



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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February 27, 2013

Board of Directors
Housing Authority of Cannelton
c/o Lincoln Hills Development Corp.
302 Main Street
Tell City, IN 47586

We have reviewed the audit report prepared by McCauley Nicolas, Independent Public Accountants, for the period April 1, 2011 to March 31, 2012. 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 Housing Authority of Cannelton, as of March 31, 2012 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.

STATE BOARD OF ACCOUNTS

**HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana**

**REPORT ON AUDIT OF FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

for the year ended March 31, 2012

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of Cannelton
Cannelton, Indiana

We have audited the accompanying financial statements of the Housing Authority of Cannelton as of and for the year ended March 31, 2012, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of Cannelton's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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. Those standards require that we 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 significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of Cannelton as of March 31, 2012, and the changes in its net assets, and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 17, 2012, on our consideration of the Housing Authority of Cannelton'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 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 our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 6 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 the 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.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of the Housing Authority of Cannelton. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by 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 basic financial statements. Additionally, the accompanying financial data schedule is presented for purposes of additional analysis and is also not a required part of the financial statements. The schedule of expenditures of federal awards and the financial data schedule are the responsibility of management and were derived from and relate 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 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 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 information is fairly stated, in all material respects, in relation to the financial statements as a whole.

McCauley, Nicolas & Company, LLC

McCauley, Nicolas & Company, LLC
Certified Public Accountants

Jeffersonville, Indiana
September 17, 2012

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS
Year ended March 31, 2012

As management of Housing Authority of Cannelton (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended March 31, 2012.

FINANCIAL HIGHLIGHTS

- Net assets increased by \$26,565 as of March 31, 2012.
- Operating revenue of the Authority decreased by \$22,344 from prior year results.
- The Authority's cash balance at March 31, 2012 was \$105,130, representing an increase of \$19,356 from March 31, 2011.

OVERVIEW OF THE AUTHORITY

The Housing Authority of Cannelton is organized under the laws of the State of Indiana for the purpose of providing rent assistance for the elderly and low-income families. The Authority receives funds from HUD under Annual Contribution Contract C-2041 Cannelton, Indiana, and administers 179 Section 8 Housing Choice Voucher units.

A five (5)-member board governs the Authority.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's financial statements consist of two parts – management's discussion and analysis (this section) and the basic financial statements. The basic financial statements include the Authority-wide financial statements and notes to the financial statements.

- The Authority-wide financial statements provide information about the Authority's overall financial position and results of operations. These statements, which are presented on the accrual basis, consist of the Statement of Net Assets; the Statement of Revenues, Expenses and Changes in Net Assets and the Statement of Cash Flows.
- The basic financial statements also include a "Notes to Financial Statements" section that provides additional information that is essential to a full understanding of the data provided in the Authority-wide statements.

The Statement of Net Assets and the Statement of Revenues, Expenses, and Changes in Net Assets, and Statement of Cash Flows report information about the Authority as a whole and about its activities in a format that helps the reader assess the result of operations. Each statement is a condensed presentation of sources of funding and major activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS-Continued
Year ended March 31, 2012

AN OVERVIEW OF THE AUTHORITY-WIDE FINANCIAL POSITION AND OPERATIONS

The Authority's overall financial position and operations for the past two years are summarized below based on the information included in the current and prior financial statements.

Housing Authority of Cannelton
Statement of Net Assets

	<u>2012</u>	<u>2011</u>	<u>Change</u>
Current assets	\$ 110,380	\$ 87,980	25.5%
Total assets	<u>\$ 110,380</u>	<u>\$ 87,980</u>	<u>25.5%</u>
Current liabilities	\$ -	\$ 4,165	-100.0%
Total liabilities	<u>\$ -</u>	<u>\$ 4,165</u>	<u>-</u>
Net assets			
Unrestricted net assets	\$ 9,992	\$ 10,903	-8.4%
Restricted net assets	<u>100,388</u>	<u>72,912</u>	<u>37.7%</u>
Total net assets	<u>\$ 110,380</u>	<u>\$ 83,815</u>	<u>31.7%</u>

Cash

Total cash increased by \$19,356 or 23% as of March 31, 2012 compared to March 31, 2011.

Accounts receivable

Accounts receivable increased by \$3,044 as of March 31, 2012. At March 31, 2012, the Authority had a \$5,250 receivable related to hard to house fees.

Accounts payable

There were no accounts payable at March 31, 2012. At March 31, 2011, the Authority had a payable to HUD totaling \$4,165 for advanced administrative fees for the first quarter of 2011.

Long-term Debt

The Authority does not have any long-term liabilities at this time.

Net Assets

Net assets increased by \$27,105 as of March 31, 2012. A prior period correction totaling \$4,500 was recorded during the year ended March 31, 2012, to record a receivable and increase net assets related to hard to house fees the Authority incorrectly paid to Lincoln Hills Development Corporation in prior years.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS-Continued
Year ended March 31, 2012

AN OVERVIEW OF THE AUTHORITY-WIDE FINANCIAL POSITION AND OPERATIONS-
Continued

The results of operations for the Authority are presented below:

Housing Authority of Cannelton
Statement of Revenue, Expenses and Changes in Net Assets

	<u>2012</u>	<u>2011</u>	Increase/Decrease	
			<u>Amount</u>	<u>Percentage</u>
OPERATING REVENUE				
HUD PHA grants	\$ 702,301	\$ 725,114	\$ (22,813)	-3.1%
Fraud recovery	-	1,520	(1,520)	-100.0%
Other revenue	<u>1,785</u>	<u>1,796</u>	<u>(11)</u>	<u>-0.6%</u>
TOTAL OPERATING REVENUE	<u>704,086</u>	<u>728,430</u>	<u>(24,344)</u>	<u>-3.3%</u>
OPERATING EXPENSES				
Administrative	74,648	75,639	(991)	-1.3%
Housing assistance payments	605,479	613,505	(8,026)	-1.3%
HAP portability-in	<u>1,956</u>	<u>1,518</u>	<u>438</u>	<u>-</u>
TOTAL OPERATING EXPENSES	<u>682,083</u>	<u>690,662</u>	<u>(8,579)</u>	<u>-1.2%</u>
Operating income/(loss)	<u>22,003</u>	<u>37,768</u>	<u>(15,765)</u>	<u>-41.7%</u>
NONOPERATING REVENUE				
Interest and investment revenue	<u>62</u>	<u>36</u>	<u>26</u>	<u>72.2%</u>
TOTAL NONOPERATING REVENUE	<u>62</u>	<u>36</u>	<u>26</u>	<u>72.2%</u>
CHANGE IN NET ASSETS	<u>\$ 22,065</u>	<u>\$ 37,804</u>	<u>\$ (15,739)</u>	<u>-41.6%</u>

The details of the changes are explained in the Results of Operations section.

RESULTS OF OPERATIONS

Net assets increased by \$22,065 during the year ended March 31, 2012, before a prior period adjustment of \$4,500 that resulted in an overall increase in net assets of \$26,565.

Operating revenues of the Authority's activities are generated principally from HUD annual contributions. During the year ended March 31, 2012, the Authority's operating revenues for its activities totaled \$704,086. Of this total, \$702,301, or 99.7%, is from HUD annual contributions. Operating expense of the Authority's activities consist primarily of housing assistance payments. Operating expenses totaled \$682,083 of which \$605,479, or 88.8%, were housing assistance payments.

CAPITAL ASSETS

The Authority had no capital assets as of March 31, 2012.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS-Continued
Year ended March 31, 2012

REQUEST FOR INFORMATION

The financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report should be addressed to the following address:

Housing Authority of Cannelton
c/o Lincoln Hills Development Corporation
Attn: Executive Director
P.O. Box 336
Tell City, IN 47586

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

STATEMENT OF NET ASSETS
March 31, 2012

ASSETS

ASSETS

Cash - unrestricted	\$ 4,742
Cash - restricted	100,388
Accounts receivable - other	<u>5,250</u>

TOTAL ASSETS **\$ 110,380**

LIABILITIES AND NET ASSETS

NET ASSETS

Unrestricted net assets	\$ 9,992
Restricted net assets	<u>100,388</u>

TOTAL NET ASSETS **110,380**

TOTAL LIABILITIES AND NET ASSETS **\$ 110,380**

See notes to financial statements.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
for the year ended March 31, 2012

OPERATING REVENUES

HUD PHA grants	\$ 702,301
Other revenue	<u>1,785</u>

TOTAL OPERATING REVENUES	<u>704,086</u>
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OPERATING EXPENSES

Administrative	74,648
Housing assistance payments	605,479
HAP portability-in	<u>1,956</u>

TOTAL OPERATING EXPENSES	<u>682,083</u>
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Operating income	<u>22,003</u>
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NONOPERATING REVENUE

Interest revenue - unrestricted	6
Interest revenue - restricted	<u>56</u>

TOTAL NONOPERATING REVENUE	<u>62</u>
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CHANGE IN NET ASSETS	<u>22,065</u>
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Net assets, beginning of year, as previously reported	\$ 83,815	
Prior period correction	<u>4,500</u>	
Net assets, beginning of year, as restated		<u>88,315</u>
Net assets, end of year		<u><u>\$ 110,380</u></u>

See notes to financial statements.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

STATEMENT OF CASH FLOWS
for the year ended March 31, 2012

OPERATING ACTIVITIES	
HUD PHA grants received	\$ 698,136
Other cash receipts	<u>3,241</u>
	<u>701,377</u>
Administrative expenses	74,648
Housing assistance payments	605,479
HAP portability-in	<u>1,956</u>
	<u>682,083</u>
Net cash provided by operating activities	<u>19,294</u>
INVESTING ACTIVITIES	
Interest received	<u>62</u>
Cash provided by investing activities	<u>62</u>
Net increase in cash	19,356
OPERATING CASH	
Beginning of year	<u>85,774</u>
End of year	<u>\$ 105,130</u>
OPERATING ACTIVITIES	
Operating income	\$ 22,003
Adjustments to reconcile operating income to net cash provided by operating activities:	
(Increase)/Decrease in assets:	
Accounts receivable - fraud recovery	2,206
Accounts receivable - other	(750)
Accounts payable - HUD	<u>(4,165)</u>
Net cash provided by operating activities	<u>\$ 19,294</u>
Cash at March 31, 2012 consists of the following:	
Cash - unrestricted	\$ 4,742
Cash - restricted	<u>100,388</u>
	<u>\$ 105,130</u>

See notes to financial statements.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

NOTES TO FINANCIAL STATEMENTS
March 31, 2012

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of the Housing Authority of Cannelton (the Authority) is presented to assist in understanding the Authority's financial statements. The financial statements and notes are representation of the Authority's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Nature of Operations

The Authority is organized under the laws of the State of Indiana for the purpose of providing rent assistance for the elderly and low-income families. The Authority administers 179 Section 8 Housing Choice Voucher units under Annual Contribution Contract C-2041 in Cannelton, Indiana. The funds are disbursed to various landlords to provide tenant assistance. The Authority does not own the housing facilities.

Reporting Entity

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of Cannelton 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 the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Housing Authority of Cannelton is a separate reporting entity.

Basis of Presentation

The Authority's program is accounted for as an enterprise fund. Enterprise designations are used to account for activities (a) which are financed with debt that is solely secured by pledge of the net revenues from fees and charges of the activity; (b) which are governed by laws or regulations that require that the activity's costs of providing services be recovered with fees and charges, rather than taxes or similar revenues; or (c) that the pricing policies of the activity establish fees and charges designated to recover its costs.

HOUSING AUTHORITY OF CANNELTON

Cannelton, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

March 31, 2012

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued

Basis of Presentation-Continued

In accordance with Governmental Accounting Standards Board (GASB) Statement 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority's proprietary fund follows all GASB pronouncements and those Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins, except those that conflict with or contradict a GASB pronouncement.

Basis of Accounting

The financial statements of the Authority have been prepared on the accrual basis of accounting.

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, if any) at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash Equivalents

The Authority considers all short-term investments purchased with an original maturity of three months or less to be cash equivalents. The Authority had no cash equivalents at March 31, 2012.

Allowance for Doubtful Accounts

The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable which is based on historical experience, coupled with a review of the current status of existing receivables. Management has determined that no allowance for doubtful accounts was required at March 31, 2012.

Revenue and Expenses

Revenue is recorded as earned and expenses are charged against such revenue as incurred without regard to the date of receipt or payment of cash.

Subsequent Events

The Authority has evaluated events and transactions for potential recognition or disclosure through September 17, 2012, the date the financial statements were available for issuance.

HOUSING AUTHORITY OF CANNELTON

Cannelton, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

March 31, 2012

NOTE 2—CASH DEPOSITS AND INVESTMENTS

The carrying value of cash owned at March 31, 2012 was \$105,130. The bank balance of cash owned at March 31, 2012 was \$105,130.

A. Custodial Credit Risk

Custodial credit risk for deposits and investments is the risk that, in the event of failure by a financial institution, the Authority may not be able to recover the value of its deposits and investments or collateral securities that are in the possession of the financial institution. Statutes authorize the 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 \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of depository financial institutions.

B. Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of investments will adversely affect the fair value of an investment. The Authority limits investments to provide the optimum return on the investment consistent with the cash management program of the Authority.

Investments are made based upon prevailing market conditions at the time of the transaction. The Authority reviews its cash and investment needs in order to maintain adequate liquidity to meet its cash flow needs. Investments will typically be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the Authority.

C. Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments are made under the 'prudent investor' standard to ensure that (a) due diligence is exercised in accordance with State law, (b) any negative deviations are reported timely, and (c) reasonable action is taken to control any adverse developments. The Authority requires investment in instruments authorized by HUD Notice PIH 95-27.

D. Concentration of Credit Risk

The Authority's management considers diversification of the overall portfolio to eliminate the risk of loss resulting from an over-concentration of assets in a specific maturity, a specific issuer and/or a specific class of securities.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued
March 31, 2012

NOTE 2—CASH DEPOSITS AND INVESTMENTS—Continued

E. Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect fair value of an investment or a deposit. All of the Authority's deposits are denominated in United States currency.

NOTE 3—RESTRICTED NET ASSETS

In accordance with guidelines established by HUD, any housing assistance payment (HAP) budget authority provided to a Housing Authority in excess of actual program expenses for the same period must be maintained as restricted net assets to be used only for HAP payments incurred in the running of the Housing Choice Voucher program. The Authority has a balance of \$100,388 in restricted net assets at March 31, 2012.

NOTE 4—ADMINISTRATIVE FEE

The Authority receives an "Administrative Fee" as part of Annual Contribution Contract with HUD to cover the costs (including overhead) of administering the Section 8 program. The Authority entered into an annual agreement with Lincoln Hills Development Corporation (LHDC) whereby LHDC would administer the Section 8 Housing Choice Voucher Program in the County of Perry, Indiana, exclusive of the area in the corporate limits of the City of Tell City, Indiana. The fee paid to LHDC was \$38.48 per month for each unit leased during the year ended March 31, 2012. The total amount charged to the expense under this agreement during the year ended March 31, 2012 was \$68,648 which is included as part of "Administrative" expense in the Statement of Revenues, Expenses and Changes in Net Assets.

NOTE 5—INCOME TAXES

The Authority has qualified with the Internal Revenue Service and the Indiana Department of Revenue as a tax-exempt organization for income tax purposes and, accordingly, there is no provision in the financial statements for federal or state income taxes.

NOTE 6—MAJOR FUNDING SOURCE

The Authority is substantially funded by Federal awards. Management does not anticipate any material change in funding.

NOTE 7—PRIOR PERIOD CORRECTION

A prior period correction totaling \$4,500 was recorded during the year ended March 31, 2012, to record a receivable and increase net assets related to hard to house fees the Authority incorrectly paid to Lincoln Hills Development Corporation in prior years.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

for the year ended March 31, 2012

<u>Federal Grantor/Pass-Through Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development:		
Section 8 Housing Choice Voucher Program	14.871	<u>\$702,301</u>

Basis of Presentation

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

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 Cannelton
Cannelton, Indiana

We have audited the financial statements of Housing Authority of Cannelton as of and for the year ended March 31, 2012, and have issued our report thereon dated September 17, 2012. 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.

Internal Control Over Financial Reporting

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

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.

Our consideration of internal control over financial reporting 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 deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Housing Authority of Cannelton's financial statements are free of 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*.

This report is intended solely for the information and use of management, others within the Authority, the Board of Commissioners, 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.

McCauley, Nicolas & Company, LLC

McCauley, Nicolas & Company, LLC
Certified Public Accountants

Jeffersonville, Indiana
September 17, 2012

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS THAT
COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Commissioners
Housing Authority of Cannelton
Cannelton, Indiana

Compliance

We have audited the Housing Authority of Cannelton's (the Authority) compliance with the types of compliance requirements described in *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended March 31, 2012. The Authority's major federal program is 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 its major federal program is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 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. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major program for the year ended March 31, 2012.

Internal Control Over Compliance

Management of the 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 our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of the Authority's 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.

Our consideration of internal control 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 deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, others within the Authority, the Board of Commissioners, 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.

McCauley, Nicolas & Company, LLC
McCauley, Nicolas & Company, LLC
Certified Public Accountants

Jeffersonville, Indiana
September 17, 2012

HOUSING AUTHORITY OF CANNELTON

Cannelton, Indiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

for the year ended March 31, 2012

A. SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditors' report issued:

Unqualified

Internal control over financial reporting:

Material weakness(es) identified?

yes no

Significant deficiency(ies) identified not considered to be material weaknesses?

yes none reported

Noncompliance material to financial statements noted?

yes no

Federal Awards

Internal control over major programs:

Material weakness(es) identified?

yes no

Significant deficiency(ies) identified not considered to be material weaknesses?

yes none reported

Type of auditors' 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 no

Identification of major programs:

CFDA Number

Name of Federal Program or Cluster

14.871

Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B programs:

\$300,000

Auditee qualified as low-risk auditee? yes no

B. FINDINGS—MAJOR FEDERAL AWARD PROGRAMS AUDIT

None.

C. FINDINGS—MAJOR FEDERAL AWARD PROGRAMS AUDIT

There were no findings or questioned costs.

HOUSING AUTHORITY OF CANNELTON
Cannelton, Indiana

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
for the year ended March 31, 2012

None

SUPPLEMENTARY INFORMATION

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE

Board of Commissioners
Housing Authority of Cannelton
Cannelton, Indiana

We have performed the procedure described in the second paragraph, which was agreed to by the Housing Authority of Cannelton (the 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 included within the OMB Circular A-133 reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures engagement was conducted in accordance with the 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 documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, for the Authority as of and for the year ended March 31, 2012, and have issued our reports thereon dated September 17, 2012. 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 Financial Data Schedule (FDS) dated September 17, 2012 was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the financial statement package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. 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 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.

McCauley, Nicolas & Company, LLC

McCauley, Nicolas & Company, LLC
Certified Public Accountants

Jeffersonville, Indiana
September 20, 2012

ATTACHMENT TO INDEPENDENT ACCOUNTANTS' REPORT
ON APPLYING AGREED-UPON PROCEDURE

	UFRS RULE	HARD COPY		DOES
PROCEDURE	INFORMATION	DOCUMENT(S)	AGREES	NOT AGREE
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's, if applicable	X	
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	X	
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	X	
4	Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	X	
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	X	
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
8	Type of compliance requirement (G4200-020 & G4000-030)	OMB Data Collection Form*	X	
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	X	

Cannelton Housing Authority (IN043)
Tell City, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2012

	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$ 4,742	\$ 4,742	\$ 4,742
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted	100,388	100,388	100,388
114 Cash - Tenant Security Deposits			
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	105,130	105,130	105,130
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects			
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous	5,250	5,250	5,250
126 Accounts Receivable - Tenants			
126.1 Allowance for Doubtful Accounts -Tenants			
126.2 Allowance for Doubtful Accounts - Other	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	5,250	5,250	5,250
131 Investments - Unrestricted			
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets			
143 Inventories			
143.1 Allowance for Obsolete Inventories			
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	110,380	110,380	110,380
161 Land			
162 Buildings			
163 Furniture, Equipment & Machinery - Dwellings			
164 Furniture, Equipment & Machinery - Administration			
165 Leasehold Improvements			
166 Accumulated Depreciation			
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	-	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	-	-	-
190 Total Assets	\$ 110,380	\$ 110,380	\$ 110,380
311 Bank Overdraft	\$ -	\$ -	\$ -
312 Accounts Payable <= 90 Days			
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable			
322 Accrued Compensated Absences - Current Portion			
324 Accrued Contingency Liability			

Cannelton Housing Authority (IN043)
Tell City, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2012

	14.871 Housing Choice Vouchers	Subtotal	Total
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government			
341 Tenant Security Deposits			
342 Deferred Revenues			
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other			
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	-	-	-
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current			
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	-	-	-
300 Total Liabilities	-	-	-
508.1 Invested In Capital Assets, Net of Related Debt			
509.2 Fund Balance Reserved			
511.2 Unreserved, Designated Fund Balance			
511.1 Restricted Net Assets	100,388	100,388	100,388
512.1 Unrestricted Net Assets	9,992	9,992	9,992
512.2 Unreserved, Undesignated Fund Balance			
513 Total Equity/Net Assets	110,380	110,380	110,380
600 Total Liabilities and Equity/Net Assets	\$ 110,380	\$ 110,380	\$ 110,380

Cannelton Housing Authority (IN043)
Tell City, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2012

	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	-	-	-
70600 HUD PHA Operating Grants	702,301	702,301	702,301
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			
71100 Investment Income - Unrestricted	6	6	6
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	1,785	1,785	1,785
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted	56	56	56
70000 Total Revenue	704,148	704,148	704,148
91100 Administrative Salaries			
91200 Auditing Fees	6,000	6,000	6,000
91300 Management Fee	68,648	68,648	68,648
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative			
91600 Office Expenses			
91700 Legal Expense			
91800 Travel			
91810 Allocated Overhead			
91900 Other			
91000 Total Operating - Administrative	74,648	74,648	74,648
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other			
92500 Total Tenant Services	-	-	-

Cannelton Housing Authority (IN043)
 Tell City, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2012

	14.871 Housing Choice Vouchers	Subtotal	Total
93100 Water			
93200 Electricity			
93300 Gas			
93400 Fuel			
93500 Labor			
93600 Sewer			
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	-	-	-
94100 Ordinary Maintenance and Operations - Labor			
94200 Ordinary Maintenance and Operations - Materials and Other			
94300 Ordinary Maintenance and Operations Contracts			
94500 Employee Benefit Contributions - Ordinary Maintenance			
94000 Total Maintenance	-	-	-
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	-	-	-
96110 Property Insurance			
96120 Liability Insurance			
96130 Workmen's Compensation			
96140 All Other Insurance			
96100 Total insurance Premiums	-	-	-
96200 Other General Expenses			
96210 Compensated Absences			
96300 Payments in Lieu of Taxes			
96400 Bad debt - Tenant Rents			
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	-	-	-
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	-	-	-
96900 Total Operating Expenses	74,648	74,648	74,648
97000 Excess of Operating Revenue over Operating Expenses	629,500	629,500	629,500

Cannelton Housing Authority (IN043)
Tell City, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2012

	14.871 Housing Choice Vouchers	Subtotal	Total
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments	605,480	605,480	605,480
97350 HAP Portability-In	1,955	1,955	1,955
97400 Depreciation Expense			
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	682,083	682,083	682,083
10010 Operating Transfer In			
10020 Operating transfer Out			
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	22,065	22,065	22,065
11020 Required Annual Debt Principal Payments	-	-	-
11030 Beginning Equity	83,815	83,815	83,815
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	4,500	4,500	4,500
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	9,992	9,992	9,992
11180 Housing Assistance Payments Equity	100,388	100,388	100,388
11190 Unit Months Available	2,148	2,148	2,184
11210 Number of Unit Months Leased	1,784	1,784	1,784
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			