



Paul D. Joyce, CPA
State Examiner

INDIANA STATE BOARD OF ACCOUNTS

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April 9, 2025

Board of Commissioners
Housing Authority of the City of Gary
Lake County, Indiana

We have reviewed the audit report of the Housing Authority of the City of Gary which was opined upon by Velma Butler & Company, Ltd., 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 Gary, 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, Velma Butler & Company, Ltd. prepared the audit report in accordance with the guidelines established by the Indiana State Board of Accounts.

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

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

Tammy R. White, CPA
Deputy State Examiner

THE HOUSING AUTHORITY OF THE
CITY OF GARY, INDIANA
INDEPENDENT AUDITORS' REPORT,
BASIC FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION,
INCLUDING SINGLE AUDIT REPORTS
FOR THE YEAR ENDED
MARCH 31, 2024

THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA

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INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

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

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

Opinion

We have audited the accompanying financial statements of the primary government business type activities and the component unit of the Housing Authority of the City of Gary, Indiana (Authority), as of and for the year ended March 31, 2024, and the related statements of revenue, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the audit report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government and the discretely presented component unit of the Authority, as of 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

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

Responsibilities of Management for the Financial Statements

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

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issues an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, 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 presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 20, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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 the Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Authority's 2023 financial statements, and we were able to obtain sufficient appropriate audit evidence to provide a basis for our unmodified audit opinion dated December 22, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended March 31, 2023, is consistent, in all material respects, with the financial statements from which it has been derived.

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

Velma Butler & Company, Ltd.
Chicago, Illinois

December 20, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

**HOUSING AUTHORITY of the CITY
of GARY, INDIANA
578 Broadway
Gary, Indiana 46402**

To the Board of Commissioners of the
The Housing Authority of the City of Gary, Indiana
Gary, Indiana

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Housing Authority of the City of the Gary, Indiana's (the Authority) annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year that ended on March 31, 2024.

We are pleased to submit the financial statements of the Housing Authority of the City of Gary, Indiana for the year ended March 31, 2024. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority's financial affairs have been included in the footnotes accompanying the general-purpose financial statements. The purpose of the financial statements is to provide complete and accurate financial information, which complies with reporting requirements of the U.S. Department of Housing and Urban Development (HUD) and the Governmental Accounting Standards Board.

FINANCIAL HIGHLIGHTS

- Net Position at March 31, 2024, was \$59.2 million, an increase of \$6.2 million from the March 31, 2023 total of \$53 million.
- Assets increased by \$6.2 million, from \$64.4 million at March 31, 2023 to approximately \$70.6 million at March 31, 2024.
- Capital assets were \$43.3 million at March 31, 2024, an increase of \$2.9 million from the March 31, 2023, balance of \$40.3 million.
- Liabilities increased by \$6 thousand, from \$11.4 million at March 31, 2023 to \$11.4 million at March 31, 2024.
- Revenue decreased by \$4.6 million from \$36.9 million at March 31, 2023 to \$32.3 million at March 31, 2024. The change was primarily due to a decrease in HUD Grants.
- Operating expenses decreased by \$846 thousand from \$27 million at March 31, 2023 to \$26.1 million at March 31, 2024.

The management's discussion and analysis section include information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by of the Authority. It focuses on analysis of the financial statements and the improvements in the Authority's management.

The Authority's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to government units.

USING THIS REPORT

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are presented as a single enterprise fund whose operations include the low-income housing program, the housing choice voucher program, special grants, and component units as follows.

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

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

Low-Income Public Housing-Under the Low-Income Public Housing Program, the Authority rents units it owns to moderate and low-income families. The Low-Income Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides an operating subsidy to enable the Authority to provide housing at a rent that is based upon 30% of adjusted gross household income.

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

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

Resident Opportunities and Self Sufficiency - (ROSS) Program - The purpose of this program is to provide funding to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.

Components Units - The Component units are not-for-profit organizations formed by the Authority for the purpose of assisting in the development of projects which provide housing to a mixture of moderate, low-income and market rate families. The moderate and low-income family's rents are subsidized by HUD.

Additionally, the Authority is required to undergo an annual single audit in conformity with the provisions of the Single Audit Amendments and the United States Office of Management and Budget's (OMB) Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Information related to this single audit, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings and questioned costs.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of other supplementary information that further explains and supports the information in the financial statements.

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position

Net position represents the difference between total assets and total liabilities. As shown in Table 1, the Authority's net position at March 31, 2024 increased by 9.7 percent to \$70.6 million from \$64.4 million.

Table 1
Gary Housing Authority Net Position
(in thousand dollars)

	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>Percentage Change</u>
Cash and Investments	\$ 11,261	\$ 8,602	\$ 2,659	30.9%
Other Current Assets	600	455	145	31.9%
Total Current Assets	<u>11,861</u>	<u>9,057</u>	<u>2,804</u>	31.0%
Non-Current Assets				
Capital Assets	43,251	40,315	2,936	7.3%
Notes Rec. and Accrued Int.	15,512	15,033	479	3.2%
Total Assets	<u>\$ 70,624</u>	<u>\$ 64,405</u>	<u>\$ 6,219</u>	9.7%
Current Liabilities	\$ 2,535	\$ 3,072	\$ (537)	-17.5%
Accrued Interest Long-Term	6,675	6,195	480	7.7%
Notes and Bonds Payable	546	918	(372)	-40.5%
Other Non Current Liabilities	1,632	1,197	435	36.3%
Total Liabilities	<u>11,388</u>	<u>11,382</u>	<u>6</u>	0.1%
Unrestricted	15,974	12,207	3,767	30.9%
Restricted Net Assets	11	501	(490)	-97.8%
Net Investment in Capital Assets	43,251	40,315	2,936	7.3%
Total Net Position	<u>59,236</u>	<u>53,023</u>	<u>6,213</u>	11.7%
Total Liab. and Net Position	<u>\$ 70,624</u>	<u>\$ 64,405</u>	<u>\$ 6,219</u>	9.7%

CAPITAL ASSETS

Capital assets increased by \$2.9 million from \$40.3 million to \$43.3 million, as shown in the table below:

Table 2
Gary Housing Authority's Change in Capital Assets

	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>Percentage Change</u>
Land	\$ 1,626,743	\$ 1,626,743	\$ -	0.0 %
Buildings and	60,702,448	57,365,438	3,337,010	5.8 %
Equipment and Furniture	5,417,881	5,177,184	240,697	4.6 %
Construction In Progress	-	-	-	0.0 %
Accumulated Depreciaton	(24,496,192)	(23,854,437)	(641,755)	2.7 %
Total Capital Assets	<u>\$ 43,250,880</u>	<u>\$ 40,314,928</u>	<u>\$ 2,935,952</u>	7.3 %

Additional information is available in the financial statements.

Change in Net Position

As shown in the table below, the Authority's total operating revenues, which included all HUD Grants, tenant rents, interest and other income decreased by 12.4 percent to \$32.3 million at March 31, 2024, while operating expenses decreased to \$26.1 million at March 31, 2024.

Table 3
Changes in Gary Housing Authority's Net Position
(in thousand dollars)

	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>Percentage Change</u>
Tenant Revenue	\$ 1,239	\$ 1,238	\$ 1	0.1 %
HUD Revenue	30,570	35,038	(4,468)	-12.8 %
Other Income	514	636	(122)	-19.2 %
Total Revenue	<u>32,323</u>	<u>36,912</u>	<u>(4,589)</u>	-12.4 %
Operating Expenses	25,485	26,479	(994)	-3.8 %
Depreciation	642	494	148	30.0 %
Total Expenses	<u>26,127</u>	<u>26,973</u>	<u>(846)</u>	-3.1 %
Change in Net Position	6,196	9,939	(3,743)	-37.7 %
Beginning Net Position	53,023	95,898	(42,875)	-44.7 %
Gain/(Loss) on Disposal	17	(39,959)	39,976	0.0 %
Prior Period Adjustment	-	(12,855)	12,855	0.0 %
Ending Net Position	<u>\$ 59,236</u>	<u>\$ 53,023</u>	<u>\$ 6,213</u>	11.7 %

Total expenses remained flat as shown below:

Table 4
Gary Housing Authority's Expenses
(in thousand dollars)

	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>Total Percent Change</u>
Administrative Expenses	\$ 5,063	\$ 5,161	\$ (98)	-1.9%
Tenant Services	196	202	(6)	-3.0%
Utilities Expenses	1,042	1,242	(200)	-16.1%
Ordinary Maintenance	1,565	2,919	(1,354)	-46.4%
Protective Services	153	195	(42)	-21.5%
General Expenses	678	670	8	1.2%
Housing Assistance Payments	16,788	16,090	698	4.3%
Interest Expenses	-	-	-	#DIV/0!
Depreciation Expense	642	494	148	30.0%
Total Expenses	\$ <u>26,127</u>	\$ <u>26,973</u>	\$ <u>(846)</u>	-3.1%

Operating expenses decreased for everything except for HAP which increased.

NON-CURRENT ASSETS AND LIABILITIES

The Authority has several notes receivable outstanding as a result of funds loaned to its mixed income developers. These are long-term notes that will mature in 2051 and 2060. Interest payments are accumulated and are not required to be paid until the developments generate positive cash flow per HUD regulations. Notes receivable totaled \$8.8 million after eliminations. Accrued interest receivable and unearned revenue related to interest income totaled \$4.5 million.

The Authority maintains escrow deposits for repairs related to the notes totaling \$1.1 million.

Additional information can be found in the Notes to Financial Statements.

BUDGETARY HIGHLIGHTS

The Finance Director prepares and submits proposed operating budgets for revenues and expenses for the all programs, functions, activities, or objectives for the following fiscal year to the governing board. The governing board approves and adopts the budget. Operating monies are determined by rents and operating subsidies provided by HUD, as established by Congress. The funding is dependent on the availability of federal funds.

Capital project budgets are approved and are adopted for five years by the Board of Commissioners and HUD based on Federal funding. They are then annualized to strengthen monitoring and completion benchmarks. Budgeted and actual costs are compared to the five-year plan and are monitored by the Authority and HUD.

MAJOR INITIATIVES

The Gary Housing Authority continues to provide comprehensive service in the City of Gary to assure the existence of affordable housing for low to moderate income individuals, families, senior citizens, handicapped, and disabled individuals. Under the leadership of a dedicated Board of Commissioners and the hard work of true professionals in the field of affordable housing, the agency continues to make progress, considering the various challenges for the federally subsidized housing providers. Improvements planned for the upcoming year(s) include the rehabilitation of long-term vacant units; upgrade of occupied units; and the demolition of housing units deemed non-viable. The aforementioned are only some of the many initiatives planned, as we continue to seek avenues and resources to improve the lives of our residents.

ECONOMIC FACTORS

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

CONTACTING THE HOUSING AUTHORITY

The financial report is designed to provide a general overview of the Authority's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. William Outlaw, Vice President of Finance, Housing Authority of the City of Gary, Indiana, 578 Broadway, Gary, Indiana 46402, or call 219-881-6400.

Sincerely,

Taryl Bonds
Executive Director

BASIC FINANCIAL STATEMENTS

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF NET POSITION - ENTERPRISE FUND
MARCH 31, 2024 (WITH COMPARATIVE TOTALS FOR 2023)**

EXHIBIT A

	2024	2023
	TOTAL	TOTAL
ASSETS		
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents	\$ 9,662,428	\$ 6,892,886
Cash and Cash Equivalents - Restricted	146,125	715,174
Investments and Escrows	1,452,789	994,082
Accounts Receivable, net	362,347	234,523
Prepaid Expenses	237,675	220,652
Material Inventories, net	-	-
Total Current Assets	<u>11,861,364</u>	<u>9,057,317</u>
<u>NON CURRENT ASSETS</u>		
Accrued Interest Receivable - Long-Term	6,675,288	6,195,357
Notes Receivable - Long Term	8,837,060	8,837,060
Capital Assets, net	43,250,880	40,314,928
Total Non-Current Assets	<u>58,763,228</u>	<u>55,347,345</u>
TOTAL ASSETS	\$ <u>70,624,592</u>	\$ <u>64,404,662</u>
LIABILITIES AND NET POSITION		
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 822,151	\$ 1,394,426
Accrued Liabilities	205,678	169,367
Accrued Compensated Absences - Current	13,013	13,013
Deferred Revenue	1,493,844	1,495,023
Notes and Bonds Payable - Current	-	-
Total Current Liabilities	<u>2,534,686</u>	<u>3,071,829</u>
<u>NONCURRENT LIABILITIES</u>		
Escrow Deposits	1,515,513	1,079,391
Accrued Compensated Abs. - Non-Current	117,122	117,122
Accrued Interest Payable - Long-Term	6,675,288	6,195,357
Notes and Bonds Payable - Long-Term	545,989	918,421
Total Noncurrent Liabilities	<u>8,853,912</u>	<u>8,310,291</u>
Total Liabilities	<u>11,388,598</u>	<u>11,382,120</u>
<u>NET POSITION</u>		
Unrestricted Net Assets	15,973,650	12,206,241
Restricted Net Assets	11,464	501,373
Net Investment in Capital Assets	43,250,880	40,314,928
Total Net Assets	<u>59,235,994</u>	<u>53,022,542</u>
TOTAL LIABILITIES AND NET POSITION	\$ <u>70,624,592</u>	\$ <u>64,404,662</u>

See Accompanying Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2024 (WITH 2023 TOTALS)

EXHIBIT B

	2024	2023
	TOTAL	TOTAL
OPERATING REVENUES		
Tenant Charges	\$ 1,239,473	\$ 1,238,238
HUD Operating Grants	26,789,720	26,198,376
Other Income	239,148	479,707
TOTAL REVENUES	<u>28,268,341</u>	<u>27,916,321</u>
OPERATING EXPENSES		
Administrative Expenses	5,062,706	5,160,923
Tenant Services	196,479	202,241
Utilities Expenses	1,042,194	1,241,320
Ordinary Maintenance	1,565,402	2,919,048
Protective Services	153,292	194,939
General Expenses	677,515	670,127
Housing Assistance Payments	16,788,137	16,090,331
Interest Expense	-	-
Depreciation Expense	641,755	494,345
TOTAL OPERATING EXPENSES	<u>26,127,480</u>	<u>26,973,274</u>
OPERATING INCOME (LOSS)	<u>2,140,861</u>	<u>943,047</u>
NON-OPERATING REVENUES AND (EXPENSES)		
Interest Income	274,810	155,627
Total Non-Operating Income/(Loss)	274,810	155,627
CAPITAL CONTRIBUTIONS AND (LOSSES)		
HUD Capital Grants	3,780,397	8,839,953
Gain/(Loss) on Disposal of Assets	17,384	(39,959,093)
Total Capital Contributions and (Losses)	3,797,781	(31,119,140)
CHANGES IN NET POSITION	6,213,452	(30,020,466)
BEGINNING NET POSITION	53,022,542	95,898,590
PRIOR YEAR ADJUSTMENT	-	(12,855,582)
ENDING NET POSITION	<u>\$ 59,235,994</u>	<u>\$ 53,022,542</u>

See Accompanying Notes to Financial Statements

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF CASH FLOWS - ENTERPRISE FUNDS
FOR THE YEAR ENDED MARCH 31, 2024 (WITH 2023 TOTALS)**

EXHIBIT C

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants and Others	\$ 28,268,341	\$ 27,916,321
Payments to Employees	(2,578,963)	(2,650,893)
Payments to Vendors and Suppliers	(23,152,630)	(12,407,608)
Net Cash Provided by/(Used for) Operating Activities	2,536,748	12,857,820
CASH FLOWS FROM INVESTING ACTIVITIES		
(Gain)/Loss on Investments	(458,707)	88,368
Interest on Investments	274,810	155,627
Net Cash Provided by/(Used for) Investing Activities	(183,897)	243,995
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES		
(Purchase)/Sale of Capital Assets	(3,577,707)	-
Capital Grants	3,780,397	8,839,953
(Gain)/Loss of Capital Assets	17,384	(22,130,244)
Increase/(Decrease) in Bonds Payable	(372,432)	582,389
Net Cash Provided by/(Used for) Financing Activities	(152,358)	(12,707,902)
NET INCREASE IN CASH AND CASH EQUIVALENTS	2,200,493	393,913
CASH AND CASH EQUIVALENTS AT FISCAL YEAR BEG.	7,608,060	7,214,147
CASH AND CASH EQUIVALENTS AT FISCAL YEAR END	\$ 9,808,553	\$ 7,608,060
Unrestricted Cash and Cash Equivalents at Fiscal Year End	\$ 9,662,428	\$ 6,892,886
Restricted Cash and Cash Equivalents at Fiscal Year End	146,125	715,174
CASH AND CASH EQUIVALENTS AT FISCAL YEAR END	\$ 9,808,553	\$ 7,608,060
Reconciliation of Operating Loss to Net Cash Used by Operating Activities		
Operating Income	\$ 2,140,861	\$ 943,047
Adjustments To Reconcile:		
Depreciation	641,755	494,345
Prior Period Adjustment	-	12,855,582
Changes in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	(127,824)	(81,091)
(Increase)/Decrease in Prepaid Expenses	(17,023)	(80,581)
(Increase)/Decrease in Material Inventories	-	-
(Increase)/Decrease in Accrued Interest Receivables	(479,931)	(2,434,357)
Increase/(Decrease) in Accounts Payable	(572,275)	418,750
Increase/(Decrease) in Accrued Liabilities	36,311	(80,810)
Increase/(Decrease) in Deferred Revenue	(1,179)	(1,565,702)
Increase/(Decrease) in Escrow Deposits	436,122	(45,720)
Increase/(Decrease) in Accrued Interest Payables	479,931	2,434,357
Net Cash Provided by/(Used for) Operating Activities	\$ 2,536,748	\$ 12,857,820
SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES		
None		

See Accompanying Notes to Financial Statements

NOTES TO THE FINANCIAL STATEMENTS

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Note 1 - Organization and Program Description

The Housing Authority of the City of Gary, Indiana (the Authority) is a municipal corporation created and organized under the Housing Authority Act of the State of Indiana to engage in the acquisition, development, leasing and administration of a low-income housing program and other federally assisted programs.

The governing body of the Authority is its Board of Commissioners (Board) composed of seven members appointed by the Mayor of the City of Gary (City). The Board appoints an Executive Director to administer the affairs of the Authority. The Authority is not considered a component unit of the City.

In August 2013, HUD took over the day-to-day operations of the Housing Authority. The Board of Commissioners was dissolved and a one member HUD employee was designated as the Board of Commissioner. Since then, a new Board of Commissioners was selected in anticipation of HUD transferring operations back to the City.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering housing programs under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with local housing authorities and provide funds to assist the Public Housing Authorities (PHAs) in financing the acquisition, construction, and/or leasing of housing units; make housing assistance payments; and make annual contributions (subsidies) to PHAs for the purpose of maintaining the low-income character of the local housing program.

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

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

Low Income Housing - The low income housing program provides subsidized housing to low income residents. The Authority is the owner of public housing units located throughout the City. The Authority receives revenue from dwelling rental income and operating subsidies provided by HUD. Capital Grants and Development (Hope VI) Funds are also provided by HUD and are used to improve the construction, physical condition, management and operation of existing public housing developments. The low-income housing program is reported as an enterprise fund.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Capital Fund Grants - Substantially all additions to land, buildings, and equipment are funded through Capital Grant Fund Program or Hope VI - Development Program. These programs add to, replace or materially upgrade deteriorated portions of the Authority's housing units. Funding is provided through programs established by HUD.

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

Resident Opportunities and Self Sufficiency - (ROSS) Program - The purpose of this program is to provide funding to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.

A. Reporting Entity

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

These principles define the reporting entity of the primary government, as well as its component units. Component units are separate legal organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's board, and either (a) the ability to impose will by the primary government, or (b) the possibility that the component unit will provide a financial benefit or impose a financial burden on the primary government. Based upon the application of these criteria, the reporting entity includes the Gary Housing Authority LLC, Gary Housing Development Corporation, and Small Farms Development Corporation (Small Farms), as component units.

The basic criterion for including a legally separate organization as a component unit is the degree of financial accountability the Authority has over the organization.

In accordance with GASB 14 as amended by GASB 61, major component unit reporting requirements should be satisfied by including combining statements of major component units in the reporting entity's basic financial statements after the fund financial statements. The following component units are presented in the basic financial statements.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Component Units

The Authority included all component units as blended component units of the Authority. Blended component units are separate legal entities that meet the component unit criteria: The Authority and its components have (1) a financial burden and benefit relationship; (2) the Authority has operational responsibilities for activities of the component unit; (3) the component unit provides services entirely for the benefit of the Authority. Additionally, the governing body of the component unit is the same or substantially the same as the Authority's Board.

Gary Housing Authority, LLC (GHA LLC)

GHA LLC was established on September 4, 2003, as a for profit limited liability company. GHA LLC was formed to acquire and/or manage real property. The LLC was formed by the Authority, its sole member, for the purpose of assisting in the development of a 131 unit multifamily housing project leased to Duneland Village Apartments, L.P., under Section 542(c) of the Housing and Community Development Act of 1992, defined under the provisions of section 221(d)(4) of The National Housing Act. Such projects are regulated as to rent and operating methods. Construction was substantially completed in March 2004. The management building was completed in August 2005. Apartments are rented to a mixture of moderate, low-income and market-rate tenants. Complete financial statements of the organization may be obtained from the Finance Director of the Gary Housing Authority, at their office at 578 Broadway, Gary Indiana, 46402.

Gary Housing Development Corporation (GHDC)

GHDC was established on July 9, 2003, as a nonprofit company to acquire and/or manage real property. GHDC was formed by the GHA, its sole participant, for the purpose of assisting in the development of a 123 unit multifamily housing project leased to Horace Mann Associates, L.P., under section 542(c) of the Housing and Development Act of 1992, defined under the provisions of section 221(d)(4) of the National Housing Act. Such projects are regulated as to rent and operating methods. Construction was substantially completed in March 2006. Apartments are rented to a mixture of moderate, low income and market rate tenants. *Complete financial statements of the organization may be obtained from the Finance Director of the Gary Housing Authority, at their office at 578 Broadway, Gary Indiana, 46402.

Small Farms Development Corporation (Small Farms)

Small Farms was formed in March 1979 to engage in the development of housing projects within the meaning of Section 3(6) of the United States Housing Act of 1937. Small Farms provided interim construction financing and permanent mortgage financing for the construction of 13 two-story buildings consisting of 200 units for low income families, and a community building on 20 acres of land in Gary, Indiana. Small Farms provided financing to fund the project by issuing Mortgage Revenue Bonds in April 1979. Apartments are rented to a mixture of moderate, low income and market rate tenants. Government backed securities were purchased as security for the loans. The bonds are managed by an independent administrator.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

B. Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

C. Fund Accounting

Account groups are a reporting device to account for certain assets and liabilities of the governmental funds not recorded directly in those funds. The Authority maintains the following fund types and account groups:

- Public Housing Units consist of HUD financed units, owned by the Authority. Funds include low-income housing programs, capital grant program and Hope VI - development program.
- Section 8 programs consist of HUD provided rental housing assistance programs, where the rents are paid directly to landlords. Funds include the housing choice voucher and moderate and substantial rehabilitation programs.
- ROSS program consist of funds to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.
- Component unit funds consist of the financing activities of the construction of mixed income housing units and the issuance of bonds to develop affordable housing.

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

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

Management's Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - Cash and cash equivalents are defined as short-term, highly liquid investments that are both: readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. This includes all demand deposits, saving accounts and certificates of deposits or short-term investments with a maturity date of three months or less.

Restricted Cash - Restricted assets include cash legally restricted as to their use. The primary restricted assets are related to the low rent housing program and housing choice voucher program for various funds restricted for tenants or future housing assistance payments.

Net Position - The Authority has adopted GASB Statement No. 33. In accordance with GASB Statement No. 33, capital contributions are recognized as revenue when expenditures are made and amounts become subject to claim for reimbursement. Depreciation recorded on property, plant and equipment acquired with funds recorded as contribution in years prior to 2000 is calculated on a straight-line basis over the estimated useful life of the related assets, charged to operations, and reclassified to the related contributed capital account. The net book values of assets disposed of are written off against contributed capital if no proceeds from the disposal are received. Depreciation recorded on the property, plant and equipment is charged to operations. Restricted resources are used first when applicable definitions are met.

Net Position includes the following:

- Net investment in capital assets - the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unspent proceeds that are directly attributable to the acquisition, construction or improvement of these capital assets.
- Restricted for federal programs - the component of net position that reports the amount of revenue from a federal or state award for service programs in excess of expenditures. These funds are restricted for the use of the related federal or state program.
- Unrestricted - the difference between the assets and liabilities that is not reported in the net position invested in capital, net of related debt or net position restricted for federal and state programs.

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

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

Federal Awards – Federal grants for reimbursable programs are recognized as revenue in the year the related program expenditure occurs. Awards received prior to meeting revenue recognition criterion are recorded as unearned revenue. Operating grants are recorded as revenue in the year earned.

Investments – The Authority has estimated the fair values of its financial investments using available market information and other valuation methodologies in accordance with GASB Statement No. 31. Federal statutes authorize investment of excess federal funds in instruments guaranteed by the federal government. The Authority has adopted this policy for all invested funds, whether or not they are federal funds. The Authority is also in compliance with all state and local laws and regulations regarding investments.

Inventories – Inventories are stated at the lower of cost or market.

Prepaid Expenditures – Payments made to vendors for services that will benefit periods beyond March 31, 2020, are recorded as prepaid items.

Compensated Absences – The Authority allows full-time regular employees to accumulate unused vacation.

- Vacation is accrued based on length of employment, ranging from 13 days per year after 12 months of continuous service to 25 days after 20 years of continuous service. Unused vacation is paid upon termination.

Capital Assets – The Authority capitalizes capital assets with a cost of more than \$5,000 and a useful life of one year or more. Proprietary fund types focus on capital maintenance. Accordingly, land, structures and equipment are recorded in the enterprise fund, which acquires such assets.

Capital assets are stated at cost or at estimated historical cost. The cost of maintenance and repairs is charged to operations as incurred and improvements are capitalized. Capital assets are depreciated over their useful lives using the straight-line method of depreciation as follows:

Building	40 years
Building Modernization	10-27.5 years
Infrastructure	40 years
Office Furniture and Equipment	5-7 years
Automobiles	5 years
Computers	3 years

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

Operating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents and operating subsidies. Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while portions of capital grant funds not approved for operations are recorded in the non-operating revenue. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Risk Management

The Authority may be exposed to various risks of loss related to tort; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the current fiscal year, the Authority has insurance coverage, which management believes is sufficient to preclude any significant losses to the Authority. Thus, there is not an established Risk Management Fund greater than its insured risks of loss. Any additional coverage will be paid from general fund resources. Current insurance coverage includes: worker's compensation, general liability, property damage, flood and auto.

Financial Information for the Prior Year

The financial statements include certain prior-year summarized comparative information in total but not by net position class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended, from which the summarized information was derived.

Note 2 - Budget Information

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

All annual appropriations lapse at fiscal year-end. Operating budgets for the year are prepared for capital projects activity, which are included in the low income housing enterprise fund. Budgets are submitted by the Authority's Executive Director and approved by resolutions of the Board of Commissioners and/or HUD.

Appropriations for capital projects are authorized for five years at the fund and expenditure level, and effective budgetary control is achieved through periodic budgeting and reporting requirements.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

Note 3 - Cash and Cash Equivalents

Cash and cash equivalents totaled \$9,808,553, at March 31, 2024, and are maintained in commercial checking accounts and are readily available. HUD regulations require authorities to maintain funds in accounts that are fully collateralized by United States government securities.

Cash amounts in excess of the \$250,000, FDIC limit, insured by the government were collateralized by government securities and held in the pledging financial institutions' trust departments in the Authority's name. Indiana Public Deposit Insurance Fund also provides additional coverage in excess of the FDIC limit to the Authority's depository financial institution. The Authority is also in compliance with all state and local laws and regulations regarding cash equivalents. Of the total cash on hand at March 31, 2024, \$9,662,428 was unrestricted and \$146,125 was restricted, as shown below:

Total Unrestricted Cash	\$	9,662,428
Tenant Security Deposits		40,247
Housing Assistance Payment		11,464
FSS and Homeowner Escrow		92,251
Mod Rehab		2,163
Total Restricted Cash		<u>146,125</u>
Total Cash	\$	<u><u>9,808,553</u></u>

Note 4 - Investments and Escrows

At March 31, 2024, investments totaled \$1,452,789 which consisted of money market accounts and government securities. The fair values and unrealized gain/loss at March 31, 2024, are summarized as follows:

Description	Category 1		Unrealized Gain/(Loss)
	Book Value	Market Value	
Money Market	\$ <u>1,452,789</u>	\$ <u>1,452,789</u>	\$ -
Total Investments	\$ <u><u>1,452,789</u></u>	\$ <u><u>1,452,789</u></u>	\$ -

Category 1 - Certificates of deposit investments are insured by the Federal Depositor Insurance Corporation and are further fully collateralized by government security and held in the pledging financial institution's trust department in the Authority's name.

Money market and government security accounts are amounts held in escrows invested by the trustee in federal securities and U.S. Treasury Obligations money market funds. The Authority is currently not exposed to custodial credit risk or concentration risk, as defined in GASB 40.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Investments were restricted for the following uses:

The Small Farms Development Corporation (Small Farms) - (a nonprofit corporation created as an agency and instrumentality of the Authority) investments are restricted for future bond payments. Small Farms issued mortgage revenue bonds (FHA Insured Mortgage - Section 8 Assisted Projects) totaling \$5,465,000 on April 1, 1979.

On October 15, 1991, Small Farms entered into an agreement with a bank to act as escrow deposit trustee. Investments totaling \$4,182,627 were deposited with the trustee. Escrows were required to be invested in Federal securities. Bond holder payments are to be made June 1 and December 1 until maturity of December 1, 2021. Bonds outstanding at March 31, 2024 were \$0.

Escrow reserve accounts were established in association with the Duneland loan, for future repairs. Total funds available at March 31, 2024, totaled \$1,451,999.

Note 5 - Accounts Receivable

At March 31, 2024, accounts receivable totaled \$362,347 and consisted of the following:

Description	Amount
Tenant Accts. Receivable	\$ 70,462
Allowance for Doubtful Accounts	-
Accounts Receivable - HUD	27,290
Accounts Receivable - Other	264,595
Total Accounts Receivable	\$ 362,347

The Authority reviews the accounts receivable periodically. During the year \$0 was charged to bad debts.

Note 6 - Prepaid Expenses

Prepaid expenses totaled \$237,675, at March 31, 2024, and consisted of prepaid insurance and vendor services.

Note 7 - Material Inventories - Net

Material inventories totaled \$0, at March 31, 2024. Material inventories are stated at the lower of cost or market.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Note 8 – Notes and Accrued Interest Receivable

Notes receivable at March 31, 2024, totaled \$15,512,348 and represented amounts due from various component units. Total notes receivable along with accrued interest are shown below:

Description	Notes	Interest	Total
Duneland Village Associates, L.P.	\$ 3,116,000	\$ 5,705,020	\$ 8,821,020
Horace Mann Associates, L.P.	5,221,060	246,400	5,467,460
Gary Housing Development Corp.	500,000	723,868	1,223,868
Total Notes and Interest Receivable	\$ 8,837,060	\$ 6,675,288	\$ 15,512,348

The Authority established the various entities to fulfill its goal of affordable housing. The component units loaned funds to developers to build these units. Notes receivable primarily consist of amounts due from developers of mixed income properties. The repayment of these notes is based on net cash flow. As of March 31, 2021, no payments had been made.

The Housing Authority of the City of Gary, Indiana (GHA) Duneland Village Associates, L.P.

The Authority provided a 57-year construction loan of \$3,116,000, to Duneland Village Associate LLC. The loan is secured by a second priority leasehold mortgage and security agreement. The note bears interest at a rate of 5.08% compounded annually until all amounts are paid in full.

These funds originated from the HOPE VI grant. During the life of the note, principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds, as defined in the loan agreement. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expenses for the borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the Project, less (i) repayment of the first Mortgage Loan, (ii) costs of sale or refinancing, and (iii) any re-syndication or refinancing proceeds reinvested in the Project are unavailable for distributions. Duneland pays 55% of the first \$140,000 of Net Available Cash Flow, adjusted for inflation each year, and 75% of the Net Available Cash Flow of the Project in excess of \$140,000. The loan matures on September 1, 2060. The amount outstanding at March 31, 2023 is \$3,116,000 plus accrued interest of \$5,705,020.

The Housing Authority of the City of Gary, Indiana (the Authority) – Horace Mann Associates, L.P.

The Authority provided a 45.5-year construction loan of \$5,221,060, to Horace Mann Associates, L. P. The loan matures on December 31, 2051. Maximum interest was \$246,400.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

The loan is secured by a third priority leasehold mortgage and security agreement. Principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds, as defined in the loan agreement. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expenses for the Borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the Project, less (i) repayment of the First Mortgage Loan and the Second Mortgage Loan, (ii) costs of sale or refinancing, (iii) any re-syndication of refinancing proceeds reinvested in the Project are unavailable for distribution, and (iv) repayment of any Project related advances.

Thirty-six percent of Net Available Cash Flow is paid annually as long as the Second Mortgage is outstanding. The Partnership will pay the Authority 57% of Net Available Cash Flow of the Project. The loan matures on December 31, 2051. Principal outstanding at March 31, 2024 was \$5,221,060. Accrued interest was \$256,400.

Gary Housing Development Corporation (GHDC) - Horace Mann Associates, L.P.

GHDC (a wholly owned not for profit organization) provided a 39.5-year construction loan of \$500,000 to Horace Mann Associates, L.P. The loan matures on December 31, 2046. The interest rate of the loan is 4.57% annually.

Principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds. Until maturity, 21% of Net Available Cash Flow is paid annually. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expense for the Borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the project, less (i) repayment of the First Mortgage Loan, (ii) costs of sale or refinancing, (iii) any re-syndication of refinancing proceeds reinvested in the Project are unavailable for distribution, and (iv) repayment of any Project related advances. The amount outstanding at March 31, 2024 is \$500,000. Accrued interest totaled \$723,868.

HUD IG Audit

Based on an audit performed by the office of the HUD Inspector General, the Authority has entered into an agreement to repay disallowed costs back to the Section 8 Program. According to the agreement, the Low-Income program must make annual reimbursement payments through December 31, 2053. At March 31, 2024 the Section 8 receivable was \$545,989.

This loan is eliminated on balance sheet because they are inter-funds. Monies are owed from the low-income program to the section 8 program, and thus low-income fund has a payable of \$545,989 and the section 8 fund has an equal receivable, at March 31, 2024. **(See Note 15)**

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024

Note 9 - Land, Structures and Equipment

Capital assets at March 31, 2024 totaled \$43,250,880, as shown in the table below:

	<u>March 31, 2023</u>	<u>Additions / Deletions</u>	<u>March 31, 2024</u>
Land	\$ 1,626,743	\$	\$ 1,626,743
Buildings and Improvements	57,365,438	3,337,010	60,702,448
Equipment and Furniture	5,177,184	240,697	5,417,881
Construction in Progress	-	-	-
Less Accum. Depreciation	(23,854,437)	(641,755)	(24,496,192)
Total Capital Assets	\$ 40,314,928	\$ 2,935,952	\$ 43,250,880

Capital additions totaled \$3,577,707 and net dispositions totaled \$0. Depreciation expense for the year totaled \$641,755.

Note 10 - Accounts Payable

Accounts payable totaled \$822,151, at March 31, 2024, which consisted of the following:

<u>Description</u>	<u>Amount</u>
Accounts Payable - Vendors	\$ 204,034
Accounts Payable - HUD	545,989
Accounts Payable - Other	72,128
Total Accounts Payable	\$ 822,151

Note 11 - Accrued Liabilities

Accrued liabilities totaled \$335,813, at March 31, 2024, and represented amounts due for accrued salary and vacation leave as follows:

<u>Description</u>	<u>Amount</u>
Accrued Liabilities	\$ 205,678
Compensated Absences	130,135
Total Accrued Payables	\$ 335,813

Accrued compensated absences were \$130,135 as indicated below:

Accrued Comp. Abs - Current	\$ 13,013
Accrued Comp. Abs - Non-Current	117,122
Total Accrued Compensated Abs.	\$ 130,135

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

It is the Authority’s policy to compensate employees for accumulated vacation leave upon termination. The Authority recognizes leave taken as a current year’s salary expense during the year in which the leave is taken. Vacation is accrued for and recognized in the financial statements as an accrued liability.

Note 12 - Deferred Revenue

At March 31, 2024, current deferred revenue totaled \$1,493,844 and consisted of prepaid tenant rent and HAP funds received but not yet earned.

Note 13 - Escrow Deposits

The Gary Housing Authority, LLC. (GHA LLC) a limited liability company, created as an instrumentality of the Authority, entered into an agreement in September 2003, with the developers of Duneland Village, to fund the operating reserve escrow of \$258,000 and the operating reserve of \$250,000, required by the Indiana Housing Finance Authority, as a condition of tax credits. At March 31, 2024, escrow deposit amounts for these reserves totaled \$1,515,313.

FSS	\$	63,514
GHA LLC		1,451,999
Total Escrow Deposits	\$	<u>1,515,513</u>

Note 14 - Accrued Interest Payable

Total long term accrued interest totaled \$6,675,288, and consisted of accrued interest, tenant prepaid rents, and other unearned revenue, as shown below: **(See Note 8)**

Duneland Note - Due Authority	\$	5,705,020
Horance Mann Note - Due Authority		246,400
Horance Mann Note - Due GHDC		<u>723,868</u>
Total Unearned Revenue	\$	<u>6,675,288</u>

Due to the uncertainty created by the length of time preceding the payment of interest and the provisions of certain notes that interest payments are contingent upon the existence of surplus cash, the collectability of interest earned has been deferred and is uncertain.

Note 15 - Notes Payable - IG

The Authority has entered into an agreement with the Office of the HUD Inspector General to repay costs disallowed because of an audit. At March 31, 2024 the low-income fund owed the Section 8 Housing Choice Voucher Program totaled \$545,989. The receivable and the related payable have been eliminated. **(See Note 8)**

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Note 16 - Employee Benefit Plans

The Authority established a defined contribution plan (“Plan”) administered by a third-party “Billings and Company, Inc.” under the City of Gary’s eligibility rules and regulations for the employee benefit plans. The Plan is governed by the Code and the Treasury regulations issued there under (as they might be amended from time to time). To the extent not preempted by the Federal law, the provisions of this Plan is construed, enforced and administered according to the laws of the State of Indiana.

The Plan covers all regular employees who work for at least 180 days. The required contribution is 13.75% of the employee’s monthly salary. Participants’ benefits are fully vested after five years of participation and are determined solely by the provisions of the Government Agency Retirement Plan and Trust. Besides retirement benefits, the Plan offers life insurance where participants receive 100% of one year’s salary up until the age of 65 when the benefit is reduced by 35%.

The normal retirement date is the participants’ 65th birthday. Participants may elect to retire anytime after their 55th birthday, at which time they are 100% vested regardless of years of service. The amount a participant receives at early, normal, or postponed retirement is based on the amount accumulated in their account. Although no employee contributions are required, employees may make voluntary contributions not to exceed 10% of their annual salary. The Authority’s total payroll expense was \$2,961,143. The Authority made all required contributions to the Plan.

Plan assets totaled \$1,712,603, at March 31, 2024, as follows:

Description	Amount
Beginning Balance @ 04/01/2023	\$ 1,489,156
Contributions	337,671
Withdrawals	(311,621)
Earnings	219,610
Transfers In/(Out)	11,328
Other Expenses	(33,541)
Ending Balance @ 03/31/2024	\$ <u>1,712,603</u>

Note 17 - Commitments and Contingencies

The Authority receives financial assistance from federal government agencies in the form of grants and operating subsidies. Disbursements of funds received under these programs require compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. In the opinion of management, any such disallowed claims would not have a material effect on the overall financial position of the Authority.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

The Authority has certain contingent liabilities resulting from litigations, claims, and commitments incident to the ordinary course of business. Management expects the final resolution of such contingencies will not have a material adverse effect on the financial position of the Authority. Below is the current status of those potential material cases:

Case #1

A Plaintiff's filed an E.E.O.C. case on March 30, March 30, 2017. On July 26, 2018, the case was dismissed. The Plaintiff is a former employee of GHA who claims he was terminated wrongfully in retaliation for his exercising statutory rights under the Family Medical Leave Act (FMLA) and Indiana workers' compensation statutes.

GHA plans to file a Motion for Summary Judgment, following the close of discovery. They expect a reasonable likelihood of success on this Motion; if the Motion is successful, there will be no liability on GHA's part other than the cost of litigation. If, however, the Motion is unsuccessful, they would aggressively pursue defense of the case unless a reasonable settlement agreement could be reached which is acceptable to GHA. This case was dismissed as of December 2022.

Case #2

In a complaint file on July 11, 2016, Plaintiff claims that she was injured when she slipped and fell on ice which had accumulated outside the door of her residence. On March 3, 2015, Plaintiff claims that GHA was negligent in its failure to properly salt the area. Discovery has been completed.

GHA has filed a Motion to Dismiss in this matter as a result of Plaintiff's failure to properly name GHA in the lawsuit. That matter has been set for hearing in January of 2020. If the matter is not dismissed at that time, GHA intends to file a Motion for Summary Judgment. They expect a reasonable likelihood of success on this Motion; if the Motion is successful, there will be no liability on GHA's part other than the cost of litigation. If, however, the Motion is unsuccessful, they would aggressively pursue defense of the case unless a reasonable settlement agreement could be reached which is acceptable to GHA. Should this matter proceed to trial, GHA's potential liability could reasonably exceed \$100,000.

Note 19 - Administrative Fees

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

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2024**

Note 20 - Allocation of Cost

The Authority uses the direct cost method to recognize the expenses of each project and program. The central office charges the projects and programs a management fee. This fee is recognized as income for the central office and as an expense for the projects and programs. These fees between the projects and central office are eliminated during the reporting process. Fees from the programs are not eliminated and are recognized as revenue to central office and an expense to the program. Management considers this to be an equitable method of allocation.

Note 21 - Subsequent Events

Management has performed an analysis of activities and transactions subsequent to March 31, 2024, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended March 31, 2024. Management has performed their analysis through December 20, 2024, the date the financial statements were issued.

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF PROGRAM NET POSITION
MARCH 31, 2024 (WITH COMPARATIVE TOTALS FROM 2023)

		Low-Rent Public Housing	Housing Choice Voucher	Other Programs	Blended Component Units	Eliminations	2024 TOTAL	2023 TOTAL
ASSETS								
<u>CURRENT ASSETS</u>								
Cash and Cash Equivalents	\$	7,451,704	\$ 2,210,724	\$	\$	\$	9,662,428	\$ 6,892,886
Cash and Cash Equivalents - Restricted		40,247	77,141	28,737			146,125	715,174
Investments and Escrows			790		1,451,999		1,452,789	994,082
Accounts Receivable, net		527,204	124,292			(289,149)	362,347	234,523
Prepaid Expenses		154,694	82,981				237,675	220,652
Material Inventories, net		-					-	-
Total Current Assets		<u>8,173,849</u>	<u>2,495,928</u>	<u>28,737</u>	<u>1,451,999</u>	<u>(289,149)</u>	<u>11,861,364</u>	<u>9,057,317</u>
<u>NON CURRENT ASSETS</u>								
Accrued Interest Receivable		5,951,420			723,868		6,675,288	6,195,357
Notes Receivable - Long Term		8,337,060	545,989		500,000	(545,989)	8,837,060	8,837,060
Capital Assets, net		40,266,401	35,318		2,949,161		43,250,880	40,314,928
Total Non-Current Assets		<u>54,554,881</u>	<u>581,307</u>	<u>-</u>	<u>4,173,029</u>	<u>(545,989)</u>	<u>58,763,228</u>	<u>55,347,345</u>
TOTAL ASSETS	\$	<u>62,728,730</u>	<u>\$ 3,077,235</u>	<u>\$ 28,737</u>	<u>\$ 5,625,028</u>	<u>\$ (835,138)</u>	<u>\$ 70,624,592</u>	<u>\$ 64,404,662</u>
LIABILITIES AND NET POSITION								
<u>CURRENT LIABILITIES</u>								
Accounts Payable	\$	1,054,423	\$ 56,877	\$	\$	(289,149)	\$ 822,151	\$ 1,394,426
Accrued Liabilities		187,004	18,674				205,678	169,367
Accrued Comp. Abs. - Current		13,013					13,013	13,013
Deferred Revenue		104,012	1,389,832				1,493,844	1,495,023
Bonds and Notes Payable - Current							-	-
Total Current Liabilities		<u>1,358,452</u>	<u>1,465,383</u>	<u>-</u>	<u>-</u>	<u>(289,149)</u>	<u>2,534,686</u>	<u>3,071,829</u>
<u>NONCURRENT LIABILITIES</u>								
Escrow Deposits			63,514		1,451,999		1,515,513	1,079,391
Accrued Comp. Abs. - Non-Current		117,122					117,122	117,122
Accrued Interest Payable		5,951,420			723,868		6,675,288	6,195,357
Bonds and Notes Payable - Long-Term			545,989		545,989	(545,989)	545,989	918,421
Total Noncurrent Liabilities		<u>6,068,542</u>	<u>609,503</u>	<u>-</u>	<u>2,721,856</u>	<u>(545,989)</u>	<u>8,853,912</u>	<u>8,310,291</u>
Total Liabilities		<u>7,426,994</u>	<u>2,074,886</u>	<u>-</u>	<u>2,721,856</u>	<u>(835,138)</u>	<u>11,388,598</u>	<u>11,382,120</u>
<u>NET POSITION</u>								
Unrestricted Net Assets		15,035,335	955,567	28,737	(45,989)	-	15,973,650	12,206,241
Restricted Net Assets			11,464		-		11,464	501,373
Net Investment in Capital Assets		40,266,401	35,318	-	2,949,161	-	43,250,880	40,314,928
Total Net Assets		<u>55,301,736</u>	<u>1,002,349</u>	<u>28,737</u>	<u>2,903,172</u>	<u>-</u>	<u>59,235,994</u>	<u>53,022,542</u>
TOTAL LIABILITIES AND NET POSITION	\$	<u>62,728,730</u>	<u>\$ 3,077,235</u>	<u>\$ 28,737</u>	<u>\$ 5,625,028</u>	<u>\$ (835,138)</u>	<u>\$ 70,624,592</u>	<u>\$ 64,404,662</u>

See Accompanying Notes to the Financial Statements

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2024 (WITH COMPARATIVE TOTALS FROM 2023)

	Low-Rent Public Housing	Housing Choice Voucher	Other Programs	Blended Component Unit	Eliminations	2024 TOTAL	2023 TOTAL
OPERATING REVENUES							
Tenant Charges	\$ 1,239,473	\$	\$	\$	\$	\$ 1,239,473	\$ 1,238,238
HUD Operating Grants	8,874,874	17,851,721	63,125			26,789,720	26,198,376
Other Income	2,005,382	26,871	28,737		(1,821,842)	239,148	479,707
TOTAL REVENUES	<u>12,119,729</u>	<u>17,878,592</u>	<u>91,862</u>	<u>-</u>	<u>(1,821,842)</u>	<u>28,268,341</u>	<u>27,916,321</u>
OPERATING EXPENSES							
Administrative Expenses	5,268,996	1,552,427	63,125		(1,821,842)	5,062,706	5,160,923
Tenant Services	196,479					196,479	202,241
Utilities Expenses	1,042,153	41				1,042,194	1,241,320
Ordinary Maintenance	1,414,964	150,438				1,565,402	2,919,048
Protective Services	153,292					153,292	194,939
General Expenses	661,584	15,931				677,515	670,127
Housing Assistance Payments		16,788,137				16,788,137	16,090,331
Interest Expense						-	-
Depreciation Expense	621,494			20,261		641,755	494,345
TOTAL OPERATING EXPENSES	<u>9,358,962</u>	<u>18,506,974</u>	<u>63,125</u>	<u>20,261</u>	<u>(1,821,842)</u>	<u>26,127,480</u>	<u>26,973,274</u>
OPERATING INCOME (LOSS)	<u>2,760,767</u>	<u>(628,382)</u>	<u>28,737</u>	<u>(20,261)</u>	<u>-</u>	<u>2,140,861</u>	<u>943,047</u>
NON-OPERATING REVENUES AND (EXPENSES)							
Interest Income	216,687	53,688	-	4,435		274,810	155,627
Total Non-Operating Income/(Loss)	216,687	53,688	-	4,435	-	274,810	155,627
CAPITAL CONTRIBUTIONS (LOSSES) AND OTHER REVENUE / (EXPENSE)							
HUD Capital Grants	3,780,397					3,780,397	8,839,953
Gain/(Loss) on Disposal of Assets	17,384					17,384	(39,959,093)
Total Capital Contributions	3,797,781	-	-	-	-	3,797,781	(31,119,140)
CHANGES IN NET POSITION	<u>6,775,235</u>	<u>(574,694)</u>	<u>28,737</u>	<u>(15,826)</u>	<u>-</u>	<u>6,213,452</u>	<u>(30,020,466)</u>
PRIOR PERIOD ADJUSTMENTS	<u>-</u>					<u>-</u>	<u>(12,855,582)</u>
BEGINNING NET POSITION	<u>47,980,512</u>	<u>1,577,043</u>	<u>-</u>	<u>3,464,987</u>		<u>53,022,542</u>	<u>95,898,590</u>
ENDING NET POSITION	<u>\$ 54,755,747</u>	<u>\$ 1,002,349</u>	<u>\$ 28,737</u>	<u>\$ 3,449,161</u>	<u>\$ -</u>	<u>\$ 59,235,994</u>	<u>\$ 53,022,542</u>

See Accompanying Notes to the Financial Statements

Housing Authority of the City of Gary Indiana (IN011)

GARY, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.EFA FSS Escrow Forfeiture Account	14.870 Resident Opportunity and Supportive Services	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$7,426,131	\$0	\$0	\$0	\$0	\$1,678,196	\$27,775	\$504,753	\$25,573	\$9,662,428		\$9,662,428
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
113 Cash - Other Restricted	\$0	\$0	\$28,737	\$0	\$0	\$63,514	\$11,464	\$2,163	\$0	\$105,878		\$105,878
114 Cash - Tenant Security Deposits	\$40,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,247		\$40,247
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
100 Total Cash	\$7,466,378	\$0	\$28,737	\$0	\$0	\$1,741,710	\$39,239	\$506,916	\$25,573	\$9,808,553	\$0	\$9,808,553
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$17,947	\$52,515	\$0	\$0	\$70,462		\$70,462
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,290	\$0	\$27,290		\$27,290
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
125 Accounts Receivable - Miscellaneous	\$38,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,036	\$152,227		\$152,227
126 Accounts Receivable - Tenants	\$84,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,404		\$84,404
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
128 Fraud Recovery	\$27,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,964		\$27,964
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$150,559	\$0	\$0	\$0	\$0	\$17,947	\$52,515	\$27,290	\$114,036	\$362,347	\$0	\$362,347
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$1,451,999	\$790	\$0	\$0	\$0	\$1,452,789		\$1,452,789
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
142 Prepaid Expenses and Other Assets	\$154,694	\$0	\$0	\$0	\$0	\$82,981	\$0	\$0	\$0	\$237,675		\$237,675
143 Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
144 Inter Program Due From	\$262,609	\$0	\$0	\$0	\$0	\$26,540	\$0	\$0	\$0	\$289,149	-\$289,149	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
150 Total Current Assets	\$8,034,240	\$0	\$28,737	\$0	\$1,451,999	\$1,869,968	\$91,754	\$534,206	\$139,609	\$12,150,513	-\$289,149	\$11,861,364
161 Land	\$1,156,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470,741	\$1,626,742		\$1,626,742
162 Buildings	\$53,729,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,499,459	\$56,228,655		\$56,228,655
163 Furniture, Equipment & Machinery - Dwellings	\$1,510,840	\$0	\$0	\$0	\$7,200	\$2,385	\$0	\$0	\$2,747	\$1,523,172		\$1,523,172
164 Furniture, Equipment & Machinery - Administration	\$3,040,473	\$0	\$0	\$0	\$13,061	\$177,868	\$0	\$0	\$663,307	\$3,894,709		\$3,894,709
165 Leasehold Improvements	\$4,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,890		\$4,890
166 Accumulated Depreciation	-\$22,859,030	\$0	\$0	\$0	-\$294,643	-\$144,935	\$0	\$0	-\$1,197,584	-\$24,496,192		-\$24,496,192
167 Construction in Progress	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
168 Infrastructure	\$1,236,058	\$0	\$0	\$0	\$3,223,543	\$0	\$0	\$0	\$9,303	\$4,468,904		\$4,468,904
160 Total Capital Assets, Net of Accumulated Depreciation	\$37,818,428	\$0	\$0	\$0	\$2,949,161	\$35,318	\$0	\$0	\$2,447,973	\$43,250,880	\$0	\$43,250,880
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$500,000	\$545,989	\$0	\$0	\$8,337,060	\$9,383,049	-\$545,989	\$8,837,060
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
174 Other Assets	\$0	\$0	\$0	\$0	\$723,868	\$0	\$0	\$0	\$5,951,420	\$6,675,288		\$6,675,288
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
180 Total Non-Current Assets	\$37,818,428	\$0	\$0	\$0	\$4,173,029	\$581,307	\$0	\$0	\$16,736,453	\$59,309,217	-\$545,989	\$58,763,228
200 Deferred Outflow of Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$45,852,668	\$0	\$28,737	\$0	\$5,625,028	\$2,451,275	\$91,754	\$534,206	\$16,876,062	\$71,459,730	-\$835,138	\$70,624,592

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.EFA FSS Escrow Forfeiture Account	14.870 Resident Opportunity and Supportive Services	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
312 Accounts Payable <= 90 Days	\$173,556	\$0	\$0	\$0	\$0	\$29,447	\$776	\$114	\$141	\$204,034		\$204,034
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
321 Accrued Wage/Payroll Taxes Payable	\$47,049	\$0	\$0	\$0	\$0	\$18,674		\$0	\$62,430	\$128,153		\$128,153
322 Accrued Compensated Absences - Current Portion	\$6,405	\$0	\$0	\$0	\$0	\$0		\$0	\$6,608	\$13,013		\$13,013
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$545,989	\$545,989		\$545,989
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
333 Accounts Payable - Other Government	\$47,252	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$47,252		\$47,252
341 Tenant Security Deposits	\$40,247	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$40,247		\$40,247
342 Unearned Revenue	\$63,765	\$0	\$0	\$0	\$0	\$1,376,600	\$13,232	\$0	\$0	\$1,453,597		\$1,453,597
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$14,989	\$14,989		\$14,989
345 Other Current Liabilities	\$9,887	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$9,887		\$9,887
346 Accrued Liabilities - Other	\$73,649	\$0	\$0	\$0	\$0	\$0		\$0	\$3,876	\$77,525		\$77,525
347 Inter Program - Due To	\$77,609	\$0	\$0	\$0	\$0	\$0	\$26,540	\$0	\$185,000	\$289,149	-\$289,149	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
310 Total Current Liabilities	\$539,419	\$0	\$0	\$0	\$0	\$1,424,721	\$40,548	\$114	\$819,033	\$2,823,835	-\$289,149	\$2,534,686
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$545,989		\$0	\$545,989	\$1,091,978	-\$545,989	\$545,989
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$1,451,999	\$63,514		\$0	\$0	\$1,515,513		\$1,515,513
354 Accrued Compensated Absences - Non Current	\$57,652	\$0	\$0	\$0	\$0	\$0		\$0	\$59,470	\$117,122		\$117,122
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$723,868	\$0		\$0	\$5,951,420	\$6,675,288		\$6,675,288
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
350 Total Non-Current Liabilities	\$57,652	\$0	\$0	\$0	\$2,175,867	\$609,503	\$0	\$0	\$6,556,879	\$9,399,901	-\$545,989	\$8,853,912
300 Total Liabilities	\$597,071	\$0	\$0	\$0	\$2,175,867	\$2,034,224	\$40,548	\$114	\$7,375,912	\$12,223,736	-\$835,138	\$11,388,598
400 Deferred Inflow of Resources	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
508.3 Nonspendable Fund Balance								\$0				
508.4 Net Investment in Capital Assets	\$37,818,428	\$0	\$0	\$0	\$2,949,161	\$35,318		\$0	\$2,849,914	\$43,652,821		\$43,652,821
509.3 Restricted Fund Balance								\$0				
510.3 Committed Fund Balance								\$0				
511.3 Assigned Fund Balance								\$0				
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$0	\$0	\$11,464	\$0	\$0	\$11,464		\$11,464
512.3 Unassigned Fund Balance								\$0				
512.4 Unrestricted Net Position	\$7,437,169	\$0	\$28,737	\$0	\$500,000	\$381,733	\$39,742	\$534,092	\$6,650,236	\$15,571,709		\$15,571,709
513 Total Equity - Net Assets / Position	\$45,255,597	\$0	\$28,737	\$0	\$3,449,161	\$417,051	\$51,206	\$534,092	\$9,500,150	\$59,235,994	\$0	\$59,235,994
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$45,852,668	\$0	\$28,737	\$0	\$5,625,028	\$2,451,275	\$91,754	\$534,206	\$16,876,062	\$71,459,730	-\$835,138	\$70,624,592

Housing Authority of the City of Gary Indiana (IN011)

GARY, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.EFA FSS Escrow Forfeiture Account	14.870 Resident Opportunity and Supportive Services	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,227,837	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$1,227,837		\$1,227,837
70400 Tenant Revenue - Other	\$11,636	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$11,636		\$11,636
70500 Total Tenant Revenue	\$1,239,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,239,473	\$0	\$1,239,473
70600 HUD PHA Operating Grants	\$8,564,374	\$63,125	\$0	\$0	\$0	\$17,099,435	\$306,878	\$445,408	\$310,500	\$26,789,720		\$26,789,720
70610 Capital Grants	\$3,702,125					\$0		\$0	\$78,272	\$3,780,397		\$3,780,397
70710 Management Fee								\$0	\$1,578,739	\$1,578,739	-\$1,578,739	\$0
70720 Asset Management Fee								\$0	\$0	\$0		\$0
70730 Book Keeping Fee								\$0	\$243,103	\$243,103	-\$243,103	\$0
70740 Front Line Service Fee								\$0	\$0	\$0		\$0
70750 Other Fees								\$0	\$0	\$0		\$0
70700 Total Fee Revenue								\$0	\$1,821,842	\$1,821,842	-\$1,821,842	\$0
70800 Other Government Grants	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
71100 Investment Income - Unrestricted	\$177,120	\$0	\$0	\$0	\$4,435	\$40,489		\$13,199	\$39,567	\$274,810		\$274,810
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$160		\$0	\$0	\$160		\$160
71500 Other Revenue	\$162,260	\$0	\$28,737	\$0	\$0	\$26,711		\$0	\$21,280	\$238,968	\$0	\$238,968
71600 Gain or Loss on Sale of Capital Assets	\$17,384	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$17,384		\$17,384
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
70000 Total Revenue	\$13,862,736	\$63,125	\$28,737	\$0	\$4,435	\$17,166,795	\$306,878	\$458,607	\$2,271,461	\$34,162,774	-\$1,821,842	\$32,340,932
91100 Administrative Salaries	\$598,352	\$0	\$0	\$0	\$0	\$513,143		\$0	\$945,548	\$2,057,043		\$2,057,043
91200 Auditing Fees	\$34,127	\$0	\$0	\$0	\$0	\$2,637		\$0	\$5,171	\$41,935		\$41,935
91300 Management Fee	\$1,219,180	\$0	\$0	\$0	\$0	\$351,959		\$7,600	\$1,578,739	-\$1,578,739		\$0
91310 Book-keeping Fee	\$61,785	\$0	\$0	\$0	\$0	\$176,618		\$4,700	\$243,103	-\$243,103		\$0
91400 Advertising and Marketing	\$12,233	\$0	\$0	\$0	\$0	\$0		\$0	\$447	\$12,680		\$12,680
91500 Employee Benefit contributions - Administrative	\$268,047	\$0	\$0	\$0	\$0	\$226,300		\$0	\$400,099	\$894,446		\$894,446
91600 Office Expenses	\$310,603	\$0	\$0	\$0	\$0	\$169,668		\$0	\$245,239	\$725,510		\$725,510
91700 Legal Expense	\$71,431	\$0	\$0	\$0	\$0	\$14,196		\$0	\$345,598	\$431,225		\$431,225
91800 Travel	\$23,075	\$0	\$0	\$0	\$0	\$454		\$0	\$107,213	\$130,742		\$130,742
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
91900 Other	\$620,848	\$63,125	\$0	\$0	\$0	\$81,628		\$3,526	\$0	\$769,125		\$769,125
91000 Total Operating - Administrative	\$3,219,681	\$63,125	\$0	\$0	\$0	\$1,536,601	\$0	\$15,826	\$2,049,315	\$6,884,548	-\$1,821,842	\$5,062,706
92000 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
92100 Tenant Services - Salaries	\$124,737	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$124,737		\$124,737
92200 Relocation Costs	\$8,180	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$8,180		\$8,180
92300 Employee Benefit Contributions - Tenant Services	\$44,150	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$44,150		\$44,150
92400 Tenant Services - Other	\$19,412	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$19,412		\$19,412
92500 Total Tenant Services	\$196,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,479	\$0	\$196,479
93100 Water	\$85,953	\$0	\$0	\$0	\$0	\$0		\$0	\$4,026	\$89,979		\$89,979
93200 Electricity	\$581,190	\$0	\$0	\$0	\$0	\$0		\$0	\$38,132	\$619,322		\$619,322
93300 Gas	\$111,814	\$0	\$0	\$0	\$0	\$0		\$0	\$3,346	\$115,160		\$115,160
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
93600 Sewer	\$216,985	\$0	\$0	\$0	\$0	\$41		\$0	\$707	\$217,733		\$217,733

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.EFA FSS Escrow Forfeiture Account	14.870 Resident Opportunity and Supportive Services	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$995,942	\$0	\$0	\$0	\$0	\$41	\$0	\$0	\$46,211	\$1,042,194	\$0	\$1,042,194
94100 Ordinary Maintenance and Operations - Labor	\$397,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,183	\$0	\$397,183
94200 Ordinary Maintenance and Operations - Materials and Other	\$162,718	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002	\$164,720	\$0	\$0	\$164,720
94300 Ordinary Maintenance and Operations Contracts	\$544,214	\$0	\$0	\$0	\$0	\$150,438	\$0	\$157,766	\$852,418	\$0	\$0	\$852,418
94500 Employee Benefit Contributions - Ordinary Maintenance	\$151,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,081	\$0	\$0	\$151,081
94000 Total Maintenance	\$1,255,196	\$0	\$0	\$0	\$0	\$150,438	\$0	\$159,768	\$1,565,402	\$0	\$0	\$1,565,402
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$153,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,292	\$0	\$0	\$153,292
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$153,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,292	\$0	\$0	\$153,292
96110 Property Insurance	\$180,736	\$0	\$0	\$0	\$0	\$0	\$0	\$8,282	\$189,018	\$0	\$0	\$189,018
96120 Liability Insurance	\$59,001	\$0	\$0	\$0	\$0	\$0	\$0	\$13,643	\$72,644	\$0	\$0	\$72,644
96130 Workmen's Compensation	\$20,093	\$0	\$0	\$0	\$0	\$4,308	\$0	\$6,652	\$31,053	\$0	\$0	\$31,053
96140 All Other Insurance	\$230,501	\$0	\$0	\$0	\$0	\$0	\$0	\$25,252	\$255,753	\$0	\$0	\$255,753
96100 Total Insurance Premiums	\$490,331	\$0	\$0	\$0	\$0	\$4,308	\$0	\$53,829	\$548,468	\$0	\$0	\$548,468
96200 Other General Expenses	\$99,928	\$0	\$0	\$0	\$0	\$11,623	\$0	\$0	\$111,551	\$0	\$0	\$111,551
96210 Compensated Absences	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96300 Payments in Lieu of Taxes	\$17,496	\$0	\$0	\$0	\$0	\$17,496	\$0	\$0	\$17,496	\$0	\$0	\$17,496
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$117,424	\$0	\$0	\$0	\$0	\$11,623	\$0	\$0	\$129,047	\$0	\$0	\$129,047
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$6,428,345	\$63,125	\$0	\$0	\$0	\$1,703,011	\$0	\$15,826	\$2,309,123	\$10,519,430	-\$1,821,842	\$8,697,588
97000 Excess of Operating Revenue over Operating Expenses	\$7,434,391	\$0	\$28,737	\$0	\$4,435	\$15,463,784	\$306,878	\$442,781	-\$37,662	\$23,643,344	\$0	\$23,643,344
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$0	\$16,352,670	\$267,632	\$167,835	\$0	\$16,788,137	\$0	\$16,788,137
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$442,328	\$0	\$0	\$0	\$20,261	\$0	\$0	\$179,166	\$641,755	\$0	\$0	\$641,755
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97700 Debt Principal Payment - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$6,870,673	\$63,125	\$0	\$0	\$20,261	\$18,055,681	\$267,632	\$183,661	\$2,486,289	\$27,949,322	-\$1,821,842	\$26,127,480
10010 Operating Transfer In	\$3,179,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310,500	\$3,489,930	-\$3,489,930	\$0
10020 Operating transfer Out	-\$3,179,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$310,500	-\$3,489,930	\$3,489,930	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.EFA FSS Escrow Forfeiture Account	14.870 Resident Opportunity and Supportive Services	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
10050 Proceeds from Notes, Loans and Bonds	\$0							\$0				\$0
10060 Proceeds from Property Sales	\$0							\$0				\$0
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0			\$0			\$0				\$0
10091 Inter Project Excess Cash Transfer In	\$0							\$0		\$0		\$0
10092 Inter Project Excess Cash Transfer Out	\$0							\$0		\$0		\$0
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$6,992,063	\$0	\$28,737	\$0	-\$15,826	-\$888,886	\$39,246	\$274,946	-\$216,828	\$6,213,452	\$0	\$6,213,452
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$38,263,534	\$0	\$0	\$0	\$3,464,987	\$1,305,937	\$11,960	\$259,146	\$9,716,978	\$53,022,542		\$53,022,542
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0
11050 Changes in Compensated Absence Balance								\$0				
11060 Changes in Contingent Liability Balance								\$0				
11070 Changes in Unrecognized Pension Transition Liability								\$0				
11080 Changes in Special Term/Severance Benefits Liability								\$0				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents								\$0				
11100 Changes in Allowance for Doubtful Accounts - Other								\$0				
11170 Administrative Fee Equity						\$417,051		\$0		\$417,051		\$417,051
11180 Housing Assistance Payments Equity						\$0		\$0		\$0		\$0
11190 Unit Months Available	6394	0	0	0	0	23797	336	636	0	31163		31163
11210 Number of Unit Months Leased	6339	0	0	0	0	23550	315	636	0	30840		30840
11270 Excess Cash	\$6,851,579							\$0		\$6,851,579		\$6,851,579
11610 Land Purchases	\$0							\$0	\$0	\$0		\$0
11620 Building Purchases	\$3,702,125							\$0	\$0	\$3,702,125		\$3,702,125
11630 Furniture & Equipment - Dwelling Purchases	\$0							\$0	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0							\$0	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0							\$0	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0							\$0	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0							\$0	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0							\$0	\$0	\$0		\$0

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2024**

EXHIBIT D

FEDERAL GRANTOR	ALN#	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
Major Federal Programs - U S Department of Housing and Urban Development			
<u>Housing Choice Voucher Cluster</u>			
Section 8 Housing Choice Voucher Program	14.871	\$ 17,099,435	\$ 18,055,681
Emergency Housing Voucher	14.EHV	306,878	267,632
Total Major Federal Program		17,406,313	18,323,313
Non-Major Federal Program - U S Department of Housing and Urban Development			
<u>Non-Major Programs</u>			
Public and Indian Housing	14.850	4,695,056	6,870,673
Public Housing Capital Fund	14.872	7,960,215	7,960,215
Total Housing Choice Voucher Cluster		12,655,271	14,830,888
<u>Section 8 Project Based Cluster</u>			
Lower Income Housing Assistance Prog._Sec. 8 Moderate Rehabilitation	14.856	445,408	445,408
<u>Other Non-Major Programs</u>			
Resident Opportunity and Self Sufficiency	14.870	-	-
PIH Family Self-Sufficiency Program	14.896	63,125	63,125
Total Non-Major Federal Program		13,163,804	15,339,421
Total All Programs - U S Department of Housing and Urban Development		\$ 30,570,117	\$ 33,662,734

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2024**

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Gary, Indiana (the Authority), and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's financial statements.

The schedule summarizes the federal funds expended by the Authority under programs of the federal government during the year ended March 31, 2024. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended March 31, 2024, and should be read in conjunction with the Authority's consolidated financial statements.

The Authority has not elected to use the 10% de minimis direct cost rate as allowed under the Uniform Guidance.

Note 2 - Sources of Funding

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

Note 3 - Sub-recipients

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

Note 4 - Loans Outstanding

There were no federal loans outstanding for the year ended March 31, 2024.

Note 5 - Non-Cash Assistance

The Authority provided no non-cash assistance for the year ended March 31, 2024.

Note 6 - Insurance

The Authority had no federal insurance for the year ended March 31, 2024.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
 STATEMENT OF CAPITAL FUND PROGRAM COST UNCOMPLETED
 FOR THE YEAR ENDED MARCH 31, 2024**

EXHIBIT E

**ANNUAL CONTRIBUTION CONTRACT C - 348
 PHASES IN36PO11 - 501-16, 501-17, 501-18, 501-19, 501-20 AND 501-21**

	501-16	501-17	501-18	501-19	501-20	501-21	Total
Funds Approved	\$ 3,057,687	\$ 3,685,250	\$ 5,682,491	\$ 5,917,032	\$ 6,361,140	\$ 6,606,632	\$ 31,310,232
Funds Expended	<u>3,057,687</u>	<u>3,685,250</u>	<u>5,682,491</u>	<u>5,917,032</u>	<u>5,531,298</u>	<u>3,532,220</u>	<u>27,405,978</u>
Excess\ (Deficit) of Funds Approved	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>829,842</u>	\$ <u>3,074,412</u>	\$ <u>3,904,254</u>
Funds Advanced	\$ 3,057,687	\$ 3,685,250	\$ 5,682,491	\$ 5,917,032	\$ 5,531,298	\$ 3,532,220	\$ 6,742,937
Funds Expended	<u>3,057,687</u>	<u>3,685,250</u>	<u>5,682,491</u>	<u>5,917,032</u>	<u>5,531,298</u>	<u>3,532,220</u>	<u>6,742,937</u>
Excess\ (Deficit) of Funds Advanced	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

- 1 Capital Fund Program costs for Phases IN 36P-501-16, 501-17, 501-18, 501-19, 501-20 and 501-21 are shown above.
- 2 Cost additions during this fiscal year, totaled \$7,346,338, and were audited by VB&C.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF CAPITAL FUND PROGRAM COST COMPLETED
FOR THE YEAR ENDED MARCH 31, 2024**

EXHIBIT F

No capital fund projects were completed in fiscal year ending March 31, 2024.

SINGLE AUDIT REPORTS

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 Gary, Indiana
Gary, Indiana

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the primary government business type activities and the blended component units of the Housing Authority of the City of Gary, Indiana (Authority), 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 our report thereon dated December 20, 2024.

Report on Internal Control over Financial Reporting

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

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

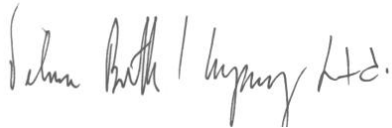
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not 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, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

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

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

Velma Butler & Company, Ltd.
Chicago, Illinois

December 20, 2024

Independent Auditor's Report on Compliance for Each Major Federal Program, Report on Internal Control Over Compliance, and Report on Schedule of Expenditures of Federal Awards Required by Uniform Guidance

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

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of Gary, Indiana (Authority), compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the 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 our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our 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

Our 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 our 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, we:

- 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 we 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.

We are 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 we 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.

Our 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 our audit we did not identify any deficiencies in internal control over compliance that we 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.


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

Report on Schedule of Expenditures of Federal Awards Required by Uniform Guidance

We have audited the financial statements of the Authority as of and for the year ended March 31, 2024, and have issued our report thereon dated December 20, 2024, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of

expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

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

Velma Butler & Company, Ltd.
Chicago, Illinois

December 20, 2024

Independent Auditor's Report on Applying Agreed-Upon Procedures

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

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

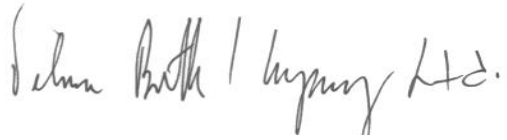
We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Gary, Indiana (Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed document listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended March 31, 2024, and have issued our report thereon dated December 20, 2024, the information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated December 20, 2024, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

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

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

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

Velma Butler & Company, Ltd.
Chicago, Illinois

December 20, 2024

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE OF CURRENT YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 2024**

Section II - Financial Statement Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2024.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2024.

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 2024**

Section II - Financial Statement Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2023.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2023.

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF COMPLIANCE WITH
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
FOR THE YEAR ENDED MARCH 31, 2024**

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

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF COMPLIANCE WITH
PUBLIC HOUSING ASSESSMENT SYSTEM
FOR THE YEAR ENDED MARCH 31, 2024**

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