



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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May 1, 2024

Board of Commissioners
Housing Authority of the City of Decatur
Allen County, Indiana

We have reviewed the audit report of the Housing Authority of the City of Decatur, which was opined upon by Velma Butler & Company, Ltd., Independent Public Accountants, for the period July 1, 2022 to June 30, 2023. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Decatur, as of June 30, 2023, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Velma Butler & Company, Ltd., prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

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

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

Tammy R. White, CPA
Deputy State Examiner

HOUSING AUTHORITY OF THE CITY OF DECATUR

INDEPENDENT AUDITOR'S REPORT,
FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION
FOR THE YEAR ENDED JUNE 30, 2023,
INCLUDING SUMMARY OF AUDITORS' RESULTS

HOUSING AUTHORITY OF THE CITY OF DECATUR (DHA)

TABLE OF CONTENTS

	<u>EXHIBIT</u>	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT		1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS		4-8
BASIC FINANCIAL STATEMENTS:		
Statement of Net position – Enterprise Funds	A	9
Statement of Revenues, Expenses, and Change in Net position–Enterprise Funds	B	10
Statement of Cash Flows - All Enterprise Funds - All Fund Types and Account Groups	C	11
Notes to the Financial Statements		12-17
SUPPLEMENTAL INFORMATION:		
Schedule of Expenditures of Federal Awards	D	18
Notes to the Schedule of Expenditures of Federal Awards	E	19
Financial Data Schedules – Audited REAC Submittal		20-24
GOVERNMENT AUDITING STANDARDS REPORTS:		
Report on Internal Control Over Financial Reporting and on Compliance And Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		25-26
Report on Compliance for Each Major Federal Program; Report on Internal Control over Compliance; Report on Schedule of Federal Expenditures Of Federal Awards Required by Uniform Guidance		27-29
Independent Auditor’s Report of Applying Agreed-Upon Procedures		30-31
SCHEDULE OF FINDINGS AND QUESTIONED COSTS:		
Summary of Auditor’s Results		32
Schedule of Findings and Questioned Costs - Current Year		33
Schedule of Findings and Questioned Costs - Prior Year		34
Statement of Compliance with Section 8 Management Assessment Program		35

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Decatur
Fort Wayne, IN 46816

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

Opinion

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Decatur, Indiana (Authority), which comprise the statement of net position as of June 30, 2023, and the related statement of revenue, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, 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 June 30, 2023, and the respective changes in financial position and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

Auditor's Responsibility for the audit of the Financial Statements

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

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

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's

responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose for forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanied financial data schedules and the other information are presented for purpose of additional analysis and are not a required part of the basic financial statements.

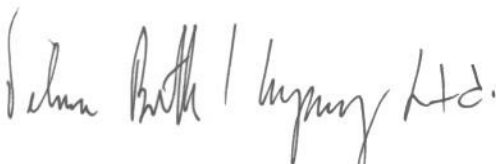
The accompanying supplementary information such as financial data schedules are the responsibility of management and was derived from the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is 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*, we have also issued our report dated March 8, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Authority's 2022 financial statements, and we expressed an unmodified opinion on those audited financial statements dated March 10, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022 is consistent, in all material respects, with the audited financial statements from which it has been derived.



Velma Butler & Company, Ltd.
Chicago, Illinois

March 8, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

HOUSING AUTHORITY OF THE CITY OF DECATUR (DHA)
7315 Hanna Street
Fort Wayne, IN 46869
PHONE (260)267-9300 FAX (260) 267-9305

To the Board of Commissioners
Housing Authority of the City of Decatur
Fort Wayne, IN 46816

MANAGEMENT’S DISCUSSION AND ANALYSIS

This section of the Housing Authority of the City of Decatur, Indiana (Authority) annual financial report presents management’s discussion and analysis of the Authority’s financial performance during the fiscal year that ended on June 30, 2023. The Management’s discussion and analysis section includes information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by the Authority. The 2022 comparative information provided in the MD&A comes from the prior-year audit report, performed by VB&C.

We are pleased to submit the financial statements of the Authority for the year ended June 30, 2023. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority’s financial affairs have been included in the footnotes accompanying the basic financial statements. The purpose of the financial statements is to provide complete and accurate financial information that complies with reporting requirements of the U.S. Department of Housing and Urban Development (“HUD”) and the Governmental Accounting Standards Board. The Authority’s financial statements are prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to government units.

FINANCIAL HIGHLIGHTS

1. Assets were \$234,194 at June 30, 2023, an increase of \$18,657 from the June 30, 2022, balance of \$215,537. The increases occurred in accounts receivable.
1. Liabilities were \$37,152 at June 30, 2023, an increase of \$10,180 from the June 30, 2022, balance of \$26,972.
2. Net position was \$197,042 at June 30, 2023, with an increase of \$8,477 from prior year’s balance of \$188,565.
3. Revenue was \$797,295 at June 30, 2023, an increase of \$109,161 from the June 30, 2022, balance of \$688,134. The increase was primarily due to additional HUD operating revenue.

4. Expenses were \$788,818 at June 30, 2023, an increase of \$116,973 from the June 30, 2022, balance of \$671,845. The increase was primarily due to an increase in HAP payments.

USING THIS REPORT

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are presented as a single enterprise fund whose operations include the housing choice voucher program.

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

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

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

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position

Net position represents the difference between total assets and total liabilities.

Table 1
Decatur Housing Authority

	2023	2022	Change	Percent of Change
Current Assets	\$ 234,194	\$ 215,537	\$ 18,657	8.7%
Total Assets	\$ 234,194	\$ 215,537	\$ 18,657	8.7%
Current Liabilities	\$ 37,152	\$ 26,972	\$ 10,180	37.7%
Total Liabilities	37,152	26,972	10,180	37.7%
Invested in Capital Assets, Net	-	-	-	0.0%
Unrestricted	197,042	188,565	8,477	4.5%
Restricted	-	-	-	0.0%
Total Net Position	197,042	188,565	8,477	4.5%
Total Liab. and Net Position	\$ 234,194	\$ 215,537	\$ 18,657	8.7%

As shown in Table 1, the Authority's total net position at June 30, 2023 was \$197,042 representing an increase of 8.7 percent from the June 30, 2022 balance.

Revenues

Table 2 shows that the Authority's operating revenue increased by \$8,477 or 4.5 percent.

Table 2
Change in Decatur Housing Authority's Net Position

Description	2023	2022	Change	Percent of Change
Operating Revenue	\$ 797,294	\$ 688,133	\$ 109,161	15.9%
Non-Operating Revenue	1	1	-	0.0%
Total Revenue	<u>797,295</u>	<u>688,134</u>	<u>109,161</u>	15.9%
Operating Expenses	788,818	671,845	116,973	17.4%
Total Expenses	<u>788,818</u>	<u>671,845</u>	<u>116,973</u>	17.4%
Change in Net Position	8,477	16,289	(7,812)	-48.0%
Beginning Net Position	188,565	172,276	16,289	9.5%
Ending Net Position	<u>\$ 197,042</u>	<u>\$ 188,565</u>	<u>\$ 8,477</u>	4.5%

Expenses

Total expenses increased by 17.4 percent, which was primarily a result of an increase in HAP expenses. The changes are shown below in Table 3:

Table 3
Decatur Housing Authority's Operating Expenses

Description	2023	2022	Change	Percent of Change
Administrative Expenses	\$ 89,710	\$ 62,936	\$ 26,774	42.5%
Tenant Services	42	-	42	0.0%
Utilities	817	-	817	0.0%
Maintenance	1,908	-	1,908	0.0%
Insurance	3,089	-	3,089	0.0%
General Expenses	5,046	202	4,844	2398.0%
Housing Assistance Payments	688,206	608,707	79,499	13.1%
Total Operating Expenses	<u>\$ 788,818</u>	<u>\$ 671,845</u>	<u>\$ 116,973</u>	17.4%

Budgetary Highlights

Management submits a proposed budget for revenues and expenses for the program based on functions, activities, or objectives for the following fiscal year. The budget is then given to the Board of Commissioners. The Commissioners approve and adopt the budget. Operating monies are determined by an estimate of housing assistance payments to landlords plus an administrative fee provided by HUD, as established by Congress. Most funding is dependent on the availability of federal funds.

MAJOR INITIATIVES

The Authority continues to seek opportunities to expand subsidized housing as funding is available and the projects are feasible.

The Authority's Strategic Goal includes the following:

1. Expanding the supply of affordable housing with our Instrumentality.
2. Improving the quality of existing affordable housing.
3. Promoting self-sufficiency through an increase of access to and/or creating programs.
4. Ensuring equal opportunity and affirmatively furthering fair housing.
5. Promote and support opportunities for homeownership.
6. Increase staff capacity and commit to further staff training.
7. To seek out potential sources of revenue in order to continue operations with less dependency on federal subsidy.

It will be the Authority's continued mission to promote affordable, safe, decent, sanitary housing in good repair, economic growth opportunity and a suitable living environment free from discrimination. The Authority will also seek to provide educational opportunities through collaborations and/or partnerships with other educational sources.

ECONOMIC FACTORS

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

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This Authority's financial report is designed to provide a general overview of the Authority's finances for all those with an interest and to demonstrate the Authority's accountability for the money it receives. Housing Authority of the City of Decatur is managed and operated by employee from Fort Wayne Housing Authority, questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Carolyn Nichter, Finance Manager, Housing Authority of the City of Fort Wayne, 7315 Hanna St., Fort Wayne, IN 46869 or call (260) 267-9300.

FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF DECATUR
 STATEMENT OF NET POSITION
 JUNE 30, 2023 (WITH COMPARATIVE 2022 TOTALS)

EXHIBIT A

ENTERPRISE FUND		
	2023	2022
	TOTAL	TOTAL
ASSETS		
Cash and Cash Equivalents	\$ 210,483	\$ 206,953
Cash and Cash Equivalents - Restricted		-
Accounts Receivable (net allowances)	22,476	7,536
Prepaid, Deposits and Escrows	1,235	1,048
TOTAL CURRENT ASSETS	<u>234,194</u>	<u>215,537</u>
TOTAL ASSETS	<u>\$ 234,194</u>	<u>\$ 215,537</u>
LIABILITIES AND NET POSITION		
Accounts Payable	\$ 36,336	\$ 26,624
Accrued Liabilities - Current	807	339
Deferred Revenue	9	9
TOTAL CURRENT LIABILITIES	<u>37,152</u>	<u>26,972</u>
TOTAL LIABILITIES	<u>37,152</u>	<u>26,972</u>
Invested in Capital Assets	-	-
Unrestricted Net Position	197,042	188,565
Restricted Net Position	-	-
TOTAL NET POSITION	<u>197,042</u>	<u>188,565</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 234,194</u>	<u>\$ 215,537</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF DECATUR
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
 FOR THE YEAR ENDED JUNE 30, 2023 (COMPARATIVE 2022 TOTALS) EXHIBIT B

ENTERPRISE FUNDS		
	2023	2022
	TOTAL	TOTAL
OPERATING REVENUES		
HUD Operating Grants	\$ 797,294	\$ 686,404
Other Revenue		1,223
Fraud Recovery		506
TOTAL OPERATING REVENUES	<u>797,294</u>	<u>688,133</u>
OPERATING EXPENSES		
Administrative	89,710	62,936
Tenant Services	42	-
Utilities	817	
Maintenance	1,908	
Insurance	3,089	-
General Expenses	5,046	202
HAP Payments	688,206	608,707
TOTAL OPERATING EXPENSES	<u>788,818</u>	<u>671,845</u>
OPERATING INCOME (LOSS)	<u>8,476</u>	<u>16,288</u>
NON-OPERATING REVENUES (EXPENSES)		
Investment Income	1	1
TOTAL NON-OPERATING REVENUES	<u>1</u>	<u>1</u>
CHANGE IN NET POSITION	8,477	16,289
NET POSITION AT BEGINNING OF PERIOD	188,565	172,276
NET POSITION AT END OF PERIOD	<u>\$ 197,042</u>	<u>\$ 188,565</u>

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2023 (WITH COMPARATIVE 2022 TOTALS) EXHIBIT C**

	2023 Total	2022 Total
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants and Others	\$ 797,294	\$ 688,133
Payments to Employees	(23,317)	(11,349)
Payments to Vendors and Suppliers	(770,448)	(651,153)
Net Cash Provided by Operating Activities	<u>3,529</u>	<u>25,631</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Income	<u>1</u>	<u>1</u>
Net Cash (Used In) Provided by Investing Activities	1	1
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES		
Net Cash (Used In) Provided by Capital and Related Activities	-	-
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	<u>3,530</u>	<u>25,632</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF FISCAL YEAR	206,953	181,321
CASH AND CASH EQUIVALENTS AT END OF FISCAL YEAR	<u>\$ 210,483</u>	<u>\$ 206,953</u>
June 30 Cash and Cash Equivalents		
Unrestricted Cash and Cash Equivalents	\$ 210,483	\$ 206,953
Restricted Cash and Cash Equivalents - Current	0	0
Cash and Cash Equivalents at end of Fiscal Year	<u>\$ 210,483</u>	<u>\$ 206,953</u>
Reconciliation of Operating Loss to Net Cash (Used) / Provided by Operating Activities		
Operating Income/(Loss)	\$ 8,476	\$ 16,288
Adjustments To Reconcile		
Depreciation		
Change in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	(14,940)	(7,536)
(Increase)/Decrease in Prepaid Expenses and Deposits	(187)	(108)
Increase/(Decrease) in Accounts Payable	9,712	25,175
Increase/(Decrease) in Accrued Liabilities	468	(197)
Increase/(Decrease) in Deferrals	-	(7,991)
Net Cash Provided by Operating Activities	<u>\$ 3,529</u>	<u>\$ 25,631</u>
SUPPLEMENTAL DISCLOSURES OF NONCASH ACTIVITIES		
Interest Paid During the Year	<u>\$</u>	<u>\$</u>

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

**HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023**

Note 1 - Summary of Significant Accounting Policies

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

A. Organization and Program Description

The Housing Authority of the City of Decatur, Indiana (the Authority) was established by the City of Decatur pursuant to laws of the State of Indiana to transact business and to have powers as defined therein. The Authority was established to provide low income 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.

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

The Authority is governed by a Board of Commissioners appointed by the office of the Mayor, and has governance responsibilities over all activities related to all housing activities within the City. The Board of Commissioners has decision making authority and the power to designate management. The Authority's Board elects its own chairperson and each member can only be removed for cause.

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

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

HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023

B. Reporting Entity

The reporting entity for the Authority includes its Enterprise Funds. The Authority is a separate governmental entity created for the purpose of providing rental assistance to low income and elderly persons. Most funding is provided by the United States Department of Housing and Urban Development (HUD). All funds and programs are included in these statements.

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

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

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

1. Section 8 Program consists of HUD payment of rents for tenants in privately owned housing and fees to the housing authority for operating the program. An individual fund is used for the Housing Choice Voucher Program.

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

Cash, Cash Equivalents and Restricted Cash - Cash and cash equivalents are defined as short-term, highly liquid investments that are both: readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. This includes all demand deposits, saving accounts and certificates of deposits or short-term investments with a maturity date of three months or less. Restricted assets include cash legally restricted as to their use. The primary restricted cash is related to the housing choice voucher program for future tenants rent payments.

Receivables - Receivables consist of all revenues earned at year-end but not yet received. Allowances for uncollectible receivables are based on historical trends and periodic aging of receivables.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023**

Risk Management - The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life, and natural disasters. The Authority manages these various risks of loss with insurance coverage.

Management believes insurance 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.

Capital Assets - Capital Assets consist of assets purchased or acquired at a cost of \$5,000 or greater. All capital assets are stated at historical costs or estimated historical cost if actual cost is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Capital assets depreciated using straight-line method of depreciation over their estimated useful lives as follows:

Building	40 years
Building Improvements	7 - 40 years
Furniture, Fixtures, & Equipment	3 - 10 years

Compensated Absences - The Authority has no employees, and is managed by Fort Wayne Housing Authority. Thus there is not a documented policy regarding vacation and sick time.

Federal Awards - Federal grants for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Awards received prior to meeting revenue recognition criteria are recorded as deferred revenue. Operating grants are recorded as revenue in the year earned.

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

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the statement of revenues, expenses, and change in net position.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023**

Fair Value - GASB Statement No. 72, Fair Value Measurement and Application, is effective for periods beginning after June 15, 2015 with earlier application encouraged. This Statement should improve financial reporting by clarifying the definition of fair value for financial reporting purposes. This Statement requires disclosures to be made about fair value measurements, the level of fair value hierarchy and valuation techniques. The disclosures should be organized by type asset or liability reported at fair value. The Authority's

implementation as a result of this pronouncement did not have a material impact on the financial statements.

Net Position - Net position is comprised of three categories: (1) net investment in capital assets, (2) restricted net position, and (3) unrestricted net position. Each component of net position is reported separately on the statement of net position. Net position includes the following:

(1) Investment in capital assets, net of related debt - The component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unspent proceeds, that is directly attributable to the acquisition, construction or improvement of these capital assets.

(2) Restricted - the component of net position that reports the amount of revenue from a federal or state award for service programs in excess of expenditures. These funds are restricted for the use of the related federal or state program.

(3) Unrestricted - The difference between the assets and liabilities that is not reported in the net position invested in capital, net of related debt or net position restricted for federal and state programs.

It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

Concentration of Risk -During the year ended June 30, 2023, the Authority received approximately 99 percent of its funding from HUD.

Compliance - The Authority is subject to various federal, state and local laws and regulations and contractual regulations.

Note 2 - Budget Information

Enterprise Funds - The Authority prepares annual operating budgets for its enterprise funds receiving federal expenditure awards. The Fiscal Services Director prepares the operating budgets for the year for all program activities. Budgets are submitted by the Authority's Executive Director and approved by resolutions of the Board of Commissioners and/or HUD.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023**

Note 3 - Cash and Cash Equivalents

Cash and cash equivalents totaled \$210,483 at June 30, 2023, and are maintained in commercial checking accounts and are readily available. Amounts up to \$250,000 are fully insured by the Federal Deposit Insurance Corporation (FDIC). Cash amounts in excess of the \$250,000, not insured by the FDIC, are required to be collateralized by United States government securities and held in the pledging financial institutions' trust departments in the Authority's name, as required by HUD regulations. All amounts were fully insured by the FDIC.

Of the total cash on hand the breakdown between unrestricted and restricted is shown below:

Unrestricted Cash	\$	210,483
Restricted Cash		-
Total Cash	\$	<u>210,483</u>

Note 4 - Accounts Receivable

Accounts receivable totaled \$22,476 at June 30, 2023, and consisted of funds due from HUD.

Note 5 - Prepaid Expenses

Prepaid expenses totaled \$1,235 at June 30, 2023, and consisted of primarily prepaid computer support cost.

Note 6 - Accounts Payable

Accounts payable totaled \$36,336, at June 30, 2023, which consisted of amounts due vendors.

Note 7 - Accrued Liabilities

Accrued liabilities totaled \$807, at June 30, 2023, and consisted of accrued compensation. Accrued compensation represents amounts owed to employees for management services.

Note 8 - Deferred Revenue

Deferred revenue totaled \$9, at June 30, 2023, and consisted of funds due from another authority due to portable intake.

Note 9 - Administrative Fees

The Authority receives an "Administrative Fee" as part of each of the annual contributions contract from HUD to cover the costs (including overhead) of administering the Housing Choice Voucher Housing Assistance programs. These fees are primarily paid to Fort Wayne Housing Authority for their management of the Authority's operations and finances.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2023**

Note 10 - Subsequent Events

Management has performed an analysis of activities and transactions subsequent to June 30, 2023, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended June 30, 2023. Management has performed their analysis through March 8, 2024, the date the financial statements were issued.

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF DECATUR
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED JUNE 30, 2023

EXHIBIT D

FEDERAL GRANTOR	PROGRAM OR AWARD ALN #	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
Major Programs			
<u>U.S. Department of Housing and Urban Development</u>			
Housing Voucher Cluster			
Section 8 Housing Choice Vouchers	14.871	797,294	788,818
Total Housing Choice Voucher Cluster		797,294	788,818
Total Major Programs		797,294	788,818
Total All Programs		\$ 797,294	\$ 788,818

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Decatur (Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's consolidated financial statements.

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended June 30, 2023. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended June 30, 2023, and should be read in conjunction with the Authority's consolidated financial statements.

The Authority did not elect to use the 10% de minimis cost rate as covered in 2 CFR 200.414 Indirect (F&A) costs.

Note 2 - Sources of Funding

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

Note 3 - Sub-recipients

There were no sub-recipients for the year ended June 30, 2023.

Note 4 - Loans Outstanding

There were no federal loans outstanding for the year ended June 30, 2023.

Note 5 - Non-Cash Assistance

The Authority provided no non-cash assistance for the year ended June 30, 2023.

Note 6 - Insurance

The Authority had no federal insurance for the year ended June 30, 2023.

Housing Authority of the City of Decatur (IN062)

Fort Wayne, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.PHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$0	\$210,483	\$210,483	\$210,483
112 Cash - Restricted - Modernization and Development	\$0		\$0	\$0
113 Cash - Other Restricted	\$0		\$0	\$0
114 Cash - Tenant Security Deposits	\$0		\$0	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0		\$0	\$0
100 Total Cash	\$0	\$210,483	\$210,483	\$210,483
121 Accounts Receivable - PHA Projects	\$0		\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$22,476	\$22,476	\$22,476
124 Accounts Receivable - Other Government	\$0		\$0	\$0
125 Accounts Receivable - Miscellaneous	\$0	\$6,029	\$6,029	\$6,029
126 Accounts Receivable - Tenants	\$0		\$0	\$0
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$6,029	-\$6,029	-\$6,029
127 Notes, Loans, & Mortgages Receivable - Current	\$0		\$0	\$0
128 Fraud Recovery	\$0		\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0		\$0	\$0
129 Accrued Interest Receivable	\$0		\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$22,476	\$22,476	\$22,476
131 Investments - Unrestricted	\$0		\$0	\$0
132 Investments - Restricted	\$0		\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0		\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$1,235	\$1,235	\$1,235
143 Inventories	\$0		\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0		\$0	\$0
144 Inter Program Due From	\$0		\$0	\$0
145 Assets Held for Sale	\$0		\$0	\$0
150 Total Current Assets	\$0	\$234,194	\$234,194	\$234,194
161 Land	\$0		\$0	\$0
162 Buildings	\$0		\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$0		\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0		\$0	\$0
165 Leasehold Improvements	\$0		\$0	\$0
166 Accumulated Depreciation	\$0		\$0	\$0
167 Construction in Progress	\$0		\$0	\$0
168 Infrastructure	\$0		\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0		\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0		\$0	\$0
173 Grants Receivable - Non Current	\$0		\$0	\$0
174 Other Assets	\$0		\$0	\$0
176 Investments in Joint Ventures	\$0		\$0	\$0
180 Total Non-Current Assets	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources	\$0		\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$0	\$234,194	\$234,194	\$234,194
311 Bank Overdraft	\$0		\$0	\$0
312 Accounts Payable <= 90 Days	\$0	\$36,336	\$36,336	\$36,336
313 Accounts Payable >90 Days Past Due	\$0		\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$807	\$807	\$807
322 Accrued Compensated Absences - Current Portion	\$0		\$0	\$0
324 Accrued Contingency Liability	\$0		\$0	\$0

Housing Authority of the City of Decatur (IN062)

Fort Wayne, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

325	Accrued Interest Payable	\$0		\$0	\$0
331	Accounts Payable - HUD PHA Programs	\$0		\$0	\$0
332	Account Payable - PHA Projects	\$0		\$0	\$0
333	Accounts Payable - Other Government	\$0		\$0	\$0
341	Tenant Security Deposits	\$0		\$0	\$0
342	Unearned Revenue	\$0	\$9	\$9	\$9
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0		\$0	\$0
344	Current Portion of Long-term Debt - Operating Borrowings	\$0		\$0	\$0
345	Other Current Liabilities	\$0		\$0	\$0
346	Accrued Liabilities - Other	\$0		\$0	\$0
347	Inter Program - Due To	\$0		\$0	\$0
348	Loan Liability - Current	\$0		\$0	\$0
310	Total Current Liabilities	\$0	\$37,152	\$37,152	\$37,152
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0		\$0	\$0
352	Long-term Debt, Net of Current - Operating Borrowings	\$0		\$0	\$0
353	Non-current Liabilities - Other	\$0		\$0	\$0
354	Accrued Compensated Absences - Non Current	\$0		\$0	\$0
355	Loan Liability - Non Current	\$0		\$0	\$0
356	FASB 5 Liabilities	\$0		\$0	\$0
357	Accrued Pension and OPEB Liabilities	\$0		\$0	\$0
350	Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300	Total Liabilities	\$0	\$37,152	\$37,152	\$37,152
400	Deferred Inflow of Resources	\$0		\$0	\$0
508.4	Net Investment in Capital Assets	\$0		\$0	\$0
511.4	Restricted Net Position	\$0		\$0	\$0
512.4	Unrestricted Net Position	\$0	\$197,042	\$197,042	\$197,042
513	Total Equity - Net Assets / Position	\$0	\$197,042	\$197,042	\$197,042
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0	\$234,194	\$234,194	\$234,194

Housing Authority of the City of Decatur (IN062)

Fort Wayne, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.PHC Public Housing CARES Act Funding	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$0		\$0	\$0
70400 Tenant Revenue - Other	\$0		\$0	\$0
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$797,294	\$797,294	\$797,294
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants	\$0		\$0	\$0
71100 Investment Income - Unrestricted	\$0	\$1	\$1	\$1
71200 Mortgage Interest Income	\$0		\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0		\$0	\$0
71310 Cost of Sale of Assets	\$0		\$0	\$0
71400 Fraud Recovery	\$0		\$0	\$0
71500 Other Revenue	\$0		\$0	\$0
71600 Gain or Loss on Sale of Capital Assets	\$0		\$0	\$0
72000 Investment Income - Restricted	\$0		\$0	\$0
70000 Total Revenue	\$0	\$797,295	\$797,295	\$797,295
91100 Administrative Salaries	\$0	\$23,317	\$23,317	\$23,317
91200 Auditing Fees	\$0		\$0	\$0
91300 Management Fee	\$0	\$20,988	\$20,988	\$20,988
91310 Book-keeping Fee	\$0	\$13,117	\$13,117	\$13,117
91400 Advertising and Marketing	\$0	\$25	\$25	\$25
91500 Employee Benefit contributions - Administrative	\$0	\$7,547	\$7,547	\$7,547
91600 Office Expenses	\$0	\$24,686	\$24,686	\$24,686
91700 Legal Expense	\$0	\$18	\$18	\$18
91800 Travel	\$0	\$12	\$12	\$12
91810 Allocated Overhead	\$0		\$0	\$0
91900 Other	\$0		\$0	\$0
91000 Total Operating - Administrative	\$0	\$89,710	\$89,710	\$89,710
92000 Asset Management Fee	\$0		\$0	\$0
92100 Tenant Services - Salaries	\$0		\$0	\$0
92200 Relocation Costs	\$0		\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0		\$0	\$0
92400 Tenant Services - Other	\$0	\$42	\$42	\$42
92500 Total Tenant Services	\$0	\$42	\$42	\$42
93100 Water	\$0	\$66	\$66	\$66
93200 Electricity	\$0	\$540	\$540	\$540
93300 Gas	\$0	\$81	\$81	\$81
93400 Fuel	\$0		\$0	\$0
93500 Labor	\$0		\$0	\$0
93600 Sewer	\$0	\$130	\$130	\$130
93700 Employee Benefit Contributions - Utilities	\$0		\$0	\$0
93800 Other Utilities Expense	\$0		\$0	\$0
93000 Total Utilities	\$0	\$817	\$817	\$817
94100 Ordinary Maintenance and Operations - Labor	\$0		\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and Other	\$0	\$1,449	\$1,449	\$1,449
94300 Ordinary Maintenance and Operations Contracts	\$0	\$459	\$459	\$459

Housing Authority of the City of Decatur (IN062)

Fort Wayne, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$0
94000 Total Maintenance	\$0	\$1,908	\$1,908	\$1,908
95100 Protective Services - Labor	\$0		\$0	\$0
95200 Protective Services - Other Contract Costs	\$0		\$0	\$0
95300 Protective Services - Other	\$0		\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0		\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$140	\$140	\$140
96120 Liability Insurance	\$0	\$1,519	\$1,519	\$1,519
96130 Workmen's Compensation	\$0	\$1,098	\$1,098	\$1,098
96140 All Other Insurance	\$0	\$332	\$332	\$332
96100 Total insurance Premiums	\$0	\$3,089	\$3,089	\$3,089
96200 Other General Expenses	\$0	\$904	\$904	\$904
96210 Compensated Absences	\$0		\$0	\$0
96300 Payments in Lieu of Taxes	\$0		\$0	\$0
96400 Bad debt - Tenant Rents	\$0		\$0	\$0
96500 Bad debt - Mortgages	\$0		\$0	\$0
96600 Bad debt - Other	\$0	\$4,142	\$4,142	\$4,142
96800 Severance Expense	\$0		\$0	\$0
96000 Total Other General Expenses	\$0	\$5,046	\$5,046	\$5,046
96710 Interest of Mortgage (or Bonds) Payable	\$0		\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0		\$0	\$0
96730 Amortization of Bond Issue Costs	\$0		\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$100,612	\$100,612	\$100,612
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$696,683	\$696,683	\$696,683
97100 Extraordinary Maintenance	\$0		\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0		\$0	\$0
97300 Housing Assistance Payments	\$0	\$688,206	\$688,206	\$688,206
97350 HAP Portability-In	\$0		\$0	\$0
97400 Depreciation Expense	\$0		\$0	\$0
97500 Fraud Losses	\$0		\$0	\$0
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense	\$0		\$0	\$0
90000 Total Expenses	\$0	\$788,818	\$788,818	\$788,818
10010 Operating Transfer In	\$0		\$0	\$0
10020 Operating transfer Out	\$0		\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0		\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0		\$0	\$0
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss	\$0		\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0		\$0	\$0
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In	\$0		\$0	\$0
10094 Transfers between Project and Program - Out	\$0		\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$8,477	\$8,477	\$8,477

Housing Authority of the City of Decatur (IN062)

Fort Wayne, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030	Beginning Equity	\$0	\$188,565	\$188,565	\$188,565
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0
11050	Changes in Compensated Absence Balance				
11060	Changes in Contingent Liability Balance				
11070	Changes in Unrecognized Pension Transition Liability				
11080	Changes in Special Term/Severance Benefits Liability				
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100	Changes in Allowance for Doubtful Accounts - Other				
11170	Administrative Fee Equity		\$197,042	\$197,042	\$197,042
11180	Housing Assistance Payments Equity		\$0	\$0	\$0
11190	Unit Months Available	0	2172	2172	2172
11210	Number of Unit Months Leased	0	1749	1749	1749
11270	Excess Cash				
11610	Land Purchases				
11620	Building Purchases				
11630	Furniture & Equipment - Dwelling Purchases				
11640	Furniture & Equipment - Administrative Purchases				
11650	Leasehold Improvements Purchases				
11660	Infrastructure Purchases				
13510	CFFP Debt Service Payments				
13901	Replacement Housing Factor Funds				

SINGLE AUDIT REPORTS

**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 Decatur
Fort Wayne, IN 46816

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Decatur, Indiana (Authority) as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 8, 2024.

Internal Control Over Financial Reporting

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

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

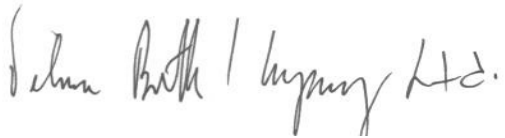
Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weakness or significant deficiencies. Given these limitations, during our audit we did not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

Compliance and Other Matters

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

Purpose of this Report

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

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

Velma Butler & Company, Ltd.
Chicago, Illinois

March 8, 2024

Report on Compliance for Each Major Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Decatur
Fort Wayne, IN 46816

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

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Decatur (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2023. 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.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

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

Report on Internal Control Over Compliance

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

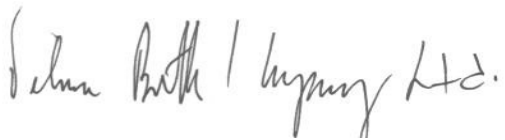
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement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

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

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

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

We have audited the financial statements of the Authority as of and for the year ended June 30, 2023, and have issued our report thereon dated March 8, 2024, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purpose of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.



Velma Butler & Company, Ltd.
Chicago, Illinois

March 8, 2024

Independent Auditor's Report on Applying Agreed-Upon Procedures

Board of Commissioners
Housing Authority of the City of Decatur
Fort Wayne, IN 46816

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

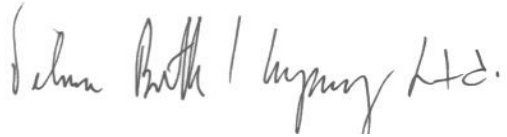
We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Decatur, Indiana (Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining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

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

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended June 30, 2023, and have issued our report thereon dated March 8, 2024. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated March 8, 2024, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

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

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

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

Velma Butler & Company, Ltd.
Chicago, Illinois

March 8, 2024

SCHEDULE OF FINDINGS AND QUESTIONED COST

HOUSING AUTHORITY OF THE CITY OF DECATUR
SUMMARY OF AUDITOR'S RESULTS
FOR THE YEAR ENDED JUNE 30, 2023

Section I - Summary of Auditor's Results

Financial Statements

The type of report issued: **Unmodified**

Internal control over financial reporting:

Material weakness(es) identified? Yes X No

Deficiencies identified not considered to be material weaknesses?
Yes X None reported

Noncompliance material to financial statements noted?
Yes X None reported

Federal Awards

Internal control over major programs:

Material weakness(es) identified? Yes X No

Deficiencies identified not considered to be material weaknesses?
Yes X None reported

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

Any audit findings disclosed that are required to be reported in accordance with Uniform Audit Guidance?

Yes X No

Identification of major program:

U.S. Department of Housing and Urban Development

ALN Number Name of Federal Program

14.871 Housing Choice Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? X Yes No

**HOUSING AUTHORITY OF THE CITY OF DECATUR
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CURRENT YEAR
FOR THE YEAR ENDED JUNE 30, 2023**

Section II - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2023.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2023.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - PRIOR YEAR
FOR THE YEAR ENDED JUNE 30, 2023**

Section IV - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2022.

Section V - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2022.

**HOUSING AUTHORITY OF THE CITY OF DECATUR
STATEMENT OF COMPLIANCE WITH
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
FOR THE YEAR ENDED JUNE 30, 2023**

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