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3A. Cash and Investments – (Continued)**

Concentration of Credit Risk

The Authority places no limit on the amount the Authority may invest in any one issuer. At March 31, 2024, the concentration of the Authority’s investment (excluding cash deposits) was as follows:

Type of Investment	Market Value	Maturity Date
Certificate of Deposit	\$ <u>54,301</u>	9/19/2024

**3B. Restricted Assets**

Restricted assets at March 31, 2024 consist of the following:

Type of Restricted Assets	Cash	Investments	Accrued Interest	Total
Security deposit – PG	\$ 22,177	\$ ----	\$ ----	\$ 22,177
Resident Advisory Board – PG	7,894	----	----	7,894
HAP – PG	18,197	----	----	18,197
Security deposit – DPCU	14,450	----	----	14,450
Total	\$ 62,718	\$ ----	\$ ----	\$ 62,718

**3C. Accounts Receivables**

Receivables at March 31, 2024, consist of the following:

	PG	DPCU
Tenants	\$ 14,387	\$ 7,970
Less: Allowance for doubtful accounts – Tenants	(8,969)	(4,697)
Tenants – net of allowance	5,418	3,273
Fraud recovery	7,304	---
Less: Allowance for doubtful accounts – Fraud	(7,304)	---
Fraud – net of allowance	---	---
PHA Projects	3,030	---
HUD	174,084	---
Miscellaneous	21,696	2,515
Total Accounts Receivable	\$ 204,228	\$ 5,788

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3D. Prepaid Expenses**

Prepaid expenses totaled \$3,451 at March 31, 2024, and consisted of primarily prepaid insurances and deferred costs.

**3E. Inventory**

Inventory at March 31, 2024, comprised of the following:

	<b>PG</b>
Inventory	\$ 2,535
Less: Allowance for obsolete inventory	(254)
Inventory - net of allowance	\$ 2,281

**3F. Capital Assets**

A summary of capital asset activity for the year ended March 31, 2024, is as follows:

<b>PG</b>	<b>Balance April 1, 2023</b>	<b>Additions</b>	<b>(Retirement)</b>	<b>Balance March 31, 2024</b>
<b>Non-depreciable assets:</b>				
Land	\$ 131,997	\$ -	\$ -	\$ 131,997
<b>Total non-depreciable assets</b>	131,997	-	-	131,997
<b>Depreciable assets:</b>				
Building	4,478,581	2,921	-	4,481,502
Equipment - dwelling	148,578	32,296	-	180,874
Equipment - administration	299,544	26,634	-	326,178
<b>Total depreciable assets</b>	4,926,703	61,851	-	4,988,554
<b>Accumulated depreciation</b>	(4,130,670)	(131,907)	-	(4,262,577)
<b>Total depreciable assets, net</b>	796,033	(70,056)	-	725,977
<b>Capital assets, net</b>	\$ 928,030	\$ (70,056)	\$ -	\$ 857,974

Depreciation expense is charged to programs as follows:

	<b>Business-type Activities</b>
Public and Indian Housing	\$ 131,812
Housing Choice Vouchers	95
Total depreciation expense	\$ 131,907

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3F. Capital Assets – (Continued)**

<u>DPCU</u>	<b>Balance Jan 1, 2023</b>	<b>Additions</b>	<b>(Retirement)</b>	<b>Reclass/ Transfers in (out)</b>	<b>Balance Dec 31, 2023</b>
<b>Non-depreciable assets:</b>					
Land	\$ 53,457	\$ -	\$ -	\$ -	53,457
Construction in progress	28,330	-	-	(28,330)	-
<b>Total non-depreciable assets</b>	<b>81,787</b>	<b>-</b>	<b>-</b>	<b>(28,330)</b>	<b>53,457</b>
<b>Depreciable assets:</b>					
Building	4,586,373	354	-	28,330	4,615,057
Equipment - administration	81,259	4,025	-	-	85,284
Leasehold improvements	627,754	13,290	-	-	641,044
<b>Total depreciable assets</b>	<b>5,295,386</b>	<b>17,669</b>	<b>-</b>	<b>28,330</b>	<b>5,341,385</b>
<b>Accumulated depreciation</b>	<b>(4,199,992)</b>	<b>(172,857)</b>	<b>-</b>	<b>-</b>	<b>(4,372,849)</b>
<b>Total depreciable assets, net</b>	<b>1,095,394</b>	<b>(155,188)</b>	<b>-</b>	<b>28,330</b>	<b>968,536</b>
<b>Capital assets, net</b>	<b>\$ 1,177,181</b>	<b>\$ (155,188)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,021,993</b>

Depreciation expense is charged to programs as follows:

<u>Business-type Activities</u>	
Anderson Housing Inc.	\$ 37,387
Westwood Estates, L.P.	135,470
<b>Total depreciation expense</b>	<b>\$ 172,857</b>

**3G. Accounts Payable**

Accounts payable at March 31, 2024, consist of the following:

	<b>PG</b>	<b>DPCU</b>
Vendors	\$ 23,780	\$ 7,144
PILOT	4,534	---
Other current liabilities	---	26,095
<b>Total Accounts Payable</b>	<b>\$ 28,314</b>	<b>\$ 33,239</b>

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3H. Non-current Liabilities**

Non-current liabilities at March 31, 2024, consist of the following:

	<b>PG</b>	<b>DPCU</b>
Accrued compensated absences	\$ 110,446	\$ ---
Accrued pension	456,696	---
Notes payable	---	491,467
<b>Total Non-Current Liabilities</b>	<b>\$ 567,142</b>	<b>\$ 491,467</b>

The following is the summary of changes in long-term liabilities:

	<b>Balance April 1, 2023</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance March 31, 2024</b>	<b>Amounts Due within One Year</b>
<b>PG</b>					
Accrued compensated absences	\$ 72,304	\$ 38,142	\$ ---	\$ 110,446	\$ 12,272
Accrued pension	509,505	---	52,809	456,696	---
<b>Total</b>	<b>\$ 581,809</b>	<b>\$ 38,142</b>	<b>\$ 52,809</b>	<b>\$ 567,142</b>	<b>\$ 12,272</b>
<b>DPCU</b>					
Notes payable	\$ 604,431	\$ ---	\$ 112,964	\$ 491,467	\$ 112,975

**DPCU:**

Annual Debt Service Requirements

The long-term debt consists of the following notes:

Westwood Estates, L.P. obtained a note payable to Star Financial Bank in the original amount of \$1,104,040 with a fixed interest rate of 5.08%. The loan requires monthly principal and interest payments of \$11,795 and matures on June 1, 2028. The loan is secured by a mortgage on certain real estate and an assignment of leases and rents.

The annual debt service requirements to maturity for long-term debt as of December 31, 2023, are as follows:

Year Ending Dec 31,	Principal	Interest	Total
2024	\$ 112,975	\$ 28,567	\$ 141,542
2025	119,019	22,523	141,542
2026	125,296	16,246	141,542
2027	131,904	9,638	141,542
2028	115,248	2,242	117,490
	<b>\$ 604,442</b>	<b>\$ 79,216</b>	<b>\$ 683,658</b>

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3I. Inter-program Transactions and Balances**

Operating Transfers

Transfers are used to move revenues from one program to the other program in accordance with the budgetary authorizations.

	<b>Transfers In</b>	<b>Transfers Out</b>
Public and Indian Housing	\$ 84,552	\$ -
Public Housing Capital Fund	-	(84,552)
Total	\$ 84,552	\$ (84,552)

**3J. Combining Schedule of Discretely Presented Component Unit**

**Statement of Net Position  
December 31, 2023**

	Anderson Housing Inc. DPCU	Westwood Estates DPCU	Total Discretely Presented Component Units
<b>ASSETS</b>			
Current Assets:			
Cash and cash equivalents	\$ 141,116	\$ 127,634	\$ 268,750
Cash - restricted	2,400	12,050	14,450
Investments	-	54,301	54,301
Receivables - net of allowances	3,849	1,939	5,788
Due from inter-program	39,411	(39,411)	-
Total Current Assets	186,776	156,513	343,289
Non-current Assets:			
Capital assets:			
Land and construction in progress	41,300	12,157	53,457
Other capital assets, net of depreciation	569,443	399,093	968,536
Total capital assets - net	610,743	411,250	1,021,993
Total Non-current Assets	610,743	411,250	1,021,993
Total Assets	\$ 797,519	\$ 567,763	\$ 1,365,282

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3J. Combining Schedule of Discretely Presented Component Unit – (Continued)**

**Statement of Net Position – (Continued)**  
**December 31, 2023**

	<u>Anderson Housing Inc. DPCU</u>	<u>Westwood Estates DPCU</u>	<u>Total Discretely Presented Component Units</u>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	\$ 9,228	24,011	\$ 33,239
Tenant security deposit liability	2,400	12,050	14,450
Current portion of long-term debt	-	112,975	112,975
Unearned revenues	<u>1,002</u>	<u>5,064</u>	<u>6,066</u>
Total Current Liabilities	<u>12,630</u>	<u>154,100</u>	<u>166,730</u>
Non-current Liabilities:			
Long term debt, net of current portion	<u>-</u>	<u>491,467</u>	<u>491,467</u>
Total Non-current Liabilities	<u>-</u>	<u>491,467</u>	<u>491,467</u>
Total Liabilities	<u>12,630</u>	<u>645,567</u>	<u>658,197</u>
<b>NET POSITION</b>			
Net investment in capital assets	610,743	(193,192)	417,551
Unrestricted	<u>174,146</u>	<u>115,388</u>	<u>289,534</u>
Total Net Position	<u>784,889</u>	<u>(77,804)</u>	<u>707,085</u>
Total Liabilities and Net Position	<u>\$ 797,519</u>	<u>567,763</u>	<u>\$ 1,365,282</u>

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3J. Combining Schedule of Discretely Presented Component Unit – (Continued)**

**Condensed Statement of Revenues, Expenses and Changes in Net Position  
December 31, 2023**

	<u>Anderson Housing Inc. DPCU</u>	<u>Westwood Estates DPCU</u>	<u>Total Discretely Presented Component Units</u>
<b>OPERATING REVENUES</b>			
Tenant revenue	\$ 114,338	\$ 387,023	\$ 501,361
Governmental grants and subsidy	57,855	-	57,855
Miscellaneous	<u>155,019</u>	<u>60,761</u>	<u>215,780</u>
Total operating revenue	<u>327,212</u>	<u>447,784</u>	<u>774,996</u>
<b>OPERATING EXPENSES</b>			
Administrative	67,746	163,989	231,735
Utilities	4,803	5,975	10,778
Ordinary maintenance and operations	92,883	119,079	211,962
Insurance	5,655	36,701	42,356
General	56,404	49,293	105,697
Depreciation expense	<u>37,387</u>	<u>135,470</u>	<u>172,857</u>
Total operating expenses	<u>264,878</u>	<u>510,507</u>	<u>775,385</u>
Operating income (loss)	<u>62,334</u>	<u>(62,723)</u>	<u>(389)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Investment income	5	7	12
Interest expense	<u>-</u>	<u>(34,156)</u>	<u>(34,156)</u>
Net non-operating revenues (expenses)	<u>5</u>	<u>(34,149)</u>	<u>(34,144)</u>
Income (loss) before contributions and transfers	<u>62,339</u>	<u>(96,872)</u>	<u>(34,533)</u>
Change in net position	<u>62,339</u>	<u>(96,872)</u>	<u>(34,533)</u>
Total net position - beginning of year	<u>722,550</u>	<u>19,068</u>	<u>741,618</u>
Total net position - end of year	<u>\$ 784,889</u>	<u>\$ (77,804)</u>	<u>\$ 707,085</u>

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 4 – OTHER NOTES**

**4A. Pension Plan**

**Description of Defined Benefit Funds**

***Public Employees' Defined Benefit Account (PERF DB)***

PERF DB is a cost-sharing, multiple-employer DB fund providing retirement, disability and survivor benefits to full-time employees of the State of Indiana not covered by another plan and those political subdivisions (counties, cities, townships and other governmental units) that elect to participate in the retirement fund. Administration of the fund is generally in accordance with IC 5-10.2, 5-10.3, 5-10.5, 35 IAC 1.2 and other Indiana pension law. PERF DB is a component of the Public Employees' Hybrid plan (PERF Hybrid).

PERF Hybrid consists of two components: PERF DB, the monthly employer-funded defined benefit component, along with the Public Employees' Hybrid Members Defined Contribution Account (PERF DC), a member-funded account. First time new employees hired by the State or a participating political subdivision who offers a choice, have a one-time election to join either the PERF Hybrid plan or PERF MC DC. Refer to the Description of Defined Contribution Funds for discussion of both the PERF DC and PERF MC DC plans. A new hire that is an existing member of PERF Hybrid and was not given the option for the PERF MC DC plan is given the option to elect PERF MC DC or remain in PERF Hybrid.

Members who have service in both PERF DB and either TRF Pre-'96 DB or TRF '96 DB, have the option of choosing from which of these funds they would like to retire.

INPRS financial reports are available online at <https://www.in.gov/inprs>.

**Eligibility for Pension Benefit Payment**

***Full Retirement Benefit***

- Age 65 with at least 10 years of creditable service (eight years for certain elected officials).
- Age 60 with at least 15 years of creditable service.
- Age 55 if age and creditable service total at least 85 ("Rule of 85").
- Age 55 with 20 years of creditable service and active as an elected official in the PERF-covered position.
- Age 70 with 20 years of creditable service and still active in the PERF-covered position.

***Early Retirement Benefit***

Age 50 and minimum of 15 years of creditable service (44 percent of full benefit at age 50, increasing five percent per year up to 89 percent at age 59).

***Disability Benefit***

An active member qualifying for Social Security disability with five years of creditable service may receive an unreduced retirement benefit for the duration of their disability (minimum of \$180 per month).

***Survivor Benefit***

If a member dies after June 30, 2018, a spouse or dependent beneficiary of a member with a minimum of 10 years of creditable service receives a benefit as if the member retired the later of age 50 or the age the day before the member's death.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 4 – OTHER NOTES – (Continued)**

**4A. Pension Plan - (Continued)**

**Eligibility for Pension Benefit Payment – (Continued)**

**Survivor Benefit – (Continued)**

If a member dies while receiving a benefit, a beneficiary receives the benefit associated with the member's selected form of payment:

Five Year Certain & Life, Joint with 100 percent Survivor Benefits, Joint with Two-Thirds Survivor Benefits, or Joint with One-Half Survivor Benefits.

**Contribution**

Contributions are determined by the Board based on an actuarial valuation. Employers contribute 11.2% of covered payroll, with 0.72% from July 2022 to December 2022 and 0.66% from January 2023 to June 2023 funding a supplemental reserve account for postretirement benefit increases. Contributions from employers with PERF MC DC plan members who offered PERF Hybrid prior to July 1, 2016, fund PERF DB's unfunded liability at 7.5% of covered payroll for the State and 7.5% for political subdivisions as of June 30, 2023. No member contributions are required.

**Benefit Formula & Postretirement Benefit Adjustment**

Lifetime Annual Benefit = Years of Creditable Service x Average Highest Five-Year Annual Salary x 1.1% (minimum of \$180 per month). Average annual compensation is outlined in IC 5-10.2-4-3 and includes compensation of not more than \$2,000 received from the employer in severance.

Postretirement benefit increases are granted on an ad hoc basis pursuant to IC 5-10.2-12-4 and administered by the Board. For the year ended June 30, 2023, postretirement benefits of \$8 million were issued to members as COLA.

**INPRS Basis of Accounting**

The financial statement of INPRS has been prepared using the accrual basis of accounting in conformity with generally accepted accounting principles (GAAP) as applied to government units. Under the accrual basis, revenues are recognized when earned, and expenses are recognized when liabilities are incurred, regardless of the timing of related cash flows. The Governmental Accounting Standards Board (GASB) is the accepted standards setting body for established governmental accounting and financial reporting principles. INPRS applies all applicable GASB pronouncements in accounting and reporting for its operations.

**Use of Estimates**

In preparing the financial statements to conform to generally accepted accounting principles, INPRS makes estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenue and expenses during the reporting period. Actual results could differ from estimates and assumptions.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

---

**NOTE 4 – OTHER NOTES – (Continued)**

**4A. Pension Plan - (Continued)**

**Employer Allocations**

The allocation percentages for the Housing Authority’s share of the collective pension amounts as of June 30, 2023, and 2022 was based on the ratio of its contributions to the total of the employer and non-employer contributions of the group for the fiscal years ended June 30, 2023, and 2022, respectively.

At June 30, 2023 (measurement date), the Housing Authority’s proportion was 0.0001294 and related wages were reported as \$813,732.

**Net Pension Liability**

At March 31, 2024 and 2023 (Authority’s year-end), the Housing Authority reported a liability of \$456,696 and \$509,505 respectively, for its proportionate share of the net pension liability.

**Defined Benefit Assets**

The following Defined Benefits global asset classes, target allocations and target ranges were approved by the Board based on a formal asset-liability study and shall remain in place until revised by the Board. An asset-liability study is conducted every five years. Further information regarding the Investment Policy Statement can be found in the Investment Section.

To maximize the probability of achieving the target rate of return over a 30-year time horizon, INPRS’s Board of Trustees approved a new asset allocation on May 7, 2021, that included the increased use of leverage. The explicit leverage enables the Plan to obtain additional investment exposure, which results in an asset allocation that exceeds 100 percent of invested assets. Beginning in fiscal year 2022, the plan’s target allocation for total exposure is 115%. Further details of INPRS’s leverage policy are available in the Investment Policy Statement.

<b>Global Asset Classes</b>	<b>Target Allocation</b>	<b>Target Range</b>
Public equity	20.0%	17.0 to 23.0%
Private Markets	15.0	10.0 to 20.0
Fixed Income – Ex Inflation-Linked	20.0	17.0 to 23.0
Fixed Income – Inflation-Linked	15.0	12.0 to 18.0
Commodities	10.0	7.0 to 13.0
Real Estate	10.0	5.0 to 15.0
Absolute Return	5.0	0.0 to 10.0
Risk Parity	20.0	15.0 to 25.0

**Discount rate**

The discount rate is equal to the expected long-term rate of return on plan investments, net of investment expense and including price inflation. The discount rate used was 6.25% on the measurement date. The INPRS Board of Trustees has established a funding policy of setting the employer contribution rate equal to the greater of 11.2% (the current contribution rate) or a rate equal to the actuarially determined contribution rate, which is based on the assumptions and methods selected by the Board for the annual actuarial valuations and projected covered member payroll.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

**NOTE 4 – OTHER NOTES – (Continued)**

**4A. Pension Plan - (Continued)**

**Sensitivity of the Authority’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate**

The following table presents the Authority’s proportionate share of the net pension liability calculated using the discount rate of 6.25%, as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.25%) or 1 percentage point higher (7.25%) than the current rate:

1% Decrease (5.25%)	Discount rate (6.25%)	1% Increase (7.25%)
\$744,269	\$456,696	\$216,916

**Pension Expense**

For the year ended June 30, 2023, the Authority recognized pension expense of \$123,097 which includes the changes in the collective net pension liability, projected earnings on pension plan investments, and the amortization of deferred outflows of resources and deferred inflows of resources for the current period.

**Deferred Outflows of Resources and Deferred Inflows of Resources**

At June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$9,344	--
Net difference between projected and actual investment earnings on pension plan investments	104,676	--
Change of assumptions	24,905	--
Changes in proportion and differences between Employer contributions and proportionate share of contributions	49,150	\$55,036
Employer contributions subsequent to June 30, 2023	77,811	--
<b>Total</b>	<b>\$265,886</b>	<b>\$55,036</b>

Amounts reported as Deferred Outflows/(Inflows) of resources related to pension will be recognized in pension expense as follows:

Year ended:	
2024	\$138,768
2025	2,082
2026	55,743
2027	14,257
2028	--
Thereafter	--

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)  
March 31, 2024

---

**NOTE 4 – OTHER NOTES – (Continued)**

**4A. Pension Plan - (Continued)**

**Deferred Outflows of Resources and Deferred Inflows of Resources – (Continued)**

The Authority’s balance of deferred outflows of resources of \$265,886 will be included as a reduction of the collective net pension liability in future years.

**4B. Risk Management**

The Authority is exposed to various risks of losses related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee’s health and life; and natural disasters. The Authority carries the following insurance coverage: Commercial General Liability, Auto, Real & Personal Property, Commercial Liability and Workers’ Compensation. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

**4C. Commitments - Construction**

At March 31, 2024, the Authority had the following Capital Fund projects in progress:

	<b>Funds Approved</b>	<b>Funds Expended - Project to Date</b>
CFP 501-23	\$ 308,977	\$ 277,977

**4D. Financial Data Schedule**

The Authority prepares its Financial Data Schedule (FDS) in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The FDS format excludes depreciation and HAP expense and includes investment income and interest expense in operating activities, which differs from the presentation of basic financial statements.

**4E. Contingencies**

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

**4F. Subsequent Events**

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through September 24, 2024, and concluded that no additional subsequent events have occurred that would require adjustment to or disclosures within these financial statements.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**NOTES TO THE BASIC FINANCIAL STATEMENTS – (Continued)**  
March 31, 2024

---

**NOTE 4 – OTHER NOTES – (Continued)**

**4G. Economic Dependency**

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the 2025 federal budget.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**REQUIRED SUPPLEMENTARY INFORMATION**  
March 31, 2024

**Schedule of the Pension Plan's Proportionate Share  
of the Net Pension Liability (Asset) and Related Ratios \***

Reporting Date for Employer under GASB 68 as of June 30,	Proportion of Net Pension Liability	Proportionate share of Net Pension Liability	Covered Employee Payroll **	Proportionate share of the Net Pension Liability as a percentage of covered employee payroll	Plan Fiduciary Net Position as a percentage of the Total Pension Liability
2015	0.0001204%	\$490,377	\$521,402	94.05%	77.35%
2016	0.0001164%	\$528,275	\$495,963	106.52%	75.35%
2017	0.0001271%	\$567,062	\$586,154	96.74%	76.65%
2018	0.0001085%	\$368,579	\$637,600	57.81%	78.89%
2019	0.0000976%	\$322,574	\$623,540	51.73%	80.06%
2020	0.0001161%	\$350,668	\$626,579	55.97%	81.45%
2021	0.0134500%	\$176,982	\$741,770	23.86%	92.51%
2022	0.0160600%	\$509,505	\$924,362	54.73%	82.48%
2023	0.0129400%	\$456,696	\$813,732	62.24%	61.83%

\* This is a 10-year schedule; however, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in the future fiscal years until 10 years of information is available.

\*\* Covered employee payroll represents compensation earnable and pensionable compensation. Only compensation earnable and pensionable compensation that would possibly go into the determination of the retirement benefits are included.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**REQUIRED SUPPLEMENTARY INFORMATION – (Continued)**  
March 31, 2024

**Schedule of the Pension Plan's Contributions\***

Reporting Date for Employer under GASB 68 as of June 30,	Actuarially determined contribution [A]	Contributions in relation to actuarially determined contribution [B]	Contribution deficiency (excess) [C] = [A] - [B]	Covered employee payroll	Contribution as a percentage covered employees payroll
2015	\$64,565	\$64,565	-	\$521,402	12.4%
2016	\$62,479	\$62,479	-	\$495,963	12.6%
2017	\$70,596	\$70,596	-	\$586,154	12.0%
2018	\$61,395	\$61,395	-	\$637,600	9.6%
2019	\$65,523	\$65,523	-	\$623,540	10.5%
2020	\$68,643	\$68,643	-	\$626,579	11.0%
2021	\$82,711	\$82,711	-	\$741,770	11.15%
2022	\$103,369	\$103,369	-	\$924,362	11.18%
2023	\$91,138	\$91,138	-	\$813,732	11.20%

\* This is a 10-year schedule; however, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in the future fiscal years until 10 years of information is available.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
Year Ended March 31, 2024

<u>Federal Grantor</u>	<u>Assistance Listings Number</u>	<u>Total Federal Expenditures</u>
<b><u>U.S. Department of Housing and Urban Development</u></b>		
Public and Indian Housing	14.850	\$ 685,411
Public Housing Capital Fund	14.872	277,977
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	10,916,097
Mainstream Voucher Program (MV)	14.879	<u>547,164</u>
<b>Total Expenditures of Federal Awards</b>		<b>\$ <u><u>12,426,649</u></u></b>

**NOTE 1 – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of the Housing Authority of the City of Anderson, Indiana (Authority) under programs of the federal government for the year ended March 31, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

**NOTE 3 – SOURCES OF FUNDING**

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

**NOTE 4 – SUB-RECIPIENTS**

There were no sub-recipients for the year ended March 31, 2024.

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**FINANCIAL DATA SCHEDULE**  
Year Ended March 31, 2024

	Project Total	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$201,851	\$268,750		\$966,407	\$1,437,008		\$1,437,008
113 Cash - Other Restricted	\$7,894		\$18,197		\$26,091		\$26,091
114 Cash - Tenant Security Deposits	\$22,177	\$14,450			\$36,627		\$36,627
100 Total Cash	\$231,922	\$283,200	\$18,197	\$966,407	\$1,499,726	\$0	\$1,499,726
121 Accounts Receivable - PHA Projects				\$3,030	\$3,030		\$3,030
122 Accounts Receivable - HUD Other Projects				\$174,084	\$174,084		\$174,084
125 Accounts Receivable - Miscellaneous	\$8,260	\$2,515		\$13,436	\$24,211		\$24,211
126 Accounts Receivable - Tenants	\$14,387	\$7,970		\$7,304	\$29,661		\$29,661
126.1 Allowance for Doubtful Accounts -Tenants	-\$8,969	-\$4,697		-\$7,304	-\$20,970		-\$20,970
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$13,678	\$5,788	\$0	\$190,550	\$210,016	\$0	\$210,016
131 Investments - Unrestricted		\$54,301			\$54,301		\$54,301
142 Prepaid Expenses and Other Assets	\$3,451				\$3,451		\$3,451
143 Inventories	\$2,535				\$2,535		\$2,535
143.1 Allowance for Obsolete Inventories	-\$254				-\$254		-\$254
150 Total Current Assets	\$251,332	\$343,289	\$18,197	\$1,156,957	\$1,769,775	\$0	\$1,769,775
161 Land	\$131,997	\$53,457			\$185,454		\$185,454
162 Buildings	\$4,481,502	\$4,615,057			\$9,096,559		\$9,096,559
163 Furniture, Equipment & Machinery - Dwellings	\$180,874				\$180,874		\$180,874
164 Furniture, Equipment & Machinery - Administration	\$277,637	\$85,284		\$48,541	\$411,462		\$411,462
165 Leasehold Improvements		\$641,044			\$641,044		\$641,044
166 Accumulated Depreciation	-\$4,214,321	-\$4,372,849		-\$48,256	-\$8,635,426		-\$8,635,426
160 Total Capital Assets, Net of Accumulated Depreciation	\$857,689	\$1,021,993	\$0	\$285	\$1,879,967	\$0	\$1,879,967
180 Total Non-Current Assets	\$857,689	\$1,021,993	\$0	\$285	\$1,879,967	\$0	\$1,879,967
200 Deferred Outflow of Resources	\$121,255			\$144,631	\$265,886		\$265,886
290 Total Assets and Deferred Outflow of Resources	\$1,230,276	\$1,365,282	\$18,197	\$1,301,873	\$3,915,628	\$0	\$3,915,628

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended March 31, 2024

	Project Total	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$19,179	\$7,144		\$4,601	\$30,924		\$30,924
321 Accrued Wage/Payroll Taxes Payable	\$9,609			\$10,323	\$19,932		\$19,932
322 Accrued Compensated Absences - Current Portion	\$5,300			\$6,972	\$12,272		\$12,272
333 Accounts Payable - Other Government	\$4,534				\$4,534		\$4,534
341 Tenant Security Deposits	\$22,177	\$14,450			\$36,627		\$36,627
342 Unearned Revenue	\$1,986	\$6,066		\$89,330	\$97,382		\$97,382
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		\$112,975			\$112,975		\$112,975
345 Other Current Liabilities		\$26,095			\$26,095		\$26,095
310 Total Current Liabilities	\$62,785	\$166,730	\$0	\$111,226	\$340,741	\$0	\$340,741
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$491,467			\$491,467		\$491,467
354 Accrued Compensated Absences - Non Current	\$47,697			\$62,749	\$110,446		\$110,446
357 Accrued Pension and OPEB Liabilities	\$208,272			\$248,424	\$456,696		\$456,696
350 Total Non-Current Liabilities	\$255,969	\$491,467	\$0	\$311,173	\$1,058,609	\$0	\$1,058,609
300 Total Liabilities	\$318,754	\$658,197	\$0	\$422,399	\$1,399,350	\$0	\$1,399,350
400 Deferred Inflow of Resources	\$37,904			\$921,938	\$959,842		\$959,842
508.4 Net Investment in Capital Assets	\$857,689	\$417,551	\$0	\$285	\$1,275,525		\$1,275,525
511.4 Restricted Net Position	\$0	\$0	\$18,197	\$0	\$18,197		\$18,197
512.4 Unrestricted Net Position	\$15,929	\$289,534	\$0	-\$42,749	\$262,714		\$262,714
513 Total Equity - Net Assets / Position	\$873,618	\$707,085	\$18,197	-\$42,464	\$1,556,436	\$0	\$1,556,436
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,230,276	\$1,365,282	\$18,197	\$1,301,873	\$3,915,628	\$0	\$3,915,628

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended March 31, 2024

	Project Total	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$153,719	\$473,501			\$627,220		\$627,220
70400 Tenant Revenue - Other	\$1,485	\$27,860			\$29,345		\$29,345
70500 Total Tenant Revenue	\$155,204	\$501,361	\$0	\$0	\$656,565	\$0	\$656,565
70600 HUD PHA Operating Grants	\$685,411		\$547,164	\$10,916,097	\$12,148,672		\$12,148,672
70610 Capital Grants	\$277,977				\$277,977		\$277,977
70800 Other Government Grants	\$30,644	\$57,855			\$88,499		\$88,499
71100 Investment Income - Unrestricted	\$2,783	\$12		\$2,438	\$5,233		\$5,233
71400 Fraud Recovery				\$2,302	\$2,302		\$2,302
71500 Other Revenue	\$384,851	\$215,780		\$250,655	\$851,286		\$851,286
70000 Total Revenue	\$1,536,870	\$775,008	\$547,164	\$11,171,492	\$14,030,534	\$0	\$14,030,534
91100 Administrative Salaries	\$177,938	\$166,646	\$76,173	\$273,166	\$693,923		\$693,923
91200 Auditing Fees	\$2,662	\$1,777		\$8,216	\$12,655		\$12,655
91400 Advertising and Marketing	\$1,272	\$5,547		\$922	\$7,741		\$7,741
91500 Employee Benefit contributions - Administrative	\$60,393	\$7,135		\$157,063	\$224,591		\$224,591
91600 Office Expenses	\$103,400	\$23,660		\$48,141	\$175,201		\$175,201
91700 Legal Expense	\$48,591	\$2,496		\$1,835	\$52,922		\$52,922
91800 Travel	\$1,750	\$1,065		\$2,250	\$5,065		\$5,065
91900 Other	\$105,414	\$23,409		\$39,414	\$168,237		\$168,237
91000 Total Operating - Administrative	\$501,420	\$231,735	\$76,173	\$531,007	\$1,340,335	\$0	\$1,340,335
93100 Water	\$45,588	\$10,436		\$859	\$56,883		\$56,883
93200 Electricity	\$28,215	\$342		\$2,962	\$31,519		\$31,519
93300 Gas	\$4,871			\$891	\$5,762		\$5,762
93800 Other Utilities Expense	\$49,914				\$49,914		\$49,914
93000 Total Utilities	\$128,588	\$10,778	\$0	\$4,712	\$144,078	\$0	\$144,078

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended March 31, 2024

	Project Total	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor	\$167,751	\$761		\$41,591	\$210,103		\$210,103
94200 Ordinary Maintenance and Operations - Materials and Other	\$58,455	\$14,484		\$1,231	\$74,170		\$74,170
94300 Ordinary Maintenance and Operations Contracts	\$381,363	\$196,717		\$47,976	\$626,056		\$626,056
94500 Employee Benefit Contributions - Ordinary Maintenance	\$56,936			\$23,914	\$80,850		\$80,850
94000 Total Maintenance	\$664,505	\$211,962	\$0	\$114,712	\$991,179	\$0	\$991,179
96110 Property Insurance	\$55,223	\$21,742			\$76,965		\$76,965
96120 Liability Insurance	\$6,507	\$17,627		\$1,239	\$25,373		\$25,373
96130 Workmen's Compensation	\$33,784				\$33,784		\$33,784
96140 All Other Insurance		\$2,987			\$2,987		\$2,987
96100 Total insurance Premiums	\$95,514	\$42,356	\$0	\$1,239	\$139,109	\$0	\$139,109
96200 Other General Expenses	\$56,452	\$102,305		\$412,583	\$571,340		\$571,340
96210 Compensated Absences	\$24,725			\$17,656	\$42,381		\$42,381
96300 Payments in Lieu of Taxes	\$2,292				\$2,292		\$2,292
96400 Bad debt - Tenant Rents	\$8,334	\$3,392			\$11,726		\$11,726
96000 Total Other General Expenses	\$91,803	\$105,697	\$0	\$430,239	\$627,739	\$0	\$627,739
96710 Interest of Mortgage (or Bonds) Payable		\$34,156			\$34,156		\$34,156
96700 Total Interest Expense and Amortization Cost	\$0	\$34,156	\$0	\$0	\$34,156	\$0	\$34,156
96900 Total Operating Expenses	\$1,481,830	\$636,684	\$76,173	\$1,081,909	\$3,276,596	\$0	\$3,276,596
97000 Excess of Operating Revenue over Operating Expenses	\$55,040	\$138,324	\$470,991	\$10,089,583	\$10,753,938	\$0	\$10,753,938
97300 Housing Assistance Payments			\$452,794	\$9,950,131	\$10,402,925		\$10,402,925
97350 HAP Portability-In				\$224,481	\$224,481		\$224,481
97400 Depreciation Expense	\$131,812	\$172,857		\$95	\$304,764		\$304,764
90000 Total Expenses	\$1,613,642	\$809,541	\$528,967	\$11,256,616	\$14,208,766	\$0	\$14,208,766

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended March 31, 2024

	Project Total	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
10010 Operating Transfer In	\$84,552				\$84,552	-\$84,552	\$0
10020 Operating transfer Out	-\$84,552				-\$84,552	\$84,552	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$76,772	-\$34,533	\$18,197	-\$85,124	-\$178,232	\$0	-\$178,232
11030 Beginning Equity	\$950,390	\$741,618	\$0	\$42,660	\$1,734,668		\$1,734,668
11170 Administrative Fee Equity				-\$42,464	-\$42,464		-\$42,464
11190 Unit Months Available	1307	720	900	14760	17687		17687
11210 Number of Unit Months Leased	1271	714	883	14433	17301		17301
11270 Excess Cash	\$67,554				\$67,554		\$67,554
11620 Building Purchases	\$2,921				\$2,921		\$2,921
11630 Furniture & Equipment - Dwelling Purchases	\$32,296				\$32,296		\$32,296
11640 Furniture & Equipment - Administrative Purchases	\$26,634				\$26,634		\$26,634



# Audit Solutions, LLC.

Certified Public Accountant

## 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 Commissioners  
Housing Authority of the City of Anderson  
Anderson, Indiana

I 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 Housing Authority of the City of Anderson (Authority), Indiana, as of and for the year ended March 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated September 24, 2024.

### **Report on Internal Control Over Financial Reporting**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or 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.

My 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 my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instance 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 my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Audit Solutions, LLC*

Chesterfield, Missouri

September 24, 2024



# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners  
Housing Authority of the City of Anderson  
Anderson, Indiana

### Report on Compliance for Each Major Federal Program

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

I have audited Housing Authority of the City of Anderson (Authority), Indiana's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Authority's major federal programs for the year ended March 31, 2024. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In my opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2024.

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

I conducted my 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). My responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of my report.

I am required to be independent of the Authority and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion on compliance for each major federal program. My audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

#### *Responsibilities of Management for Compliance*

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

#### *Auditor's Responsibilities for the Audit of Compliance*

My objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on my audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Authority's compliance with the compliance requirements referred to above and performing such other procedures as I considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances 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 the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that I identified during the audit.

### **Report on 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 a 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.

My consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during my audit I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

My audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of my 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.

*Audit Solutions, LLC*

Chesterfield, Missouri  
September 24, 2024



# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITORS REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners  
Housing Authority of the City of Anderson  
Anderson, Indiana

I have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Anderson and the U.S. Department of Housing and Urban Development, Public Indian Housing - Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures 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 the Government Auditing Standards issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, I 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.

I 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 results of the performance of my agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the chart below.

I was engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. Code of the Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), by the Authority as of and for the year ended March 31, 2024, and have issued my report thereon dated September 24, 2024. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, my opinion on the fair presentation of the Financial Data Schedule (FDS) dated September 24, 2024, was expressed in relation to the basic financial statements of the Authority taken as a whole.

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

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

*Audit Solutions, LLC*

Chesterfield, Missouri  
September 24, 2024

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**AGREED UPON PROCEDURES**

March 31, 2024

<b>Procedure</b>	<b>UFRS Rule Information</b>	<b>Hard Copy Document(s)</b>	<b>Agrees</b>
1	Balance Sheet and Revenue and Expense (data line items 111 to 1121)	Financial Data Schedule, all CFDA's	√
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	√
3	Type of opinion to FDS (data element G5100-010)	Auditor's supplemental report on FDS	√
4	Audit findings narratives (data element G5200-010)	Schedule of Findings and Questioned costs	√
5	General Information (data element series G2000, G2100, G2200, G2300, G90000, G9100)	OMB Data Collection Form	√
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	√
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	√
8	Type of compliance requirement (G4000-020 & G4000-030)	OMB Data Collection Form	√
9	Basic financial statements and auditors' reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	√

HOUSING AUTHORITY OF THE CITY OF ANDERSON  
Anderson, Indiana

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
March 31, 2024

---

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

**Financial Statements**

Type of auditor's report issued:	Unmodified
<u>Internal control over financial reporting:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

**Federal Awards**

<u>Internal control over major programs:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
<u>Identification of Major programs:</u>	
➤ ALN #14.871          Housing Choice Vouchers	
➤ ALN #14.879          Mainstream Vouchers	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low risk auditee?	Yes

**Section II - Financial Statement Findings**

The current audit report for the year ended March 31, 2024, disclosed no Financial Statement audit findings.

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

The current audit report for the year ended March 31, 2024, disclosed no Federal Awards audit finding and questioned costs.