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May 19, 2009

Board of Commissioners  
Vincennes Housing Authority  
501 Hart St.  
Vincennes, IN 47591

We have reviewed the audit report prepared by Pamela J. Simpson, CPA, Independent Public Accountant, for the period July 1, 2006 to June 30, 2007. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountants' opinion, the financial statements included in the report present fairly the financial condition of the Vincennes Housing Authority, as of June 30, 2007, and the results of its operations for the period then ended, on the basis of accounting described in the report.

The Independent Public Accountants' report is filed with this letter in our office as a matter of public record.

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**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

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**REPORT ON EXAMINATION OF  
FINANCIAL STATEMENTS AND  
SUPPLEMENTAL DATA**

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**TWELVE MONTHS ENDED JUNE 30, 2007**

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

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# PAMELA J. SIMPSON, C.P.A.

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## Independent Auditor's Report

Board of Directors  
Vincennes Housing Authority  
Vincennes, Indiana

I have audited the accompanying financial statements of Vincennes Housing Authority, as of and for the year ended June 30, 2007, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. My responsibility is to express an opinion on these basic financial statements based on my audit.

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. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of Vincennes Housing Authority, as of June 30, 2007 and the respective changes in financial position and cash flows for the year end in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated January 23, 2008, on my consideration of the Vincennes Housing Authority's internal control over financial reporting and my 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 my testing of internal controls over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

The management's discussion and analysis and budgetary comparison information on pages 3 through 9, are not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming opinions on the financial statements of the Vincennes Housing Authority, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U. S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the financial statements of the Vincennes Housing Authority. The accompanying financial data schedule and other additional statements and schedules listed as supplemental data in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Vincennes Housing Authority. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, is fairly stated in all materials respects in relation to the financial statements taken as a whole.

Decatur, Illinois  
January 23, 2008

  
Certified Public Accountant

**VINCENNES HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**JUNE 30, 2007**

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As management of the Vincennes Housing Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2007. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Vincennes Housing Authority, 501 Hart Street, Vincennes, Indiana, (812) 882-5494.

**FINANCIAL HIGHLIGHTS**

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$10,398,841 (net assets).

The Authority's cash balance at June 30, 2007, was \$934,816 representing an increase of \$213,439 from June 30, 2006 balance of \$721,377.

The Authority had operating revenues of \$681,125, Department of Housing and Urban Development (HUD) grants of \$2,333,296, capital grants of \$728,650, investment income of \$28,987 and other revenues of \$14,391 for the year ended June 30, 2007.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The financial statements included in this annual report are those of a special-purpose government engaged in a business-type activity. The following statements are included:

- Statement of Net Assets – reports the Authority's current financial resources with capital assets and long-term debt obligations.
- Statement of Revenues, Expenses, and Changes in Fund Net Assets – reports the Authority's operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions.
- Statement of Cash Flows – reports the Authority's cash flows from operating, investing, capital and non-capital activities.

**FUTURE EVENTS (NEW BUSINESS)**

There are no future events planned by the Authority during the fiscal year ended June 30, 2008 that will significantly affect the Authority's Net Assets either positively or negatively.

VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007

**Condensed Comparative Financial Statements**

*Analysis of Entity Wide Net Assets (Statement of Net Assets)*

**Total Current Assets** for FYE 2007 were \$1,137,706, and at FYE 2006, the amount was \$926,061. This represents an increase of \$211,645, mostly due to an increase in cash in Low Rent related to net income for the year.

**Total Capital Assets** increased by \$232,260. At FYE 2007 and FYE 2006, the amounts were \$9,480,838 and \$9,248,578, respectively. This increase was due to major repairs to building of replacing all roofs.

**Total Liabilities** increased by \$70,022 due to an increase in the Voucher FSS Escrow account, vendor payables and the FY07 PILOT liability.

**Revenues** increased by \$346,065 from FYE June 30, 2006. At FYE 2007 and FYE 2006, total revenues were \$3,786,449 and \$3,440,384, respectively. The most significant increase related to more Capital Fund grants received.

**Total Expenses** increased by \$92,002 which is mostly due to an increase Housing Assistance payments, increased utility costs and ordinary maintenance costs.

	<u>2007</u>	<u>2006</u>	<u>Net Change</u>	<u>Percent Variances</u>
Cash	934,816	721,377	213,439	29.6%
Other Current Assets	202,890	204,684	(1,794)	-0.9%
Capital Assets	9,480,838	9,248,578	232,260	2.5%
<b>Total Assets</b>	<b>10,618,544</b>	<b>10,174,639</b>	<b>443,905</b>	<b>4.4%</b>
Current Liabilities	128,438	90,692	37,746	41.6%
Long Term Liabilities	91,265	58,989	32,276	54.7%
<b>Total Liabilities</b>	<b>219,703</b>	<b>149,681</b>	<b>70,022</b>	<b>46.8%</b>
Net Invested in Capital Assets	9,480,838	9,248,578	232,260	2.5%
Restricted Net Assets	0	0	0	0.0%
Unrestricted Net Assets	918,003	776,380	141,623	18.2%
<b>Total Net Assets</b>	<b>10,398,841</b>	<b>10,024,958</b>	<b>373,883</b>	<b>3.7%</b>

**VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007**

*Analysis of Entity Wide Revenues (Statement of Activities)*

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ending 2007 were as follows:

<u>Program</u>	<u>Revenues Generated</u>
Low Income Public Housing	\$1,413,805
Section 8 Vouchers	\$1,543,495
Capital Funds Program	\$815,866
Business Activities	\$12,883
State and Local	\$400

Revenue increases related to more funds being drawn for capital projects, more interest earned due to higher interest rates on larger amounts invested and no losses on asset disposals.

Total revenues for Fiscal Year Ending June 30, 2007 were \$3,786,449 as compared to the total revenues for Fiscal Year Ending June 30, 2006 of \$3,440,384. Comparatively, Fiscal Year Ending 2007 revenues exceeded Fiscal Year Ending 2006 revenues by \$346,065.

	<u>2007</u>	<u>2006</u>	<u>Net Change</u>	<u>Percent Variances</u>
Total Tenant Revenue	681,125	637,647	43,478	7%
HUD Operating Grants	2,333,296	2,386,346	(53,050)	-2%
HUD Capital Grants	728,650	380,595	348,055	92%
Investment Income	28,987	18,914	10,073	53%
Other Revenue	14,391	16,882	(2,491)	-15%
<b>Total Revenue</b>	<b><u>3,786,449</u></b>	<b><u>3,440,384</u></b>	<b><u>346,065</u></b>	<b><u>10%</u></b>

**VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007**

*Analysis of Entity Wide Expenditures*

**Total Expenditures** for Fiscal Year Ending June 30, 2007 were \$3,446,978 as compared to \$3,354,976 of total expenditures for Fiscal Year Ending June 30, 2006. Comparatively, Fiscal Year Ending 2007 expenditures exceeded Fiscal Year Ending 2006 expenditures by \$92,002. Changes by major expense category will be presented below.

**Administrative** expenditures decreased by \$59,022 or 10%. There was a decrease in administrative salaries.

**Tenant Services** expenditures decreased by \$1,757 due to a decrease in programming.

**Utilities** increased by \$11,428 or 3% due to normal fluctuations in usage and costs.

**Maintenance** expenditures increased by \$10,707 or 2% due to an increase in employee benefit contributions and supply costs.

**Extraordinary Maintenance** increased by \$1,225 or 30%.

**Housing Assistance Payments** increased by \$108,724 or 9% due to an increase in HUD receipts and the related number of units that could be funded.

The table below illustrates our analysis:

	<u>2007</u>	<u>2006</u>	<u>Net Change</u>	<u>Percent Variances</u>
Administrative	550,209	609,231	(59,022)	-10%
Tenant Services	0	1,757	(1,757)	-100%
Utilities	405,333	393,905	11,428	3%
Maintenance	490,321	479,614	10,707	2%
Protective Services	0	150	(150)	-100%
General Expense	159,602	157,407	2,195	1%
Extraordinary Maintenance	5,353	4,128	1,225	30%
Casualty Gains (not capitalized)	4,675	(15,210)	19,885	0%
Housing Assistance Payments	1,328,369	1,219,645	108,724	9%
Depreciation Expense	503,116	504,349	(1,233)	0%
<b>Total Expenses</b>	<b><u>\$3,446,978</u></b>	<b><u>\$3,354,976</u></b>	<b><u>92,002</u></b>	<b><u>3%</u></b>

VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007

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**Budgetary Analysis**

The Authority adopts a consolidated annual operating budget for all programs. The budget for Low Income Public housing is adopted on the basis of accounting prescribed by the Housing and Urban Development, which differs in some respects from generally accepted accounting principles. Program budgets for the Section 8 Programs are approved by the U.S. Department of Housing and Urban Development.

The Authority prepares a budget for each fiscal year of Capital Fund Grant Program that is approved. The Authority is permitted four years to expended theses funds. Income is only recognized as funds are expended. For the purposes of this analysis, the amount budget is equal to the actual expense.

**LOW INCOME PUBLIC HOUSING BUDGETARY HIGHLIGHTS**

**Results of Operations** - Management prepared a budget that anticipated a net loss of \$120,325. Actual results of operation reflected a loss of \$391,803, which includes depreciation expense of \$463,142.

**Operating Receipts** were over budget by \$113,909.

**Administrative Expenses** were over budget by \$81,353.

**General Expenses** were under budget by \$284,958, which is mostly due to employee benefits and insurance being under budget by \$137,983.

**VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007**

The following table summarizes the significant budget variances outlined above:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Percent Variances</u>
Tenant Revenue	611,568	681,125	69,557	11%
HUD Operating Grants	687,728	709,253	21,525	3%
Investment Income	600	21,852	21,252	3542%
Other Income	0	1,575	1,575	100%
<b>Total Revenue</b>	<b><u>1,299,896</u></b>	<b><u>1,413,805</u></b>	<b><u>113,909</u></b>	<b><u>9%</u></b>
Administrative	195,838	277,191	81,353	42%
Tenant Services	2,000	0	(2,000)	100%
Utilities	359,852	405,333	45,481	13%
Maintenance	376,280	490,321	114,041	30%
Protective Services	1,000	0	(1,000)	100%
General Expense	444,551	159,593	(284,958)	-64%
Extraordinary Maintenance	14,500	5,353	(9,147)	-63%
Casualty Losses	26,200	4,675	(21,525)	-82%
Depreciation Expenses	0	463,142	463,142	100%
<b>Total Expenses</b>	<b><u>1,420,221</u></b>	<b><u>1,805,608</u></b>	<b><u>385,387</u></b>	<b><u>27%</u></b>
Net Income (Loss)	<u>(120,325)</u>	<u>(391,803)</u>	<u>(271,478)</u>	<u>69%</u>

**VINCENNES HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
JUNE 30, 2007**

**ANALYSIS OF CAPITAL ASSET ACTIVITY**

As of June 30, 2007, the Authority's investment in capital assets was \$9,480,838 (net of accumulated depreciation). The investment includes land, buildings, equipment, and leasehold improvements. Capital outlays for the year were \$728,650 consisting of the following purchases:

- Architect fees \$13,440
- Various building improvements (new roofs) \$668,619
- Stove \$6,116
- Refrigerators \$10,320
- Trash cans \$10,209
- Server \$8,936
- Various other small equipment \$11,010

	<u>2007</u>	<u>2006</u>	<u>Net Change</u>	<u>Percent Variance</u>
Land	343,955	343,955	0	0.0%
Buildings	16,878,825	16,696,733	182,092	1.1%
Furniture, Equipment, & Machinery - Dwelling	0	209,632	(209,632)	-100.0%
Furniture, Equipment, & Machinery - Admin	1,060,371	797,421	262,950	33.0%
Leasehold Improvements	1,879,573	1,379,606	499,967	36.2%
<b>Total Fixed Assets</b>	<b><u>20,162,724</u></b>	<b><u>19,427,347</u></b>	<b><u>735,377</u></b>	<b><u>3.8%</u></b>
Accumulated Depreciation	10,681,886	10,178,769	503,117	4.9%
<b>Net Fixed Assets</b>	<b><u><u>9,480,838</u></u></b>	<b><u><u>9,248,578</u></u></b>	<b><u><u>232,260</u></u></b>	<b><u><u>2.5%</u></u></b>

**DEBT ACTIVITY**

The Housing Authority had no outstanding debt in 2006 or 2007.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF NET ASSETS - PROPRIETARY FUNDS  
AS OF JUNE 30, 2007**

**ASSETS**

**CURRENT ASSETS**

Cash	\$ 934,816
Account receivable	3,351
Investments	119,519
Inventory (net)	18,630
Deferred charges	<u>61,390</u>

Total Current Assets \$ 1,137,706

**CAPITAL ASSETS**

Land, buildings and equipment	\$ 20,162,724
Less: Accumulated depreciation	<u>-10,681,886</u>

Net Capital Assets \$ 9,480,838

Total Assets \$ 10,618,544

**LIABILITIES**

**CURRENT LIABILITIES**

Accounts payable	\$ 80,648
Accrued liabilities	44,490
Deferred revenue	<u>3,300</u>

Total Current Liabilities \$ 128,438

**NONCURRENT LIABILITIES**

Trust and deposit liabilities	<u>\$ 91,265</u>
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Total Noncurrent Liabilities \$ 91,265

**NET ASSETS**

Invested in capital assets	\$ 9,480,838
Unrestricted	<u>918,003</u>

Total Net Assets \$ 10,398,841

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF REVENUE AND EXPENDITURES - PROPRIETARY FUNDS  
AND CHANGES IN NET ASSETS  
TWELVE MONTHS ENDED JUNE 30, 2007**

Operating Income

Tenant rental revenue	\$ 619,592
Excess utilities	<u>61,533</u>
Total Tenant Revenue	\$ 681,125
HUD grants - operating	2,333,296
Other revenue	<u>14,391</u>
Total Operating Income	<u>\$ 3,028,812</u>

Operating Expenses

Administration	\$ 550,209
Utilities	405,333
Ordinary maintenance and operation	490,321
General expense	159,602
Extraordinary maintenance	5,353
Casualty losses	4,675
Housing assistance payments	1,328,369
Depreciation	<u>503,116</u>
Total Operating Expenses	<u>\$ 3,446,978</u>
Net Operating Income (Loss)	<u>\$ -418,166</u>

Nonoperating Income (Expense)

HUD grants - capital	\$ 728,650
Interest income	<u>28,987</u>
Total Nonoperating Income (Expense)	<u>\$ 757,637</u>
Changes in net assets	\$ 339,471
Net assets, beginning of year	10,024,958
Prior period adjustments	<u>34,412</u>
Net assets, end of year	<u>\$ 10,398,841</u>

The notes to financial statements are an integral part of this statement.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS  
TWELVE MONTHS ENDED JUNE 30, 2007**

Operating Activities

Operating grants	\$ 2,333,296
Tenant revenue	679,333
Other revenue	14,391
Housing assistance payments	-1,328,369
Payments to employees	-633,184
Payments to suppliers and contractors	<u>-837,713</u>

Net Cash Provided (Used) by Operating Activities	<u>\$ 227,754</u>
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Investing Activities

Investments (purchased) redeemed	\$ -36,576
Interest income	<u>28,987</u>

Net Cash Provided (Used) by Investing Activities	<u>\$ -7,589</u>
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Capital and Related Financing Activities

HUD grants - capital	\$ 728,650
Additions (deletions) to fixed assets	<u>-735,376</u>

Net Cash Provided (Used) by Capital and Related Financing Activities	<u>\$ -6,726</u>
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Net Change in Cash	\$ 213,439
Cash Balance at June 30, 2006	<u>721,377</u>
Cash Balance at June 30, 2007	<u>\$ 934,816</u>

The notes to financial statements are an integral part of this statement.

VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS  
TWELVE MONTHS ENDED JUNE 30, 2007

Reconciliation of Operating Income (Loss) to Net Cash  
Provided (Used) by Operating Activities

Net operating income (loss)	\$ -418,166
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:	
Depreciation	503,116
Adjustments to net assets	34,412
(Increase) decrease in accounts receivable	-48
(Increase) decrease in deferred charges	25,216
(Increase) decrease in inventory	13,202
Increase (decrease) in accounts payable	26,108
Increase (decrease) in accrued liabilities	14,124
Increase (decrease) in deferred revenues	-2,486
Increase (decrease) in other liabilities	<u>32,276</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 227,754</u>

VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA

NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Housing Authority of the City of Vincennes was established by the City of Vincennes pursuant to the laws of the State of Indiana, to transact business and to have powers as defined therein. The Housing Authority was established to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other applicable Federal Agencies.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) had direct responsibility for administering low-rent housing programs in the United States. Accordingly, HUD has entered into a contract with the Authority for the purpose of assisting in financing the acquisition, construction and leasing of housing units and to make annual contributions (subsidies) to the program for the purpose of maintaining its low-rent character.

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of Vincennes and concluded that the City does not maintain an oversight responsibility for the Authority's operations. An independent Board of Commissioners, appointed by the City, is responsible for the activities of the Authority. The Authority recruits and employs its executive staff and has substantial legal authority to control its affairs without requiring approval of the City government. Debt incurred by the Authority is not an obligation of the City; the City does not review or approve the Authority's budget, is not entitled to any surplus funds generated by the Authority's operations and is not responsible for any deficits incurred by the Authority. Consequently, in accordance with evaluating the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Housing Authority of the City of Vincennes is a separate reporting entity. All funds and programs of the Housing Authority are included in these statements. The Housing Authority has no component units.

(b) Method of Accounting -

The financial statements of the Housing Authority have been prepared on the accrual basis of accounting and accordingly, reflect all significant receivables, payables and other liabilities.

The Housing Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The funds apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict or contradict GASB pronouncements, in which case, GASB prevails.

VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA

NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

(c) Funds -

Each of the programs of the Housing Authority are organized on a basis of fund accounting, using a separate set of self balancing accounts as prescribed by HUD. The programs of the Housing Authority are:

- \* Low Rent Public Housing
- \* Section 8 Choice Vouchers
- \* New Construction/Substantial Rehabilitation
- \* State and Local
- \* Capital Fund Program
- \* Business Activities

These programs are all accounted for within the 'Proprietary' (enterprise) fund as described below:

*Proprietary Fund Types:*

Proprietary funds use the economic resources measurement focus and utilize the accrual basis of accounting. All assets and liabilities associated with a proprietary fund's activities are included on the fund statement. Proprietary fund equity is segregated into Invested in Capital Assets Net of Related Debt, Restricted Net Assets and Unrestricted Net Assets.

(d) Cash and Cash Equivalents -

For purposes of the statement of cash flows, the Housing Authority considers all highly liquid investments to be cash equivalents. The term "highly liquid" refers to investments with a maturity of 1 month or less when purchased to be cash equivalents.

(e) Accounts Receivable -

The tenants accounts receivable discloses the gross amount due from the tenants at June 30, 2007, and does not take into consideration prepaid amounts. The Housing Authority provides for an allowance for doubtful accounts, based on the estimated collections of current accounts receivables. The Housing Authority periodically writes off uncollectible accounts receivable to the allowance account based on a review of the current status of existing receivables and the determination that the receivable will not be collected.

(f) Inventories and Materials -

Inventories and materials are stated at cost which approximates market determined on a first-in, first-out basis.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(g) Investments -

Investments are stated at cost which approximates market.

(h) Fixed Assets -

For the purpose of determining, distinguishing and recording materials and non-expendable equipment and personal property purchased or acquired in connection with development, management, and maintenance of public housing developments owned or operated, the Housing Authority follows the following capitalization policy:

If the initial cost of a piece of equipment and/or other personal property is five hundred dollars (\$500) or more and the anticipated life or useful life of said equipment or property is more than one (1) year, the same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure.

Land, buildings and equipment contains the following:

- 1) The total development construction costs incurred for each project at the end of the initial operating period,
- 2) nonexpendable equipment, and
- 3) property betterments and additions
- 4) land acquisitions.

These are recorded at cost. Depreciation of property and equipment is provided using the straight line method for financial reporting purposes at rates based on the following estimates:

Buildings	40 years
Equipment	5 - 7 years
Leasehold improvements	15 years

VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA

NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

(i) Income Tax -

The Authority, organized as a non-profit corporation subsidized by the Federal government, is exempt from Federal and State income taxes.

(j) Annual Contributions/Subsidies and Other Grants

Annual contributions and subsidies received from the Department of HUD are recorded as grant revenues.

Other grants (such as CFP grants) are recognized when program expenditures are incurred. Such revenue is subject to review by the Department of Housing and Urban Development and may result in disallowance in subsequent periods.

(k) The Housing Authority adopts a budget annually. The budget is submitted to the Board of Commissioners for approval. Subsequent budget revisions may also be required to be submitted to the Board for approval.

(l) The preparation of financial statements in conformity with generally accepted accounting principles require the Housing Authority to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2 - Cash and Investments

Statutes authorize the Housing Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities.

All cash and investments are insured up to \$100,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of the depository financial institutions. The deposits exceeding the insured or registered limits are public funds covered by the State of Indiana Public Deposit Fund.

*Custodial Credit Risk*

- a. Deposits - Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned to or that the Authority will not be able to recover collateral securities in the possession of an outside party.
- b. Investments - Custodial credit risk is the risk that in the event of the failure of the depository, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 2 - Cash and Investments (Continued)

*Credit Risk Investments, Concentration of Credit Risk and Interest Rate Risks - Investments*

*Credit Risk* is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Housing Authority has no investment policy that limits its investment choices other than the limitation of state law and/or the Department of Urban Development regulations.

*Concentrations of Credit Risk* is the risk of loss attributed to the amount of the investment in a single issuer. The Authority does not have a formal investment policy covering the concentration of credit risk.

*Investment Rate Risk* is the risk that changes in interest rates will adversely affect the fair value of an investment. The Housing Authority has no formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

The cash deposits held at financial institutions can be categorized according to three levels of risk. These three levels of risk are as follows:

Category 1 - Deposits which are insured or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.

Category 2 - Deposits which are collateralized with securities held by the pledging financial institution's trust department or agent in the Housing Authority's name.

Category 3 - Deposits which are not collateralized or insured.

Based on the three levels of risk, all of the Housing Authority's funds are classified as Category 1.

	<u>Book Balance</u>	<u>Bank Balance</u>
Low Rent	\$ 568,341	\$ 585,122
Voucher	250,594	251,611
State and Local	100,085	100,085
SRO	2,738	2,738
Business Activities	<u>13,058</u>	<u>13,893</u>
Total	<u>\$ 934,816</u>	<u>\$ 953,449</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 2 - Cash and Investments (Continued)

Similar to cash deposits, investments held at financial institutions can be categorized according to three levels of risk. These three levels of risk are:

- Category 1 - Investments that are insured, registered or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.
- Category 2 - Investments which are uninsured and unregistered held by the counter-party's trust department or agent in the Housing Authority's name.
- Category 3 - Uninsured or unregistered investments held by the counter-party, its trust or its agent, but not in the Housing Authority's name.

Based on the three levels of risk, all of the Housing Authority's investments are classified as Category 1.

	<u>Book Balance</u>	<u>Market Value</u>
Low Rent	\$ 32,502	\$ 32,502
Voucher	<u>87,017</u>	<u>87,017</u>
Total	<u>\$ 119,519</u>	<u>\$ 119,519</u>

Note 3 - Compensated Absences

Permanent full-time employees will be given nine (9) sick days per fiscal year and four (4) personal days. Sick days can accumulate to sixty (60). Employees may not accumulate more than sixty (60) days in sick leave, or receive compensation for accumulated sick leave. An employee's vacation benefit depends on length of service to the Vincennes Housing Authority. After the first twelve continuous calendar months of work, a Vincennes Housing Authority employee is entitled to ten work days vacation. An employee is eligible to twelve work days vacation after two continuous calendar years of employment. One vacation day for each additional year worked. Vacation benefits may not exceed twenty work days per year. Only permanent full-time employees are eligible for vacation. Once a permanent full-time employee has earned vacation, the employee must use all vacation earned during the vacation eligibility year. Vacation eligibility year is the year following the year which vacation is earned. No employee will accrue vacation time. Upon termination of employment, an employee shall be compensated for the unused portion of the earned vacation which the employee is eligible to use and earned vacation in the year of termination which has not been used. Compensation for unused vacation earned during the year of termination will be on a pro rata basis.

Note 4 - Defined Contribution Plan

The PHA participates in the Indiana Public Employee Retirement Fund (PERF). The Housing Authority is required to contribute 3.50% of annual covered payroll. The actual contributions by the Housing Authority to PERF were \$24,458 for the current fiscal year.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 5 - Accounts Receivable

Accounts receivable consists of the following accounts:

Tenants accounts receivable	\$ 2,111
Accounts receivable - other	<u>1,240</u>
Total	<u>\$ 3,351</u>

Note 6 - Investments

At June 30, 2007 investments consist of the following:

<u>Savings</u>	<u>Rate</u>	<u>Cost</u>	<u>Fair Value</u>
Low Rent	.15-1.1%	\$ 32,502	\$ 32,502
Voucher	.15%	<u>87,017</u>	<u>87,017</u>
Total		<u>\$ 119,519</u>	<u>\$ 119,519</u>

Note 7 - Deferred Charges

This classification includes the following accounts:

Prepaid insurance	<u>\$ 61,390</u>
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Note 8 - Fixed Assets

Balance as of June 30, 2007	\$ 9,480,838
Balance as of June 30, 2006	<u>9,248,578</u>
Net Increase (Decrease)	<u>\$ 232,260</u>

Reconciliation

Additions	\$ 735,376
Current year depreciation expense	<u>-503,116</u>
Net Increase (Decrease)	<u>\$ 232,260</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 8 - Fixed Assets (Continued)

<u>Analysis</u>	07/01/2006 <u>Balance</u>	Additions/ <u>Transfers</u>	Deletions/ <u>Transfers</u>	06/30/2007 <u>Balance</u>
Land	\$ 343,955	\$ 0	\$ 0	\$ 343,955
Buildings	16,696,733	190,092	8,000	16,878,825
Equipment and furniture	1,007,053	397,732	344,414	1,060,371
Leasehold improvements	<u>1,379,606</u>	<u>663,901</u>	<u>163,934</u>	<u>1,879,573</u>
 Total Assets	 \$ 19,427,347	 \$ 1,251,725	 \$ 516,348	 \$ 20,162,724
 Accumulated depreciation	 <u>-10,178,769</u>	 <u>0</u>	 <u>503,117</u>	 <u>-10,681,886</u>
 Total	 <u>\$ 9,248,578</u>	 <u>\$ 1,251,725</u>	 <u>\$ 1,019,465</u>	 <u>\$ 9,480,838</u>

Note 9 - Accounts Payable

This classification includes the following accounts:

Vendors and contractors	\$ 21,320
Tenants security deposits	31,058
Payroll withholding payable	<u>28,270</u>
 Total	 <u>\$ 80,648</u>

Note 10 - Notes Payable

On August 4, 1987, the U.S. Department of Housing and Urban Development (HUD) issued notice PIH 87-212 to implement the provisions of the Housing and Community Development Reconciliation Amendments of 1985 (PL 99-272, enacted April 7, 1986). This notice states, in part, the following:

Project debt to HUD (HUD-held notes) will be forgiven after a debt forgiveness amendment to the consolidated Annual Contributions Contract has been executed by HUD and the Public Housing Authority and after the Actual Development Cost Certificate has been included in an audit and approved.

As a part of the HUD mandated GAAP conversion and the above referenced notice, all HUD-held notes were recorded as debt forgiveness during a prior fiscal year.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)**

Note 11 - Trust and Deposit Liabilities

This classification consists of the following accounts:

FSS Escrow	\$ <u>91,265</u>
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Note 12 - Accrued Liabilities

Accrued liabilities consists of the following:

Current Portion:

Accrued wages	\$ 6,050
Accrued compensated absences	19,060
Payment in lieu of taxes	<u>19,380</u>

Total	\$ <u>44,490</u>
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Note 13 - Deferred Revenue

This classification consists of the following accounts:

Tenants prepaid rent	\$ <u>3,300</u>
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Note 14 - Allocation of Costs

The PHA allocated expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units in each program. Management considers this to be an equitable method of allocation.

Note 15 - Contingencies

Federal Grants

In the normal course of operations, the Housing Authority receives grant funds from the Department of Housing and Urban Development. The programs are subject to audit by agents of HUD, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

Note 16 - Adjustment Posted Directly to Surplus

To correct prior year PILOT	\$ -32,988
Prior year HUD settlement	<u>67,400</u>

Total	\$ <u>34,412</u>
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VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA

NOTES TO FINANCIAL STATEMENTS  
TWELVE MONTHS ENDED JUNE 30, 2007  
(CONTINUED)

Note 17 - Risk Management

The Housing Authority carries commercial insurance coverage to cover exposure and the risk of losses related to torts, thefts, damages, destruction of assets, errors and omissions, injuries, natural disasters and defalcation.

Note 18 - Economic Dependency

The Housing Authority received most of its revenue (81%) from the United State Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

**SUPPLEMENTAL DATA**

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Federal Grantor/Program</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Grant Period</u>	<u>Program Amount</u>	<u>Receipts or Revenue Recognized</u>	<u>Disbursements/ Expenditures</u>
<u>U.S. Department of HUD</u>						
Direct Programs:						
Public and Indian Housing *	14.850a	C-2007	FYE 06/30/07	\$ 709,253	\$ 709,253	\$ 709,253
Housing Choice Vouchers*	14.871	C-2064	FYE 06/30/07	\$ 1,536,827	\$ 1,536,827	\$ 1,536,827
Public and Indian - Capital Funds *	14.872	C-2007	FYE 06/30/07	\$ 1,813,459	\$ 815,866	\$ 815,866
Total Housing Assistance				<u>\$ 4,059,539</u>	<u>\$ 3,061,946</u>	<u>\$ 3,061,946</u>

\*Denotes major program

**NOTES TO THE SCHEDULE OF FEDERAL AWARDS (SEFA)  
TWELVE MONTHS ENDED JUNE 30, 2007**

Note 1: Expenditures to the Housing Choice Voucher Program are reported as equal to revenues recognized. This method of expenditure recognition does not reconcile to the Housing Authority's financial statements, but is required by HUD.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF NET ASSETS  
AS OF JUNE 30, 2007**

<u>ASSETS</u>	<u>Low Rent</u>	<u>Capital Funds</u>	<u>Voucher</u>
<b>CURRENT ASSETS</b>			
Cash	\$ 568,341	\$ 0	\$ 250,594
Accounts receivable	3,351	0	0
Investments	32,502	0	87,017
Inventory (net)	18,630	0	0
Deferred charges	<u>61,390</u>	<u>0</u>	<u>0</u>
Total Current Assets	<u>\$ 684,214</u>	<u>\$ 0</u>	<u>\$ 337,611</u>
<b>CAPITAL ASSETS</b>			
Land, buildings and equipment	\$ 19,021,822	\$ 1,125,442	\$ 0
Less: Accumulated depreciation	<u>-10,623,812</u>	<u>-50,757</u>	<u>0</u>
Net Capital Assets	<u>\$ 8,398,010</u>	<u>\$ 1,074,685</u>	<u>\$ 0</u>
Total Assets	<u>\$ 9,082,224</u>	<u>\$ 1,074,685</u>	<u>\$ 337,611</u>
 <b><u>LIABILITIES</u></b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	\$ 80,648	\$ 0	\$ 0
Accrued liabilities	44,490	0	0
Deferred revenue	<u>3,300</u>	<u>0</u>	<u>0</u>
Total Current Liabilities	<u>\$ 128,438</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>NONCURRENT LIABILITIES</b>			
Trust and deposit liabilities	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 91,265</u>
Total Noncurrent Liabilities	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 91,265</u>
 <b><u>NET ASSETS</u></b>			
Invested in capital assets	\$ 8,398,010	\$ 1,074,685	\$ 0
Unrestricted	<u>555,776</u>	<u>0</u>	<u>246,346</u>
Total Net Assets	<u>\$ 8,953,786</u>	<u>\$ 1,074,685</u>	<u>\$ 246,346</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF NET ASSETS  
AT JUNE 30, 2007**

<u>ASSETS</u>	<u>SRO</u>	<u>State and Local</u>	<u>Business Activities</u>
<b>CURRENT ASSETS</b>			
Cash	\$ 2,738	\$ 100,085	\$ 13,058
Accounts receivable	<u>0</u>	<u>0</u>	<u>0</u>
Total Current Assets	<u>\$ 2,738</u>	<u>\$ 100,085</u>	<u>\$ 13,058</u>
<b>CAPITAL ASSETS</b>			
Land, buildings and equipment	\$ 0	\$ 0	\$ 15,460
Less: Accumulated depreciation	<u>0</u>	<u>0</u>	<u>-7,317</u>
Net Capital Assets	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 8,143</u>
Total Assets	<u>\$ 2,738</u>	<u>\$ 100,085</u>	<u>\$ 21,201</u>
<b><u>NET ASSETS</u></b>			
Invested in capital assets	\$ 0	\$ 0	\$ 8,143
Unrestricted	<u>2,738</u>	<u>100,085</u>	<u>13,058</u>
Total Net Assets	<u><u>\$ 2,738</u></u>	<u><u>\$ 100,085</u></u>	<u><u>\$ 21,201</u></u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF REVENUE AND EXPENDITURES  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Operating Income</u>	<u>Low Rent</u>	<u>Capital Funds</u>	<u>Voucher</u>
Tenant rental revenue	\$ 619,592	\$ 0	\$ 0
Excess utilities	<u>61,533</u>	<u>0</u>	<u>0</u>
Total Rental Revenue	\$ 681,125	\$ 0	\$ 0
HUD grants - operating	709,253	87,216	\$ 1,536,827
Other income	<u>1,575</u>	<u>0</u>	<u>0</u>
Total Operating Income	<u>\$ 1,391,953</u>	<u>\$ 87,216</u>	<u>\$ 1,536,827</u>
 <u>Operating Expenses</u>			
Administration	\$ 277,191	\$ 18,297	\$ 245,042
Utilities	405,333	0	0
Ordinary maintenance and operation	490,321	0	0
General expense	159,593	0	0
Extraordinary maintenance	5,353	0	0
Casualty losses	4,675	0	0
Housing assistance payments	0	0	1,328,369
Depreciation	<u>463,142</u>	<u>39,182</u>	<u>0</u>
Total Operating Expenses	<u>\$ 1,805,608</u>	<u>\$ 57,479</u>	<u>\$ 1,573,411</u>
Net Operating Income (Loss)	<u>\$ -413,655</u>	<u>\$ 29,737</u>	<u>\$ -36,584</u>
 <u>Nonoperating Income (Expense)</u>			
HUD grants- capital	\$ 0	\$ 728,650	\$ 0
Interest income	21,852	0	6,668
Transfer	<u>68,919</u>	<u>-68,919</u>	<u>0</u>
Total Nonoperating Income (Expense)	<u>\$ 90,771</u>	<u>\$ 659,731</u>	<u>\$ 6,668</u>
Changes in Net Assets	<u>\$ -322,884</u>	<u>\$ 689,468</u>	<u>\$ -29,916</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF REVENUE AND EXPENDITURES  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Operating Income</u>	<u>SRO</u>	<u>State and Local</u>	<u>Business Activities</u>
HUD grants - operating	\$ 0	\$ 0	\$ 0
Other revenue	<u>0</u>	<u>0</u>	<u>12,816</u>
Total Operating Income	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 12,816</u>
 <u>Operating Expenses</u>			
Administration	\$ 0	\$ 0	\$ 9,679
General expense	0	9	0
Depreciation	<u>0</u>	<u>0</u>	<u>792</u>
Total Operating Expenses	<u>\$ 0</u>	<u>\$ 9</u>	<u>\$ 10,471</u>
Net Operating Income (Loss)	<u>\$ 0</u>	<u>\$ -9</u>	<u>\$ 2,345</u>
 <u>Nonoperating Income (Expense)</u>			
Interest income	<u>\$ 0</u>	<u>\$ 400</u>	<u>\$ 67</u>
Total Nonoperating Income (Expense)	<u>\$ 0</u>	<u>\$ 400</u>	<u>\$ 67</u>
Changes in Net Assets	<u><u>\$ 0</u></u>	<u><u>\$ 391</u></u>	<u><u>\$ 2,412</u></u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**CHANGES IN NET ASSETS  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Invested in Capital Assets</u>	<u>Low Rent</u>	<u>Capital Funds</u>	<u>Voucher</u>
Balance at June 30, 2006	\$ 8,605,688	\$ 640,680	\$ 0
Current year net income (loss)	-463,141	689,468	0
Transfer	<u>255,463</u>	<u>-255,463</u>	<u>0</u>
Balance at June 30, 2007	<u>\$ 8,398,010</u>	<u>\$ 1,074,685</u>	<u>\$ 0</u>
 <u>Unrestricted</u>			
Balance at June 30, 2006	\$ 448,507	\$ 0	\$ 208,862
Current year net income (loss)	140,257	0	-29,916
Prior year adjustment	<u>-32,988</u>	<u>0</u>	<u>67,400</u>
Balance at June 30, 2007	<u>\$ 555,776</u>	<u>\$ 0</u>	<u>\$ 246,346</u>
Total Net Assets	<u>\$ 8,953,786</u>	<u>\$ 1,074,685</u>	<u>\$ 246,346</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**CHANGES IN NET ASSETS  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Invested in Capital Assets</u>	<u>SRO</u>	<u>State and Local</u>	<u>Business Activities</u>
Balance at June 30, 2006	\$ 0	\$ 0	\$ 2,210
Current year net income (loss)	<u>0</u>	<u>0</u>	<u>5,933</u>
Balance at June 30, 2007	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 8,143</u>
 <u>Unrestricted</u>			
Balance at June 30, 2006	\$ 2,738	\$ 99,694	\$ 16,579
Current year net income (loss)	<u>0</u>	<u>391</u>	<u>-3,521</u>
Balance at June 30, 2007	<u>\$ 2,738</u>	<u>\$ 100,085</u>	<u>\$ 13,058</u>
Total Net Assets	<u>\$ 2,738</u>	<u>\$ 100,085</u>	<u>\$ 21,201</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF CASH FLOWS  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Operating Activities</u>	<u>Low Rent</u>	<u>Capital Funds</u>	<u>Voucher</u>
Operating grants	\$ 709,253	\$ 87,216	\$ 0
Tenant revenue	679,333	0	0
Other revenue	1,575	0	0
Housing assistance payments	0	0	0
Payments to employees	-388,854	-1,800	0
Payments to suppliers and contractors	<u>-908,692</u>	<u>-16,497</u>	<u>0</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 92,615</u>	<u>\$ 68,919</u>	<u>\$ 0</u>
 <u>Investing Activities</u>			
Investments (purchased) redeemed	\$ -1,168	\$ 0	\$ 0
Interest income	<u>21,852</u>	<u>0</u>	<u>0</u>
Net Cash Provided (Used) by Investing Activities	<u>\$ 20,684</u>	<u>\$ 0</u>	<u>\$ 0</u>
 <u>Capital and Related Financing Activities</u>			
HUD grants - capital	\$ 0	\$ 728,650	\$ 0
(Additions) deletions to fixed assets	-1	-728,650	0
Transfer	<u>68,919</u>	<u>-68,919</u>	<u>0</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>\$ 68,918</u>	<u>\$ -68,919</u>	<u>\$ 0</u>
Net Change in Cash	\$ 182,217	\$ 0	\$ 0
Cash Balance at June 30, 2006	<u>386,124</u>	<u>0</u>	<u>0</u>
Cash Balance at June 30, 2007	<u>\$ 568,341</u>	<u>\$ 0</u>	<u>\$ 0</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF CASH FLOWS  
TWELVE MONTHS ENDED JUNE 30, 2007**

Reconciliation of Operating Income (Loss) to Net Cash

<u>Provided (Used) by Operating Activities</u>	<u>Low Rent</u>	<u>Capital Funds</u>	<u>Voucher</u>
Net operating income (loss)	\$ -413,655	\$ 29,737	\$ 0
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:			
Depreciation	463,142	39,182	0
Adjustments to net assets	-32,988	0	0
(Increase) decrease in accounts receivable	-48	0	0
(Increase) decrease in deferred charges	25,216	0	0
(Increase) decrease in inventory	13,202	0	0
Increase (decrease) in accounts payable	26,108	0	0
Increase (decrease) in accrued liabilities	14,124	0	0
Increase (decrease) in deferred revenues	<u>-2,486</u>	<u>0</u>	<u>0</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 92,615</u>	<u>\$ 68,919</u>	<u>\$ 0</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF CASH FLOWS  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Operating Activities</u>	<u>SRO</u>	<u>State and Local</u>	<u>Business Activities</u>
Other revenue	\$ 0	\$ 0	\$ 12,816
Payments to suppliers and contractors	<u>0</u>	<u>-9</u>	<u>-9,679</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 0</u>	<u>\$ -9</u>	<u>\$ 3,137</u>
 <u>Investing Activities</u>			
Interest income	<u>\$ 0</u>	<u>\$ 400</u>	<u>\$ 67</u>
Net Cash Provided (Used) by Investing Activities	<u>\$ 0</u>	<u>\$ 400</u>	<u>\$ 67</u>
 <u>Capital and Related Financing Activities</u>			
(Additions) deletions to fixed assets	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -6,725</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -6,725</u>
Net Change in Cash	\$ 0	\$ 391	\$ -3,521
Cash Balance at June 30, 2006	<u>2,738</u>	<u>99,694</u>	<u>16,579</u>
Cash Balance at June 30, 2007	<u>\$ 2,738</u>	<u>\$ 100,085</u>	<u>\$ 13,058</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATEMENT OF CASH FLOWS  
TWELVE MONTHS ENDED JUNE 30, 2007**

<u>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities</u>	<u>SRO</u>	<u>State and Local</u>	<u>Business Activities</u>
Net operating income (loss)	\$ 0	\$ -9	\$ 2,345
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:			
(Increase) decrease in accounts receivable	<u>0</u>	<u>0</u>	<u>792</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 0</u>	<u>\$ -9</u>	<u>\$ 3,137</u>

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST  
PROJECT IN36P002501-04**

1. The Actual Modernization Costs of Project IN36P002501-04 are as follows:

Funds approved	\$ 591,465
Funds expended	<u>591,465</u>
Excess of Funds Approved	<u><u>\$ 0</u></u>
Funds advanced	\$ 591,465
Funds expended	<u>591,465</u>
Excess of Funds Advanced	<u><u>\$ 0</u></u>

2. The distribution of costs by project, as shown on the final Statement of Modernization Cost dated May 4, 2007, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval, is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST  
PROJECT IN36P002501-05**

1. The Actual Modernization Costs of Project IN36P002501-05 are as follows:

Funds approved	\$ 665,518
Funds expended	<u>665,518</u>
Excess of Funds Approved	<u>\$ 0</u>
Funds advanced	\$ 665,518
Funds expended	<u>665,518</u>
Excess of Funds Advanced	<u>\$ 0</u>

2. The distribution of costs by project, as shown on the final Statement of Modernization Cost dated May 4, 2007, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval, is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

# PAMELA J. SIMPSON, C.P.A.

433 WEST PERSHING ROAD

DECATUR, ILLINOIS 62526

(217) 872-1908

## **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  
Vincennes Housing Authority  
Vincennes, Indiana

I have audited the financial statements of the governmental activities of Vincennes Housing Authority as of and for the year ended June 30, 2007, which collectively comprise the Vincennes Housing Authority's basic financial statements and have issued my report thereon dated January 23, 2008. 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.

### Internal Control Over Financial Reporting

In planning and performing my audit, I considered Vincennes Housing Authority's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Vincennes Housing Authority's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Vincennes Housing Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employee, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Vincennes Housing Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Vincennes Housing Authority's financial statements that is more than inconsequential will not be prevented or detected by the Vincennes Housing Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Vincennes Housing Authority's internal control.

My consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above. This report is intended solely for the information of management, the Board of Commissioners and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Vincennes Housing Authority's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulation, 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 an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

I noted certain matters that we reported to management of Vincennes Housing Authority, in a separate letter dated January 23, 2008.

This reported in intended solely for the information of management, the Board of Commissioners, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Decatur, Illinois  
January 23, 2008

  
Certified Public Accountant

# PAMELA J. SIMPSON, C.P.A.

433 WEST PERSHING ROAD

DECATUR, ILLINOIS 62526

(217) 872-1908

## **Report on Compliance With Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance With OMB Circular A-133**

Board of Commissioners  
Vincennes Housing Authority  
Vincennes, Indiana

### **Compliance**

I have audited the compliance of Vincennes Housing Authority with the types of compliance requirements described in the U. S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2007. Vincennes Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of Vincennes Housing Authority's management. My responsibility is to express an opinion on Vincennes Housing Authority's compliance based on my audit.

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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that I 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 Vincennes Housing Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination of Vincennes Housing Authority's compliance with those requirements.

In my opinion, Vincennes Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2007. The results of my auditing procedures disclosed no instances of noncompliance with those requirements.

### **Internal Control Over Compliance**

The management of Vincennes Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered Vincennes Housing Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Vincennes Housing Authority's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance 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 noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

In addition, I noticed other matters involving the internal control and its operation that I have reported to management of Vincennes Housing Authority in a separate letter dated January 23, 2008.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Decatur, Illinois  
January 23, 2008

  
Certified Public Accountant

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY  
FOR THE YEAR ENDED JUNE 30, 2007**

**Summary of Auditor's Results**

Low Risk Auditee X yes        no

*Financial Statements*

Type of auditor's report: Unqualified

\* Material weakness(es) identified?        yes X no

\* Reportable condition(s) identified that are not  
considered to be material weaknesses?        yes X none  
reported

Noncompliance material to financial statements noted        yes X no

*Federal Awards*

Internal control over major programs:

\* Material weakness(es) identified?        yes X no

\* Reportable condition(s) identified that are not  
considered to be material weaknesses?        yes X none  
reported

Type of auditor's report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in  
accordance with section 510(a) of Circular A-133?        yes X no

Major Programs: (Threshold \$300,000)

CFDA Number(s)

Public and Indian Housing	14.850
Housing Choice Voucher Program	14.871
Capital Funds Program	14.872

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**STATUS OF PRIOR AUDIT FINDINGS**

The prior audit report for the period ended June 30, 2006 contained no findings.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**CURRENT FINDINGS AND RECOMMENDATIONS**

There were no audit findings were discussed with Linda Frederick, Deputy Director and Carol Johnson, Bookkeeper, during the course of the audit or at an exit conference held January 9, 2008.

**VINCENNES HOUSING AUTHORITY  
VINCENNES, INDIANA**

**SCHEDULE OF ADJUSTING JOURNAL ENTRIES  
JUNE 30, 2007**

<u>Low Rent</u>	<u>Audit</u>		<u>Debit</u>	<u>Credit</u>	<u>Posting</u>
(1)	<u>Account Number</u>				<u>Account Number</u>
Petty cash	1117	\$	6.10		1117
Petty cash adjustment	4190.3			\$ 6.10	2806
(To adjust back petty cash to proper balance)					
(2)					
Insurance expense	4510	\$	50,000.00		2806
Maintenance materials	4420		6,000.00		2806
Employee benefits - insurance	4540.4		6,118.80		2806
Administrative salaries	4110		6,800.00		2806
Transfer in	----			\$ 68,918.80	2806
(To record transfer of operations from Capital Funds to Low Rent)					
(3)					
Water	4310	\$	7,405.72		2806
Electricity	4320		8,899.06		2806
Gas	4330		1,700.45		2806
Garbage	4430.1		627.36		2806
Telephone	4162		859.85		2806
Maintenance materials	4420		1,296.39		2806
Vendors and contractors	2111			\$ 20,788.83	2111
(To account for June payables in proper period)					
(4)					
Maintenance wages	4410	\$	1,233.78		2806
Administrative wages	4110		2,110.47		2806
Accrued wages	2120			\$ 3,344.25	2120
(To adjust accrued liability for error in calculation @ 06/30/07)					
(5)					
Vendors and contractors	2111	\$	531.42		2111
Computer expense	4430.2			\$ 531.42	2806
(To adjust payable amount to actual expense)					
(6)					
Unreserved	2802	\$	32,988.00		2802
PILOT expense	4520			\$ 32,988.00	2806
(To reclassify checks 26585, 26586 payment of prior year PILOT liability written off @ 06/30/06)					
<u>Voucher</u>					
(1)					
Other income	----	\$	67,400.00		2810
Fund balance/equity	2810			\$ 67,400.00	2810
(To reclassify prior year settlement)					

PHA: IN002 FYED: 06/30/2007

Line Item No.	Account Description	Business Activities	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	State/Local	Total
111	Cash - Unrestricted	\$13,058	\$2,738	\$537,283	\$159,329	\$0	\$100,085	\$812,493
113	Cash - Other Restricted	\$0	\$0	\$0	\$91,265	\$0	\$0	\$91,265
114	Cash - Tenant Security Deposits	\$0	\$0	\$31,058	\$0	\$0	\$0	\$31,058
100	Total Cash	\$13,058	\$2,738	\$568,341	\$250,594	\$0	\$100,085	\$934,816
125	Accounts Receivable - Miscellaneous	\$0	\$0	\$1,240	\$0	\$0	\$0	\$1,240
126	Accounts Receivable - Tenants - Dwelling Rents	\$0	\$0	\$2,111	\$0	\$0	\$0	\$2,111
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$0	\$0	\$3,351	\$0	\$0	\$0	\$3,351
131	Investments - Unrestricted	\$0	\$0	\$32,502	\$87,017	\$0	\$0	\$119,519
142	Prepaid Expenses and Other Assets	\$0	\$0	\$61,390	\$0	\$0	\$0	\$61,390
143	Inventories	\$0	\$0	\$19,130	\$0	\$0	\$0	\$19,130
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$-500	\$0	\$0	\$0	\$-500
150	Total Current Assets	\$13,058	\$2,738	\$684,214	\$337,611	\$0	\$100,085	\$1,137,706
161	Land	\$0	\$0	\$343,955	\$0	\$0	\$0	\$343,955
162	Buildings	\$0	\$0	\$16,668,733	\$0	\$210,092	\$0	\$16,878,825
164	Furniture, Equipment & Machinery - Administration	\$15,460	\$0	\$920,877	\$0	\$124,034	\$0	\$1,060,371
165	Leasehold Improvements	\$0	\$0	\$1,088,257	\$0	\$791,316	\$0	\$1,879,573
166	Accumulated Depreciation	\$-7,317	\$0	\$-10,623,812	\$0	\$-50,757	\$0	\$-10,681,886
160	Total Fixed Assets, Net of Accumulated Depreciation	\$8,143	\$0	\$8,398,010	\$0	\$1,074,685	\$0	\$9,480,838
180	Total Non-Current Assets	\$8,143	\$0	\$8,398,010	\$0	\$1,074,685	\$0	\$9,480,838
190	Total Assets	\$21,201	\$2,738	\$9,082,224	\$337,611	\$1,074,685	\$100,085	\$10,618,544
312	Accounts Payable <= 90 Days	\$0	\$0	\$21,320	\$0	\$0	\$0	\$21,320
321	Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$34,320	\$0	\$0	\$0	\$34,320
322	Accrued Compensated Absences - Current Portion	\$0	\$0	\$19,060	\$0	\$0	\$0	\$19,060
333	Accounts Payable - Other Government	\$0	\$0	\$19,380	\$0	\$0	\$0	\$19,380
341	Tenant Security Deposits	\$0	\$0	\$31,058	\$0	\$0	\$0	\$31,058
342	Deferred Revenues	\$0	\$0	\$3,300	\$0	\$0	\$0	\$3,300
310	Total Current Liabilities	\$0	\$0	\$128,438	\$0	\$0	\$0	\$128,438
353	Noncurrent Liabilities - Other	\$0	\$0	\$0	\$91,265	\$0	\$0	\$91,265
350	Total Noncurrent Liabilities	\$0	\$0	\$0	\$91,265	\$0	\$0	\$91,265
300	Total Liabilities	\$0	\$0	\$128,438	\$91,265	\$0	\$0	\$219,703
508	Total Contributed Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$8,143	\$0	\$8,398,010	\$0	\$1,074,685	\$0	\$9,480,838
511	Total Reserved Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$13,058	\$2,738	\$555,776	\$246,346	\$0	\$100,085	\$918,003
513	Total Equity/Net Assets	\$21,201	\$2,738	\$8,953,786	\$246,346	\$1,074,685	\$100,085	\$10,398,841
600	Total Liabilities and Equity/Net Assets	\$21,201	\$2,738	\$9,082,224	\$337,611	\$1,074,685	\$100,085	\$10,618,544
703	Net Tenant Rental Revenue	\$0	\$0	\$619,592	\$0	\$0	\$0	\$619,592
704	Tenant Revenue - Other	\$0	\$0	\$61,533	\$0	\$0	\$0	\$61,533
705	Total Tenant Revenue	\$0	\$0	\$681,125	\$0	\$0	\$0	\$681,125
706	HUD PHA Operating Grants	\$0	\$0	\$709,253	\$1,536,827	\$87,216	\$0	\$2,333,296
706.1	Capital Grants	\$0	\$0	\$0	\$0	\$728,650	\$0	\$728,650
711	Investment Income - Unrestricted	\$67	\$0	\$21,852	\$6,668	\$0	\$400	\$28,987
715	Other Revenue	\$12,816	\$0	\$1,575	\$0	\$0	\$0	\$14,391
720	Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
700	Total Revenue	\$12,883	\$0	\$1,413,805	\$1,543,495	\$815,866	\$400	\$3,786,449
911	Administrative Salaries	\$0	\$0	\$141,351	\$242,530	\$1,800	\$0	\$385,681
912	Auditing Fees	\$0	\$0	\$2,500	\$2,500	\$0	\$0	\$5,000
914	Compensated Absences	\$0	\$0	\$7,981	\$0	\$0	\$0	\$7,981
915	Employee Benefit Contributions - Administrative	\$0	\$0	\$97,560	\$0	\$0	\$0	\$97,560

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916	Other Operating - Administrative	\$9,679	\$0	\$27,799	\$12	\$16,497	\$0	\$53,987
931	Water	\$0	\$0	\$126,564	\$0	\$0	\$0	\$126,564
932	Electricity	\$0	\$0	\$146,578	\$0	\$0	\$0	\$146,578
933	Gas	\$0	\$0	\$132,191	\$0	\$0	\$0	\$132,191
941	Ordinary Maintenance and Operations - Labor	\$0	\$0	\$240,312	\$0	\$0	\$0	\$240,312
942	Ordinary Maintenance and Operations - Materials and Other	\$0	\$0	\$98,938	\$0	\$0	\$0	\$98,938
943	Ordinary Maintenance and Operations - Contract Costs	\$0	\$0	\$54,584	\$0	\$0	\$0	\$54,584
945	Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$96,487	\$0	\$0	\$0	\$96,487
961	Insurance Premiums	\$0	\$0	\$139,856	\$0	\$0	\$0	\$139,856
962	Other General Expenses	\$0	\$0	\$356	\$0	\$0	\$9	\$365
963	Payments in Lieu of Taxes	\$0	\$0	\$19,381	\$0	\$0	\$0	\$19,381
969	Total Operating Expenses	\$9,679	\$0	\$1,332,438	\$245,042	\$18,297	\$9	\$1,605,465
970	Excess Operating Revenue over Operating Expenses	\$3,204	\$0	\$81,367	\$1,298,453	\$797,569	\$391	\$2,180,984
971	Extraordinary Maintenance	\$0	\$0	\$5,353	\$0	\$0	\$0	\$5,353
972	Casualty Losses - Non-Capitalized	\$0	\$0	\$4,675	\$0	\$0	\$0	\$4,675
973	Housing Assistance Payments	\$0	\$0	\$0	\$1,328,369	\$0	\$0	\$1,328,369
974	Depreciation Expense	\$792	\$0	\$463,142	\$0	\$39,182	\$0	\$503,116
900	Total Expenses	\$10,471	\$0	\$1,805,608	\$1,573,411	\$57,479	\$9	\$3,446,978
1001	Operating Transfers In	\$0	\$0	\$68,919	\$0	\$0	\$0	\$68,919
1002	Operating Transfers Out	\$0	\$0	\$0	\$0	\$-68,919	\$0	\$-68,919
1010	Total Other Financing Sources (Uses)	\$0	\$0	\$68,919	\$0	\$-68,919	\$0	\$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$2,412	\$0	\$-322,884	\$-29,916	\$689,468	\$391	\$339,471
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1103	Beginning Equity	\$18,789	\$2,738	\$9,054,195	\$208,862	\$640,680	\$99,694	\$10,024,958
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$222,475	\$67,400	\$-255,463	\$0	\$34,412
1120	Unit Months Available	0	0	4,164	4,057	0	0	8,221
1121	Number of Unit Months Leased	0	0	4,125	4,164	0	0	8,289
1117	Administrative Fee Equity	\$0	\$0	\$0	\$13,810	\$0	\$0	\$13,810
1118	Housing Assistance Payments Equity	\$0	\$0	\$0	\$232,736	\$0	\$0	\$232,736

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