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State Examiner

INDIANA STATE BOARD OF ACCOUNTS

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May 16, 2025

Board of Commissioners
Housing Authority of the City of Mt. Vernon
Posey County, Indiana

We have reviewed the audit report of the Housing Authority of the City of Mt. Vernon, which was opined upon by Audit Solutions, LLC, Independent Public Accountants, for the period January 1, 2024 to December 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 Mt. Vernon as of December 31, 2024, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Audit Solutions, LLC, prepared the audit report in accordance with the guidelines established by the Indiana State Board of Accounts.

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

Tammy R. White, CPA
Deputy State Examiner

**HOUSING AUTHORITY OF THE CITY OF MT. VERNON
MT. VERNON, INDIANA**

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

FOR THE YEAR ENDED DECEMBER 31, 2024

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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Audit Solutions, LLC.

Certified Public Accountant

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Mt. Vernon
Mt. Vernon, Indiana

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion on pages i-vii, the schedule of proportionate share of net pension liability (asset) and related ratios on page 22 and the schedule of pension plan contributions on page 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule and the PHA's Statement of Certification of Actual Modernization Cost are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is also presented for purposes of additional analysis is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the accompanying Financial Data Schedule, PHA's Statement of Certification of Actual Modernization Cost and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated May 7, 2025, on my consideration of the Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.



Shoaib Khar, CPA

Audit Solutions, LLC

Chesterfield, Missouri

May 7, 2025

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

This section of the Housing Authority of the City of Mt. Vernon, Indiana's annual financial report presents our management's discussion and analysis of the Authority's financial performance during the fiscal year ended on December 31, 2024. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Please read and consider the information presented in conjunction with the financial statements as a whole.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets, all deferred outflows of resources, all liabilities, and all deferred inflows of resources, associated with the operation of these funds are included on the Statement of Net Position. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

FINANCIAL HIGHLIGHTS

- The term "net position" refers to the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. The Authority's total net position as of December 31, 2024, was \$1,272,762. The net position decreased by \$46,930, a decrease of 3.6% from the prior year.
- Revenues for the Authority were \$2,083,017 for the year ended December 31, 2024. This was an increase of \$152,545 or 7.9% over the prior year.
- Expenses for the Authority were \$2,129,947 for the year ended December 31, 2024. This was an increase of \$252,841 or 13.5% over the prior year.
- Tenant revenue for the Authority was \$388,883 for the year ended December 31, 2024, an increase of \$15,081 or 4.0% over the prior year. Governmental grants and subsidy awarded to the Authority were \$1,654,161 for the year ended December 31, 2024, an increase of \$170,810 or 11.5% over the prior year. Capital contributions received by the Authority were \$34,966 for the year ended December 31, 2024, a decrease of \$30,358 or 46.5% from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Required Financial Statements

The financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets and deferred outflows of resources) and obligations of the Authority creditors (liabilities and deferred inflows of resources). It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

OVERVIEW OF THE FINANCIAL STATEMENTS – (Continued)

Required Financial Statements – (Continued)

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

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

Notes to the Financial Statements

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

Supplemental Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. HUD has established Uniform Financial Reporting Standards that require Housing Authority's to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended December 31, 2024, and is required to be included in the audit reporting package.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of an agency's financial position. As stated in the table on the following page, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$1,272,762 at the close of the year ended December 31, 2024, down from \$1,319,692 in fiscal year 2023. The decrease in net position of \$46,930 was due to the reasons noted below.

- Current assets include cash, investments, receivables, prepaid expenses, and materials inventory. Of the \$55,381 increase in this category, cash and investments increased \$90,824, receivables decreased \$44,946, prepaid expenses increased \$4,172, and materials inventory increased \$5,331.
- Non-current assets decreased \$90,166 from FY 2023 primarily due to a decrease in capital assets of \$88,754 or 9.0%. Change in capital assets is explained in section titled "Capital Asset" of this analysis.
- Deferred outflows of resources increased \$1,339 from FY 2023.
- Current liabilities increased \$3,288 from FY 2023 mainly due to a \$6,835 increase in current portion of accrued compensated absences. This was partially offset by a \$2,808 decrease in accrued wages and payroll taxes payable.
- Noncurrent liabilities increased \$10,485 from FY 2023 due to an increase in noncurrent portion of accrued compensated absences.
- Deferred inflows of resources decreased \$289 from FY 2023.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

FINANCIAL ANALYSIS - (Continued)

CONDENSED STATEMENTS OF NET POSITION

	<u>FY 2024</u>	<u>FY 2023</u>	Dollar <u>Change</u>	Percent <u>Change</u>
ASSETS				
Current assets	\$ 439,298	\$ 383,917	\$ 55,381	14.4%
Non-current assets	<u>897,932</u>	<u>988,098</u>	<u>(90,166)</u>	-9.1%
TOTAL ASSETS	<u>1,337,230</u>	<u>\$ 1,372,015</u>	<u>\$ (34,785)</u>	-2.5%
Deferred outflows	<u>5,266</u>	<u>3,927</u>	<u>1,339</u>	34.1%
TOTAL	<u>\$ 1,342,496</u>	<u>\$ 1,375,942</u>	<u>\$ (33,446)</u>	-2.4%
LIABILITIES				
Current liabilities	\$ 58,795	\$ 55,507	\$ 3,288	5.9%
Noncurrent liabilities	<u>10,485</u>	<u>-</u>	<u>10,485</u>	100.0%
TOTAL LIABILITIES	<u>69,280</u>	<u>55,507</u>	<u>13,773</u>	24.8%
Deferred inflows	<u>454</u>	<u>743</u>	<u>(289)</u>	-38.9%
NET POSITION				
Net investment in capital assets	897,932	986,686	(88,754)	-9.0%
Unrestricted	<u>374,830</u>	<u>333,006</u>	<u>41,824</u>	12.6%
TOTAL NET POSITION	<u>1,272,762</u>	<u>1,319,692</u>	<u>(46,930)</u>	-3.6%
TOTAL	<u>\$ 1,342,496</u>	<u>\$ 1,375,942</u>	<u>\$ (33,446)</u>	-2.4%

The unrestricted net position was \$374,830 as of December 31, 2024. This amount may be used to meet the Authority's ongoing obligations. The Authority has sufficient funds to meet requirements for cash outlays for six months. The Authority did not have any net position classified as restricted that is subject to external restrictions on how they may be used. At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

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

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

As can be seen in the table on the following page, total revenues increased \$152,545 due to the reasons noted below.

- Tenant revenue increased \$15,081 or 4.0% from FY 2023 mainly due to an increase in the average dwelling rental charge per unit of \$8.51 or 2.2%. The average dwelling rental charge per unit in FY 2024 was \$386.60, up from \$378.09 in FY 2023.
- Of the \$170,810 increase in governmental grants and subsidy, Public Housing operating subsidy decreased \$2,912 or 2.0%, Capital Fund grants utilized for operating expenditures decreased \$7,562, and Housing Choice Voucher program assistance increased \$181,284 or 12.5%.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

FINANCIAL ANALYSIS - (Continued)

- Investment income increased \$103 from FY 2023.
- Capital contributions decreased \$30,358 from FY 2023. The Agency is allocated capital fund grants each year as determined by HUD and the amount remains relatively consistent from year to year. Capital grant revenue during the year will depend upon timing of projects as outlined in the HUD approved capital grant budget.
- Miscellaneous revenue decreased \$3,091 from FY 2023 mostly due to a \$3,828 decrease in revenue from fraud recoveries.

Total expenses increased by \$252,841 due to the reasons noted below.

- Administrative expenses increased \$18,772 or 9.1% from FY 2023 primarily due to an increase in office and other administrative expenses of \$3,532. The Authority also had an increase in administrative wages and benefits of \$15,240 or 6.8%.
- Tenant services increased \$845 from FY 2023.
- Utilities increased \$22,968 or 18.7% from FY 2023 mainly due to an increase in electricity of \$16,180 or 15.5%, an increase in water and sewer of \$6,753 or 42.1%.
- Ordinary maintenance increased \$38,270 or 20.1% from FY 2023 primarily due to a \$25,138 increase in maintenance materials purchased during FY 2024. The Authority also had an increase in services contracted for repair and maintenance of \$3,832 or 5.5%, and an increase in maintenance labor and benefits of \$9,300 or 9.9%.
- Protective services decreased \$17,019 from FY 2023.
- Insurance increased \$982 or 3.1% from FY 2023.
- Other general expenses increased \$11,257 or 35.7% from FY 2023 due to an increase in expense for compensated absences of \$11,948.
- Housing assistance payments increased \$179,705 or 15.8% from FY 2023 mainly due to an increase in average housing assistance payment per unit of \$79.40 or 15.1%. The average housing assistance payment per unit in FY 2024 was \$605.96, up from \$526.56 in FY 2023.
- The Authority had a \$2,939 or 2.1% decrease in Depreciation, which is the write-off of capital assets over their estimated useful life.

The Public Housing occupancy rate for fiscal year ended December 31, 2024, was 99.3%, up slightly from 99.1% in FY 2023.

The Authority is authorized to assist 203 households with the Housing Choice Vouchers Rental Assistance Program. The Section 8 lease-up rate for FY 2024 was 89.4%, up from 88.8% in FY 2023.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

FINANCIAL ANALYSIS – (Continued)

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

	<u>FY 2024</u>	<u>FY 2023</u>	<u>Dollar Change</u>	<u>Percent Change</u>
REVENUES				
Operating - non-operating - capital contributions:				
Tenant revenue	\$ 388,883	\$ 373,802	\$ 15,081	4.0%
Governmental grants & subsidy	1,654,161	1,483,351	170,810	11.5%
Investment income	356	253	103	40.7%
Capital contributions	34,966	65,324	(30,358)	-46.5%
Miscellaneous revenue	4,651	7,742	(3,091)	-39.9%
TOTAL REVENUES	<u>2,083,017</u>	<u>1,930,472</u>	<u>152,545</u>	7.9%
EXPENSES				
Administrative	223,977	205,205	18,772	9.1%
Tenant services	1,843	998	845	84.7%
Utilities	145,639	122,671	22,968	18.7%
Ordinary maintenance	228,547	190,277	38,270	20.1%
Protective Services	-	17,019	(17,019)	-100.0%
Insurance	32,180	31,198	982	3.1%
Other general expenses	42,775	31,518	11,257	35.7%
Housing assistance payments	1,319,179	1,139,474	179,705	15.8%
Depreciation	135,807	138,746	(2,939)	-2.1%
TOTAL EXPENSES	<u>2,129,947</u>	<u>1,877,106</u>	<u>252,841</u>	13.5%
CHANGE IN NET POSITION	<u>(46,930)</u>	<u>53,366</u>	<u>(100,296)</u>	
NET POSITION				
Beginning net position	1,319,692	1,261,514	58,178	
Prior period adjustments	-	4,812	(4,812)	
NET POSITION - BEG OF YEAR	<u>1,319,692</u>	<u>1,266,326</u>	<u>53,366</u>	
NET POSITION - END OF YEAR	<u>\$ 1,272,762</u>	<u>\$ 1,319,692</u>	<u>\$ (46,930)</u>	

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

MANAGEMENT’S DISCUSSION AND ANALYSIS (MD&A) - (Continued)
December 31, 2024

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Housing Authority of the City of Mt. Vernon, Indiana’s net investment in capital assets as of December 31, 2024, amounts to \$897,932. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress, net of accumulated depreciation.

The total decrease in the Authority’s investment in capital assets for the current fiscal year was 9.1% in terms of net book value. Actual expenditures to purchase or construct capital assets from revenues and contributions were \$47,053 for the year. The Authority has various contract commitments with contractors for the implementation of the HUD capital grants as outlined by the HUD approved Capital Grant Budget. Depreciation charges for the year totaled \$135,807. Additional information on the Authority’s capital assets can be found in the notes to the financial statements of this report.

	Beginning	Additions	Depreciation	Disposals	Ending
Capital assets	\$986,686	\$47,053	\$(135,807)	\$(0)	\$897,932

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET AND RATES

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2025 Public Housing budget. The user charges are based on a tenant’s income as established by HUD guidelines and are not adjustable. Operating subsidy is based on occupied units and approved vacancies, utility consumption and rates, approved add-ons, formula income, and transition funding. The amount of funding is also established and approved by HUD. Formula income is based on rental income from the Authority’s rent roll records for the period specified by HUD. Operating expenses are expected to increase by the economy’s inflation rate.

The Authority receives annual budget authority from HUD based on prior year leasing and HAP utilization. Administrative fees for the Housing Choice Vouchers program will be based on actual utilization in FY 2025 and adjusted for pro-ration which is currently at 91.769%.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority’s finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Executive Director, Housing Authority of the City of Mt. Vernon, 1500 Jefferson Street, Mt. Vernon, Indiana 47620.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

STATEMENT OF NET POSITION
December 31, 2024

ASSETS

Current Assets:

Cash and cash equivalents	\$	361,451
Cash - restricted		9,200
Receivables - net of allowances of \$580		34,249
Inventory - net of allowances of \$2,843		25,589
Prepaid expenses		<u>8,809</u>

Total Current Assets 439,298

Non-current Assets:

Capital assets:

Land and construction in progress		322,428
Other capital assets, net of depreciation		<u>575,504</u>

Total capital assets - net 897,932

Total Non-current Assets 897,932

DEFERRED OUTFLOWS OF RESOURCES

Accrued pension		<u>5,266</u>
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Total Assets and Deferred Outflow of Resources \$ 1,342,496

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

STATEMENT OF NET POSITION - (Continued)
December 31, 2024

LIABILITIES

Current Liabilities:

Accounts payable	\$	31,433
Accrued salaries and benefits		7,381
Tenant security deposit liability		9,200
Accrued compensated absences		6,835
Unearned revenues		<u>3,946</u>

Total Current Liabilities 58,795

Non-current Liabilities:

Compensated absences		<u>10,485</u>
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Total Non-current Liabilities 10,485

Total Liabilities 69,280

DEFERRED INFLOWS OF RESOURCES

Accrued pension		<u>454</u>
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NET POSITION

Net investment in capital assets		897,932
Unrestricted		<u>374,830</u>

Total Net Position 1,272,762

Total Liabilities, Deferred Inflows of Resources and Net Position \$ 1,342,496

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

OPERATING REVENUES	
Tenant revenue	\$ 388,883
Governmental grants and subsidy	1,654,161
Miscellaneous	<u>4,651</u>
Total operating revenue	<u>2,047,695</u>
OPERATING EXPENSES	
Administrative	223,977
Tenant services	1,843
Utilities	145,639
Ordinary maintenance and operations	228,547
Insurance	32,180
General	42,775
Housing assistance payment	1,319,179
Depreciation expense	<u>135,807</u>
Total operating expenses	<u>2,129,947</u>
Operating income (loss)	<u>(82,252)</u>
NON-OPERATING REVENUES (EXPENSES)	
Investment income	<u>356</u>
Net non-operating revenues (expenses)	<u>356</u>
Income (loss) before contributions and transfers	<u>(81,896)</u>
Capital contributions	<u>34,966</u>
Change in net position	(46,930)
Total net position - beginning of year	<u>1,319,692</u>
Total net position - end of year	\$ <u><u>1,272,762</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Received from tenants	\$ 389,410
Received from governmental grants and subsidy	1,702,110
Received from other operating activities	10,911
Payments for goods and services	(364,890)
Payments to employees	(303,250)
Payment in lieu of taxes	(12,557)
Payment for housing assistance	<u>(1,319,179)</u>

Net cash provided by (used in) operating activities 102,555

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Proceeds from capital contributions	34,966
Purchases of capital assets	<u>(47,053)</u>

Net cash provided by (used in) capital and related financing activities (12,087)

CASH FLOWS FROM INVESTING ACTIVITIES

Receipts of interest and dividends	<u>356</u>
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Net cash provided by (used in) investing activities 356

Net increase (decrease) in cash and cash equivalents	90,824
Cash and cash equivalents at beginning of year	<u>279,827</u>

Cash and cash equivalents at end of year \$ 370,651

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

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

Reconciliation of operating income (loss) to net cash provided (used) by operating activities

Operating income (loss)	\$	(82,252)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense		135,807
Change in assets and liabilities:		
Receivables, net		44,946
Inventories, net		(5,331)
Prepaid expenses		(5,511)
Accounts and other payables		(1,942)
Tenant security deposit		300
Unearned revenues		(399)
Compensated absences		17,320
Accrued expenses		<u>(383)</u>
Net cash provided by (used) by operating activities	\$	<u><u>102,555</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

1A. Financial Reporting Entity

The Authority's financial reporting entity comprises the following:

Primary Government: Housing Authority

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

1B. Basis of Presentation

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

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

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

1B. Basis of Presentation - (Continued)

The Authority operates the following programs in the enterprise fund:

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

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

Section 8 Housing Choice Vouchers - The objective of the program is to help low-income families obtain decent, safe, and sanitary housing through a system of rental assistance. HUD reimburses HAP funds to the amount needed by the Authority for the rental supplements paid to private landlords and the administrative costs of managing the program.

1C. Measurement Focus and Basis of Accounting

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

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

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

1D. Budgets

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

1E. Estimates and Assumptions

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

1F. Assets, Deferred Outflow, Liabilities, Deferred Inflow and Equity

Cash and Investments

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

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

Inter-fund Receivables and Payables

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

Receivables

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

Prepaid Expenses

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

Inventories

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

Capital Assets

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

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

Building	10-40 years
Leasehold Improvements	15 years
Furniture, equipment and machinery - dwelling	10 years
Furniture, equipment and machinery - administrative	5-10 years

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

1F. Assets, Deferred Outflow, Liabilities, Deferred Inflow and Equity - (Continued)

Restricted Assets

Restricted assets include cash of the proprietary fund that are legally restricted as to their use. The primary restricted asset is related to the security deposit under the Public and Indian Housing program.

Compensated Absences

In accordance with the vesting method provided under GASB Statement No. 101, Compensated Absences, accumulated vacation and sick time, are accrued when earned by the employee and the accrual is based on assumptions concerning the probability that certain employees will become eligible to receive these benefits in the future.

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

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority reports deferred outflows of resources for pension contributions made after the actuarial measurement date and for actuarial adjustments due to the proportionate share of the contributions made to the pension liability which will be amortized over the expected average remaining service lifetime.

In addition to liabilities, the Statement of Net Position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time. The Authority has deferred inflows of resources relating to the net pension obligation reported in the Statement of Net Position. These deferred inflows of resources are the result of the net difference between projected and actual earnings on pension plan investments. These amounts are deferred and amortized over a five-year period on a straight-line basis.

Equity Classifications

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

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
- 2) Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

1G. Revenues, Expenditures, and Expenses

Operating Revenues and Expenses

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

1G. Revenues, Expenditures, and Expenses - (Continued)

Inter-fund Transfers

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

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

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

2A. Program Accounting Requirements

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

<u>Program</u>	<u>Required By</u>
Public and Indian Housing	U.S. Department of Housing and Urban Development
Public Housing Capital Fund	U.S. Department of Housing and Urban Development
Section 8 Housing Choice Vouchers	U.S. Department of Housing and Urban Development

2B. Deposits and Investments Laws and Regulations

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

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

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

2C. Revenue Restrictions

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

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Public Housing Capital Fund	Modernization
Section 8 Housing Choice Vouchers	Housing assistance payment

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS

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

3A. Cash

As of December 31, 2024, the Authority had the following cash deposits:

Cash deposits	\$	370,551
Petty cash		100
Total	\$	370,651

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

Cash and cash equivalents	\$	361,451
Restricted assets		9,200
Total	\$	370,651

Deposits

Custodial Credit Risk - Deposits

The custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. At December 31, 2024, the Authority’s bank balances of \$392,832 were entirely covered by FDIC insurance or by the Public Deposit Insurance Fund (PDIF) which was created in 1937 to protect the public funds of the state and its political subdivisions deposited in approved financial institutions in the state of Indiana. The PDIF insures those public funds deposited in approved financial institutions which exceed the limits of coverage provided by federal deposit insurance. The fund is administered by the Indiana Board for Depositories.

3B. Restricted Assets

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

Type of Restricted Assets	Cash Including Time Deposits	Investments	Accrued Interest	Total
Security deposit	\$ 9,200	\$ ----	\$ ----	\$ 9,200

3C. Accounts Receivable

Receivables at December 31, 2024 consist of the following:

Fraud recovery	\$	4,064
Allowance for doubtful accounts - fraud		(580) \$
Tenants		66
HUD		30,699
Total accounts receivable	\$	34,249

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

3D. Prepaid Expenses

Prepaid expenses totaled \$8,809 at December 31, 2024, and consisted of primarily prepaid insurance and deferred cost.

3E. Inventory

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

Inventory	\$	28,432
Less: Allowance for obsolete inventory		(2,843)
Inventory - net of allowance	\$	<u>25,589</u>

3F. Capital Assets

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

	<u>Balance January 1, 2024</u>	<u>Additions</u>	<u>(Retirement)</u>	<u>Balance December 31, 2024</u>
Non-depreciable assets:				
Land	\$ 322,428	\$ -	\$ -	\$ 322,428
Total non-depreciable assets	<u>322,428</u>	<u>-</u>	<u>-</u>	<u>322,428</u>
Depreciable assets:				
Building	4,570,810	40,963	-	4,611,773
Equipment - dwelling	5,245	-	-	5,245
Equipment - administration	144,247	-	-	144,247
Leasehold improvements	<u>100,920</u>	<u>6,090</u>	-	<u>107,010</u>
Total depreciable assets	4,821,222	47,053	-	4,868,275
Accumulated depreciation	<u>(4,156,964)</u>	<u>(135,807)</u>	<u>-</u>	<u>(4,292,771)</u>
Total depreciable assets, net	<u>664,258</u>	<u>(88,754)</u>	<u>-</u>	<u>575,504</u>
Capital assets, net	<u>\$ 986,686</u>	<u>\$ (88,754)</u>	<u>\$ -</u>	<u>\$ 897,932</u>

Depreciation expense is charged to programs as follows:

	<u>Business-type Activities</u>
Low Rent	\$ 126,626
CFP	5,497
HCV	<u>3,684</u>
Total depreciation expense	<u>\$ 135,807</u>

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

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

3G. Accounts Payable

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

Vendors & contractors	\$ 3,624
Accrued utilities	15,943
PILOT	<u>11,866</u>
Total	<u>\$ 31,433</u>

3H. Non-current Liabilities

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

Accrued compensated absences	<u>\$ 10,485</u>
------------------------------	------------------

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

	<u>Balance</u> <u>January 1,</u> <u>2024</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance</u> <u>December</u> <u>31, 2024</u>	<u>Amounts</u> <u>Due within</u> <u>One Year</u>
Accrued compensated absences	<u>\$ ---</u>	<u>\$ 10,485</u>	<u>\$ ---</u>	<u>\$ 10,485</u>	<u>\$ 6,835</u>

NOTE 4 – OTHER NOTES

4A. Pension Plan

Description of Defined Benefit Funds

Public Employees' Defined Benefit Account (PERF DB)

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

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

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

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 4 – OTHER NOTES – (Continued)

4A. Pension Plan (Continued)

Description of Defined Benefit Funds – (Continued)

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

Eligibility for Pension Benefit Payment

Full Retirement Benefit

Age 65 with at least 10 years of creditable service (eight years for certain elected officials).

- Age 60 with at least 15 years of creditable service.
- Age 55 if age and creditable service total at least 85 (“Rule of 85”).
- Age 55 with 20 years of creditable service and active as an elected official in the PERF-covered position.
- Age 65 with 20 years of creditable service and still active in the PERF-covered position.

Early Retirement Benefit

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

Disability Benefit

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

Survivor Benefit

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

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

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

Contribution

Contributions are determined by the Board based on an actuarial valuation. Employers contribute 11.2% of covered payroll, with 0.66% for the full fiscal year funding a supplemental reserve account for postretirement benefit increases. Contributions from employers with PERF MC DC plan members who offered PERF Hybrid prior to July 1, 2016, fund PERF DB's unfunded liability at 7.5% of covered payroll for the State and 6.8% for political subdivisions as of June 30, 2024. No member contributions are required.

Benefit Formula & Postretirement Benefit Adjustment

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

Postretirement benefit increases are granted on an ad hoc basis pursuant to IC 5-10.2-12-4 and administered by the Board. For the year ended June 30, 2024, postretirement benefits of \$7.8 million were issued to members as a COLA.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 4 – OTHER NOTES – (Continued)

4A. Pension Plan (Continued)

INPRS Basis of Accounting

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

Use of Estimates

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

Employer Allocations

The allocation percentages for the Housing Authority's share of the collective pension amounts as of June 30, 2024, and 2023 was based on the ratio of its contributions to the total of the employer and non-employer contributions of the group for the fiscal years ended June 30, 2024, and 2023, respectively.

At June 30, 2024, (measurement date), the Housing Authority's proportion was 0.0000000 and related wages were reported as \$0.

Net Pension Liability / (Asset)

At December 31, 2024, and 2023 (Authority's year-end), the Housing Authority reported a liability of \$0 and an asset of \$1,412 respectively, for its proportionate share of the net pension liability/(asset).

Defined Benefit Assets

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

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 4 – OTHER NOTES – (Continued)

4A. Pension Plan (Continued)

Defined Benefit Assets – (Continued)

Global Asset Classes	Target Allocation	Target Range
Public equity	20.0%	17.0 to 23.0%
Private Markets	15.0	10.0 to 20.0
Fixed Income – Ex Inflation-Linked	20.0	17.0 to 23.0
Fixed Income – Inflation-Linked	15.0	12.0 to 18.0
Commodities	10.0	7.0 to 13.0
Real Estate	10.0	5.0 to 15.0
Absolute Return	5.0	0.0 to 10.0
Risk Parity	20.0	15.0 to 25.0
Total	115.00%	

Discount Rate

The discount rate is equal to the expected long-term rate of return on plan investments, net of investment expense and including price inflation. The INPRS Board of Trustees has established a funding policy of setting the employer contribution rate equal to the greater of 11.2% (the current contribution rate) or a rate equal to the actuarially determined contribution rate, which is based on the assumptions and methods selected by the Board for the annual actuarial valuations and projected covered member payroll. The June 30, 2024, actuarial valuation assumes a long-term rate of return on assets of 6.25%, a 20-year level dollar closed method for amortizing the future layers of unfunded actuarial accrued liability (30 years for amortization layers established prior to June 30, 2016), and a 5-year smoothing method for recognizing investment gains and losses in the actuarial value of assets.

In the past several years, the Board has followed its current funding policy, and the State has complied in its contributions to the plan. Therefore, if past practice is continued, the appropriations will be sufficient to fully fund the plan within 10 to 20 years. Deterministic projections indicate the actuarially determined contribution rate will decline over the coming years. As a result, it is presumed that the projected plan assets will be sufficient to cover the future benefit payments for current members and a detailed projection of plan assets and cash flows has not been prepared.

Sensitivity of the Authority’s Proportionate Share of the Net Pension Liability/(Asset) to Changes in the Discount Rate

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

1% Decrease (5.25%)	Discount rate (6.25%)	1% Increase (7.25%)
\$0	\$0	\$0

Pension Expense

For the year ended June 30, 2024, the Authority recognized pension expense of \$74 which includes the changes in the collective net pension liability (asset), projected earnings on pension plan investments, and the amortization of deferred outflows of resources and deferred inflows of resources for the current period.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 4 – OTHER NOTES – (Continued)

4A. Pension Plan (Continued)

Deferred Outflows of Resources and Deferred Inflows of Resources

At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	--	--
Net difference between projected and actual investment earnings on pension plan investments	--	--
Change of assumptions	--	--
Changes in proportion and differences between Employer contributions and proportionate share of contributions	\$880	\$454
Employer contributions subsequent to June 30, 2024	\$4,386	--
Total	\$5,266	\$454

Amounts reported as deferred outflows/(inflows) of resources related to pension will be recognized in pension expense as follows:

Year ended:	
2025	\$4,468
2026	\$156
2027	\$188
2028	--
2029	--
Thereafter	--

The Authority's balance of deferred outflows of resources of \$5,266 will be included as a reduction of the collective net pension liability in future years.

4B. Contingencies

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

4C. Commitments - Construction

At December 31, 2024, the Authority had the following pending projects in progress:

	Funds Approved	Funds Expended - Project to Date
CFP 501-23	\$ 152,327	\$ 37,236
CFP 501-24	\$ 155,083	\$ 30,000

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2024

NOTE 4 – OTHER NOTES – (Continued)

4D. Risk Management

The Authority is exposed to various risks of losses related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee’s health and life; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. The Authority manages these various risks of loss as follows:

<u>Type of Loss</u>	<u>Method Managed</u>
a. Torts, errors and omissions	Purchased insurance with Indiana Farm Bureau Co.
b. Injuries to employees (workers' compensation)	Purchased insurance with Indiana Farm Bureau Co. Claims are administered by the same company.
c. Physical property loss and natural disasters	Purchased commercial insurance with \$10,000 deductible.

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

4E. Financial Data Schedule

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

4F. Subsequent Events

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through May 7, 2025, and concluded that no subsequent events have occurred that would require adjustment to or disclosures within these financial statements.

4G. Economic Dependency

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

REQUIRED SUPPLEMENTARY INFORMATION
Year Ended December 31, 2024

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

Reporting Date for Employer under GASB 68 as of June 30,	Proportion of Net Pension Liability	Proportionate share of Net Pension Liability (Asset)	Covered Employee Payroll **	Proportionate share of the Net Pension Liability as a percentage of covered employee payroll	Plan Fiduciary Net Position as a percentage of the Total Pension Liability
2023	0.00004%	\$ (1,412)	\$ (2,781)	50.77%	61.83%
2024	0.00000%	\$ --	\$ --	0.00%	79.51%

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

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

REQUIRED SUPPLEMENTARY INFORMATION – (Continued)
Year Ended December 31, 2024

Schedule of the Pension Plan's Contributions*

Reporting Date for Employer under GASB 68 as of June 30,	Actuarially determined contribution [A]	Contributions in relation to actuarially determined contribution [B]	Contribution deficiency (excess) [C] = [A] - [B]	Covered employee payroll	Contribution as a percentage covered employees payroll
2023	\$ 89	\$ 89	\$ --	\$ (2,781)	-3.20%
2024	\$ --	\$ --	\$ --	\$ --	0.00%

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

PHA'S STATEMENT OF CERTIFICATION OF ACTUAL MODERNIZATION COST
December 31, 2024

1. Actual Capital Fund Program costs are as follows:

	<u>501-22</u>
Funds approved	\$ 149,259
Funds expended	<u>149,259</u>
Excess of Funds Approved	<u><u>\$ ---</u></u>
Funds advanced	\$ 149,259
Funds expended	<u>149,259</u>
Excess (deficiency) of Funds Advanced	<u><u>\$ ---</u></u>

2. The costs as shown on the Actual Cost Certificate dated January 22, 2025, submitted to HUD for approval is in agreement with the Authority's records as of December 31, 2024.

3. All costs have been paid and all related liabilities have been discharged through payments.

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2024

<u>Federal Grantor</u>	<u>Assistance Listings Number</u>	<u>Total Federal Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>		
Public and Indian Housing	14.850	\$ 142,579
Public Housing Capital Fund	14.872	90,821
Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	<u>1,455,727</u>
Total Expenditures of Federal Awards		\$ <u><u>1,689,127</u></u>

NOTE 1 – BASIS OF PRESENTATION

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 – SOURCES OF FUNDING

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

NOTE 4 – SUB-RECIPIENTS

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

FINANCIAL DATA SCHEDULE
Year Ended December 31, 2024

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$303,572	\$57,879	\$361,451		\$361,451
114 Cash - Tenant Security Deposits	\$9,200		\$9,200		\$9,200
100 Total Cash	\$312,772	\$57,879	\$370,651	\$0	\$370,651
122 Accounts Receivable - HUD Other Projects	\$30,000	\$699	\$30,699		\$30,699
126 Accounts Receivable - Tenants	\$66		\$66		\$66
128 Fraud Recovery		\$4,064	\$4,064		\$4,064
128.1 Allowance for Doubtful Accounts - Fraud		-\$580	-\$580		-\$580
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$30,066	\$4,183	\$34,249	\$0	\$34,249
142 Prepaid Expenses and Other Assets	\$5,422	\$3,387	\$8,809		\$8,809
143 Inventories	\$28,432		\$28,432		\$28,432
143.1 Allowance for Obsolete Inventories	-\$2,843		-\$2,843		-\$2,843
150 Total Current Assets	\$373,849	\$65,449	\$439,298	\$0	\$439,298
161 Land	\$322,428		\$322,428		\$322,428
162 Buildings	\$4,600,732	\$11,041	\$4,611,773		\$4,611,773
163 Furniture, Equipment & Machinery - Dwellings	\$5,245		\$5,245		\$5,245
164 Furniture, Equipment & Machinery - Administration	\$126,074	\$18,173	\$144,247		\$144,247
165 Leasehold Improvements	\$107,010		\$107,010		\$107,010
166 Accumulated Depreciation	-\$4,275,836	-\$16,935	-\$4,292,771		-\$4,292,771
160 Total Capital Assets, Net of Accumulated Depreciation	\$885,653	\$12,279	\$897,932	\$0	\$897,932
180 Total Non-Current Assets	\$885,653	\$12,279	\$897,932	\$0	\$897,932
200 Deferred Outflow of Resources	\$3,686	\$1,580	\$5,266		\$5,266
290 Total Assets and Deferred Outflow of Resources	\$1,263,188	\$79,308	\$1,342,496	\$0	\$1,342,496
312 Accounts Payable <= 90 Days	\$2,624	\$1,000	\$3,624		\$3,624
321 Accrued Wage/Payroll Taxes Payable	\$5,461	\$1,920	\$7,381		\$7,381
322 Accrued Compensated Absences - Current Portion	\$5,433	\$1,402	\$6,835		\$6,835
333 Accounts Payable - Other Government	\$11,866		\$11,866		\$11,866
341 Tenant Security Deposits	\$9,200		\$9,200		\$9,200
342 Unearned Revenue	\$3,927	\$19	\$3,946		\$3,946
346 Accrued Liabilities - Other	\$15,943		\$15,943		\$15,943
310 Total Current Liabilities	\$54,454	\$4,341	\$58,795	\$0	\$58,795
354 Accrued Compensated Absences - Non Current	\$5,705	\$4,780	\$10,485		\$10,485
350 Total Non-Current Liabilities	\$5,705	\$4,780	\$10,485	\$0	\$10,485
300 Total Liabilities	\$60,159	\$9,121	\$69,280	\$0	\$69,280
400 Deferred Inflow of Resources	\$318	\$136	\$454		\$454

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

FINANCIAL DATA SCHEDULE - (Continued)
Year Ended December 31, 2024

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
508.4 Net Investment in Capital Assets	\$885,653	\$12,279	\$897,932		\$897,932
512.4 Unrestricted Net Position	\$317,058	\$57,772	\$374,830		\$374,830
513 Total Equity - Net Assets / Position	\$1,202,711	\$70,051	\$1,272,762	\$0	\$1,272,762
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,263,188	\$79,308	\$1,342,496	\$0	\$1,342,496
70300 Net Tenant Rental Revenue	\$382,344		\$382,344		\$382,344
70400 Tenant Revenue - Other	\$6,539		\$6,539		\$6,539
70500 Total Tenant Revenue	\$388,883	\$0	\$388,883	\$0	\$388,883
70600 HUD PHA Operating Grants	\$198,434	\$1,455,727	\$1,654,161		\$1,654,161
70610 Capital Grants	\$34,966		\$34,966		\$34,966
71100 Investment Income - Unrestricted	\$0	\$356	\$356		\$356
71400 Fraud Recovery		\$4,224	\$4,224		\$4,224
71500 Other Revenue	\$10,027		\$10,027	-\$9,600	\$427
70000 Total Revenue	\$632,310	\$1,460,307	\$2,092,617	-\$9,600	\$2,083,017
91100 Administrative Salaries	\$71,102	\$70,286	\$141,388		\$141,388
91200 Auditing Fees	\$3,550	\$3,550	\$7,100		\$7,100
91400 Advertising and Marketing	\$143	\$54	\$197		\$197
91500 Employee Benefit contributions - Administrative	\$16,733	\$25,043	\$41,776		\$41,776
91600 Office Expenses	\$9,067	\$16,542	\$25,609	-\$9,600	\$16,009
91800 Travel		\$747	\$747		\$747
91900 Other	\$7,813	\$8,947	\$16,760		\$16,760
91000 Total Operating - Administrative	\$108,408	\$125,169	\$233,577	-\$9,600	\$223,977
92400 Tenant Services - Other	\$1,843		\$1,843		\$1,843
92500 Total Tenant Services	\$1,843	\$0	\$1,843	\$0	\$1,843
93100 Water	\$9,288		\$9,288		\$9,288
93200 Electricity	\$120,678		\$120,678		\$120,678
93600 Sewer	\$13,515		\$13,515		\$13,515
93800 Other Utilities Expense	\$2,158		\$2,158		\$2,158
93000 Total Utilities	\$145,639	\$0	\$145,639	\$0	\$145,639
94100 Ordinary Maintenance and Operations - Labor	\$83,399		\$83,399		\$83,399
94200 Ordinary Maintenance and Operations - Materials and Other	\$51,192	\$641	\$51,833		\$51,833
94300 Ordinary Maintenance and Operations Contracts	\$71,711	\$1,530	\$73,241		\$73,241
94500 Employee Benefit Contributions - Ordinary Maintenance	\$20,074		\$20,074		\$20,074
94000 Total Maintenance	\$226,376	\$2,171	\$228,547	\$0	\$228,547

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

FINANCIAL DATA SCHEDULE - (Continued)
Year Ended December 31, 2024

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
96110 Property Insurance	\$24,287		\$24,287		\$24,287
96120 Liability Insurance	\$2,376	\$2,319	\$4,695		\$4,695
96130 Workmen's Compensation	\$1,338	\$1,338	\$2,676		\$2,676
96140 All Other Insurance	\$326	\$196	\$522		\$522
96100 Total insurance Premiums	\$28,327	\$3,853	\$32,180	\$0	\$32,180
96210 Compensated Absences	\$23,096	\$7,813	\$30,909		\$30,909
96300 Payments in Lieu of Taxes	\$11,866		\$11,866		\$11,866
96000 Total Other General Expenses	\$34,962	\$7,813	\$42,775	\$0	\$42,775
96900 Total Operating Expenses	\$545,555	\$139,006	\$684,561	-\$9,600	\$674,961
97000 Excess of Operating Revenue over Operating Expenses	\$86,755	\$1,321,301	\$1,408,056	\$0	\$1,408,056
97300 Housing Assistance Payments		\$1,319,179	\$1,319,179		\$1,319,179
97400 Depreciation Expense	\$132,123	\$3,684	\$135,807		\$135,807
90000 Total Expenses	\$677,678	\$1,461,869	\$2,139,547	-\$9,600	\$2,129,947
10010 Operating Transfer In	\$55,855		\$55,855	-\$55,855	\$0
10020 Operating transfer Out	-\$55,855		-\$55,855	\$55,855	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$45,368	-\$1,562	-\$46,930	\$0	-\$46,930
11030 Beginning Equity	\$1,248,079	\$71,613	\$1,319,692		\$1,319,692
11170 Administrative Fee Equity		\$70,051	\$70,051		\$70,051
11190 Unit Months Available	996	2213	3209		3209
11210 Number of Unit Months Leased	989	2177	3166		3166
11270 Excess Cash	\$242,922		\$242,922		\$242,922
11620 Building Purchases	\$40,963		\$40,963		\$40,963
11650 Leasehold Improvements Purchases	\$6,090		\$6,090		\$6,090



Audit Solutions, LLC.

Certified Public Accountant

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
Housing Authority of the City of Mt. Vernon
Mt. Vernon, Indiana

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Mt. Vernon (Authority), Indiana, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated May 7, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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



Shoaib Khar, CPA

Audit Solutions, LLC

Chesterfield, Missouri

May 7, 2025



Audit Solutions, LLC.

Certified Public Accountant

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

Board of Commissioners
Housing Authority of the City of Mt. Vernon
Mt. Vernon, Indiana

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

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

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as I considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control over Compliance

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

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

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

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



Shoaib Khar, CPA

Audit Solutions, LLC

Chesterfield, Missouri

May 7, 2025



Audit Solutions, LLC.

Certified Public Accountant

INDEPENDENT AUDITORS REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the City of Mt. Vernon
Mt. Vernon, Indiana

I have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Mt. Vernon (Authority), Indiana and the U.S. Department of Housing and Urban Development, Public Indian Housing - Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in the Government Auditing Standards issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, I make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

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

I was engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. Code of the Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), by the Authority as of and for the year ended December 31, 2024, and have issued my report thereon dated May 7, 2025. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, my opinion on the fair presentation of the Financial Data Schedule (FDS) dated May 7, 2025, was expressed in relation to the basic financial statements of the Authority taken as a whole.

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

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

A handwritten signature in blue ink, appearing to read 'Shoaib Khar'.

Shoaib Khar, CPA

Audit Solutions, LLC

Chesterfield, Missouri
May 7, 2025

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

AGREED UPON PROCEDURES
December 31, 2024

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

HOUSING AUTHORITY OF THE CITY OF MT. VERNON
Mt. Vernon, Indiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
December 31, 2024

Section I - Summary of Auditor's Results

Financial Statements

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

Federal Awards

<u>Internal control over major programs:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a)?	No
<u>Identification of Major programs:</u>	
➤ ALN #14.871 Section 8 Housing Choice Vouchers	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

Section II - Financial Statement Findings

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

Section III - Federal Award Findings and Questioned Costs

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