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August 22, 2013

Board of Directors
Housing Authority of the City of Decatur
214 E. Monroe Street
Decatur, IN 46733

We have reviewed the audit report prepared by Pamela J. Simpson, CPA, Independent Public Accountant, for the period July 1, 2010 to June 30, 2011. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountant's opinion, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Decatur, as of June 30, 2011 and the results of its operations for the period then ended, on the basis of accounting described in the report.

We call your attention to Finding 2011-1, on page 28 of the report, addressing a failure to administer the Housing Voucher Program within the budget provided.

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

STATE BOARD OF ACCOUNTS

HOUSING AUTHORITY OF THE CITY OF DECATUR DECATUR, INDIANA

REPORT ON EXAMINATION OF FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

TWELVE MONTHS ENDED JUNE 30, 2011

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

TABLE OF CONTENTS

Pamela J. Simpson
Certified Public Accountant

Independent Auditor's Report

Board of Directors
Housing Authority of the City of Decatur
Decatur, Indiana

I have audited the accompanying financial statements of the Housing Authority of the City of Decatur, as of and for the year ended June 30, 2011, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of the City of Decatur's management. My responsibility is to express opinions on these 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 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 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 Housing Authority of the City of Decatur, as of June 30, 2011 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 February 1, 2012 on my consideration of the Housing Authority of the City of Decatur's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements with other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.

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Accounting principles generally accepted in the United State of America require that the management's discussion and analysis and budgetary comparison information on pages 3 through 6 and be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures on the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial systems. I do not express an opinion or provide any assurance on the information because the limited procedure do not provide me with sufficient evidence to express an opinion or provide any assurance.

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Housing Authority of the City of Decatur's basic financial statements. The 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 also not a required part of the basic financial statements of the Housing Authority of the City of Decatur. The accompanying financial data schedule and other additional statements and schedules listed as supplemental data in the table of contents has been subjected to the auditing procedures and certain other additional procedures in accordance with auditing standards generally accepted in the United States of America . In my opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Decatur's basic financial statements. The introductory and statistical sections are presented for the purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and accordingly, I do not express an opinion or provide any assurance on it.

Pamela J. Simpson

Decatur, Illinois
February 1, 2012

Certified Public Accountant

DECATUR HOUSING AUTHORITY
DECATUR, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING JUNE 30, 2011

The management of the Decatur Housing Authority (PHA) offers this narrative overview and analysis of its audited financial statements for fiscal year ended June 30, 2011. The goal is for the reader to better understand the Authority's financial activities and its overall financial position and to show whether current year revenues covered current year expenses and the extent to which the Authority has invested its capital assets. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS:

- The assets of the PHA exceed its liabilities as of June 30, 2011 by $37,075 (Net Assets).
- The PHA's investment in Capital Assets, net of related debt as of June 30, 2011 was $1,196.
- The PHA's total revenue for the fiscal year end June 30, 2011 was $663,777.
- The PHA's total expenses for the fiscal year end June 30, 2011 were $701,773. Therefore, the PHA's total combined expenses exceeded its total combined revenue by $37,996.

OVERVIEW OF THE FINANCIAL STATEMENTS:

The following financial statements are included in this report:

- *Statement of Net Assets* - reports the Authority current financial resources: its cash and other current assets, its current and non-current liabilities and comparing those two elements, the resulting net assets of the PHA. A comparison between this year and the preceding year is also provided.
- *Statement of Revenue and Expenses* - reports the PHA's various revenue and expenses and provides a comparison between this year and the preceding year.
- *Statement of Cash Flows* – reports cash inflows and outflows for the Housing Authority's fiscal year.

DECATUR HOUSING AUTHORITY
DECATUR, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING JUNE 30, 2011

ANALYSIS OF FINANCIAL STATEMENTS:

STATEMENT OF NET ASSETS

	2011	2010	INCREASE (DECREASE)
Cash and investments	$ 37,551	$ 73,626	$ (36,075)
Other current assets	2,856	3,889	(1,033)
Capital assets	1,196	1,546	(350)
TOTAL ASSETS	$ 41,603	$ 79,061	$ (37,458)
Current liabilities	$ 3,595	$ 3,157	$ 438
Long Term liabilities	-	-	-
Non-current liabilities	933	833	100
TOTAL LIABILITIES	4,528	3,990	538
Invested in capital assets	$ 1,196	$ 1,546	$ (350)
Restricted assets	37,582	67,023	(29,441)
Unrestricted assets	-1,703	6,502	(8,205)
TOTAL NET ASSETS	$ 37,075	$ 75,071	$ (37,996)

The decrease in cash and investments of $36,075 is partially due to the increase in expenses HAP expenses.

The decrease in other current assets of $1,033 is due to a no longer having an accounts receivable from HUD.

The decrease in capital assets of $350 is due to the depreciation that was recorded.

The increase in current and noncurrent liabilities of $538 is due primarily to an increase in accrued liabilities.

DECATUR HOUSING AUTHORITY
DECATUR, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING JUNE 30, 2011

ANALYSIS OF STATEMENT OF REVENUE AND EXPENSES PRIOR AND CURRENT FISCAL YEAR:

	YEAR ENDING JUNE 30, 2011	YEAR ENDING JUNE 30, 2010	INCREASE (DECREASE)
REVENUE			
HUD operating grants	$ 663,452	$ 658,642	$ 4,810
Interest Income	325	999	(674)
Other revenue	-	(1,092)	1,092
Fraud recovery	-	541	(541)
TOTAL REVENUE	$ 663,777	$ 659,090	$ 4,687
EXPENSES			
Administrative expenses	$ 95,780	$ 96,719	$ (939)
Ordinary maintenance	923	1,054	(131)
General expenses	4,931	5,457	(526)
Housing assistance payments	599,789	576,274	23,515
Depreciation	350	293	57
Prior period adjustment	-	-	-
TOTAL EXPENSES	$ 701,773	$ 679,797	$ 21,975
EXCESS OF EXPENSES OVER REVENUE	**$ (37,996)**	**$ (20,707)**	

The increase in HUD operating grants of $4,810 is due to an increase in HUD operating grants received for both HAP and Admin revenue.

The decrease in interest income of $674 is due to the economic recession and the use of the investments to cover expenses for the year.

There was no fraud found in FYE 6/30/11 and no other revenue received.

The decrease in administrative expenses of $939 is due to a decrease in administrative benefits.

The decrease in ordinary maintenance of $131 is due to an increase in spending on maintenance materials of $495 and decrease in spending of contract costs of $626.

The decrease in general expenses of $526 is due to a decrease in insurance premiums of $163 and a decrease in compensated absences of $469, and an increase in other general expenses of $106 due to paying port fees.

The increase in housing assistance payments of $23,515 is due to an increase in voucher payment amounts.

DECATUR HOUSING AUTHORITY
DECATUR, INDIANA
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING JUNE 30, 2011

SIGNIFICANT TRANSACTIONS

None

BUDGETARY HIGHLIGHTS

None

CAPITAL ASSETS ACTIVITY DURING THE YEAR

None

FUTURE EVENTS (NEW BUSINESS)

None

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the PHA's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Janelle Young, Executive Director, Decatur Housing Authority, 214 East Monroe Street, Decatur, IN 46733

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

STATEMENT OF NET ASSETS- PROPRIETARY FUNDS
AS OF JUNE 30, 2011

ASSETS	
CURRENT ASSETS	
Accrued interest receivable	$ 25
Deferred charges	2,831
Total Current Assets	$ 2,856
RESTRICTED ASSETS	
Cash	$ 37,551
Total Restricted Assets	$ 37,551
CAPITAL ASSETS	
Land, buildings and equipment	$ 26,102
Less: Accumulated depreciation	-24,906
Net Capital Assets	$ 1,196
Total Assets	$ 41,603
LIABILITIES	
CURRENT LIABILITIES	
Accrued liabilities	$ 3,595
Total Current Liabilities	$ 3,595
NONCURRENT LIABILITIES	
Accrued liabilities	$ 933
Total Noncurrent Liabilities	$ 933
NET ASSETS	
Invested in capital assets	$ 1,196
Restricted	37,582
Unrestricted	-1,703
Total Net Assets	$ 37,075

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

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

STATEMENT OF REVENUE AND EXPENDITURES - PROPRIETARY FUNDS
AND CHANGES IN NET ASSETS
TWELVE MONTHS ENDED JUNE 30, 2011

Operating Income		
HUD grants - operating	$	663,452
Total Operating Income	$	663,452
Operating Expenses		
Administration	$	95,780
Ordinary maintenance and operation		923
General expense		4,931
Depreciation		350
Housing assistance payments		599,789
Total Operating Expenses	$	701,773
Net Operating Income (Loss)	$	-38,321
Nonoperating Income (Expense)		
Interest income	$	325
Total Nonoperating Income (Expense)	$	325
Changes in net assets	$	-37,996
Net assets, beginning of year		75,071
Net assets, end of year	$	37,075

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED JUNE 30, 2011

Operating Activities	
Operating grants	$ 665,144
Housing assistance payments	-599,789
Payments to employees	-60,159
Payments to suppliers and contractors	-41,738
Net Cash Provided (Used) by Operating Activities	$ -36,542
Investing Activities	
Interest income	$ 467
Net Cash Provided (Used) by Investing Activities	$ 467
Net Change in Cash	$ -36,075
Cash Balance at June 30, 2010	73,626
Cash Balance at June 30, 2011	$ 37,551

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED JUNE 30, 2011

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

Net operating income (loss)	$	-38,321
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation		350
(Increase) decrease in accounts receivable		1,692
(Increase) decrease in deferred charges		-801
Increase (decrease) in accrued liabilities		538
Net Cash Provided (Used) by Operating Activities	$	-36,542

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

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Housing Authority of the City of Decatur was established by the City 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 Decatur 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.

The Authority is governed by a Board of Commissioners appointed by the office of the Mayor, and has governance responsibilities over all activities related to all housing activities within the City, The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the Mayor, i.e. they can only be removed for cause. The Authority’s Board elects its own chairperson.

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 Decatur 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.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

(c) Financial Statement Presentation

Although a formal policy has not been adopted, the Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are HUD grants. Operating expenses include administration, maintenance, insurance, depreciation, utilities, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

(d) 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:

* Housing Choice Vouchers

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.

(e) Cash and Cash Equivalents -

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

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

(f) 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	15-40	years
Equipment	5-10	years
Transportation equipment	5-10	years
Furniture and fixtures	5-10	years
Leasehold improvements	15	years

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

(g) Net Assets -

GASB Statement 34 requires the classification of net assets into three components as defined below:

1) Invested in capital assets, net of related debt - this component of net assets consists of capital assets, net of accumulated depreciation, costs to be recovered from future revenues and unamortized debt expense reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

2) Restricted - this component of net assets consist of constraints placed on net assets use through external constraints imposed by creditors, contributors or laws and regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

3) Unrestricted - this component of net assets consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

(h) Income Tax -

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

(i) Annual Contributions/Subsidies and Other Grants

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

Other 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.

(j) 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.

(k) Rental income is recognized as rents become due.

(l) At any time during the year and at year end, there are construction projects in process. These projects include modernizing rental units. The projects are funded by HUD and funds are requested periodically as costs are incurred.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

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 $250,000 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.

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 loses arising from increasing interest rates.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 2 - Cash and Investments (Continued)

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.

Program	Book Balance	Bank Balance
Voucher	$ 37,551	$ 37,889

Note 3 - Compensated Absences

Sick Leave

Each employee shall be entitled to twelve (12) sick days per year. Unused sick leave may be accumulated up to two hundred (200) days. They will not accumulate more until accrued sick days fall below two hundred (200).

Upon retirement or honorable job termination, an employee shall receive compensation days for accumulated sick days:

1-15 years of service 10% of accumulated days

16-24 years of service 12 ½% of accumulated days

25 or more years of service 15% of accumulated days

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 3 - Compensated Absences (Continued)

Vacation

All full-time employees hired after January 1, 1993, shall be entitled to accrue vacation time after completion of one (1) full year of continuous employment. Vacation shall accrue as follows:

Completed one year	Non-exempt employees: Forty (40) hours Exempt employees: Five (5) days
Completed 3 years	Non-exempt employees: Eighty (80) Exempt employees: Ten (10)
Completed 8 years	Non-exempt employees: (120) hours Exempt employees: Fifteen (15) days
Completed 15 years	Non-exempt employees: (160) hours Exempt employees: Twenty (20) days

Days accrued assumes an employee's pay status is 2080 hours per year or 40 hours per week. Exempt employees must take vacation benefit days in increments of full days (8 hours). Accrual of vacation time does not start until of beginning of second year.

Vacation time does not accumulate from year to the next and must be taken within twelve (12) months following an employee's anniversary date. Upon separation from service, an employee is entitled to compensation for accrued but unused vacation for current year.

Vacation accumulation does not accrue for full-time employees for time spent on any leave of absences without pay.

Note 4 - Defined Contribution Plan

The PHA participates in a defined contribution plan provided by PERF. The Housing Authority contributes 6% of total wages, then the employees contribute 50% of that amount. For the fiscal year ended June 30, 2011, actual contributions by the Housing Authority and plan participants were $3,420. Total annual payroll expense was $40,243.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 5 - Deferred Charges

This classification includes the following accounts:

Prepaid insurance	$	1,659
Prepaid expenses		1,172
Total	$	2,831

Note 7 - Fixed Assets

Balance as of June 30, 2011	$	1,196
Balance as of June 30, 2010		1,546
Net Increase (Decrease)	$	-350

Reconciliation

Current year depreciation expense	$	-350	*
Net Increase (Decrease)	$	-350	

Analysis	07/01/2010 Balance	Additions/ Transfers	Deletions/ Transfers	06/30/2011 Balance
Equipment and furniture	$ 26,102	$ 0	$ 0	$ 26,102
Accumulated depreciation	-24,556	-350 *	0	-24,906
Net Capital Assets	$ 1,546	$ -350	$ 0	$ 1,196

*Current year depreciation expense recognized.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED JUNE 30, 2011
(CONTINUED)

Note 8 - Accrued Liabilities

Accrued liabilities consists of the following:

Current Portion:		
Accrued wages and benefits	$	3,445
Accrued compensated absences		150
Subtotal	$	3,595
Noncurrent Portion:		
Accrued compensated absences		933
Total	$	4,528

Note 9 - 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 10 - 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.

For insured programs there has been no significant reduction in insurance coverage. Settled claims have not exceeded insurance coverage in the current or past three years.

Note 11 - Economic Dependency

The Housing Authority received most of its revenue (99%) from the United States Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

SUPPLEMENTAL DATA

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED JUNE 30, 2011

Federal Grantor/Program	Federal CFDA Number	Contract Number	Grant Period	Program Amount	Receipts or Revenue Recognized	Disbursements/ Expenditures
U.S. Department of HUD						
Direct Programs:						
Housing Choice Voucher Program*	14.871	IN062V	FYE 06/30/11	$ 663,452	$ 663,452	$ 663,452
Total Housing Assistance				$ 663,452	$ 663,452	$ 663,452

*Denotes major program.

PAMELA J. SIMPSON
Certified Public Accountant

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

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

I have audited the financial statements of Housing Authority of the City of Decatur as of and for the year ended June 30, 2011, and have issued my report thereon dated February 1, 2012. 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 Housing Authority of the City of Decatur'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 Housing Authority of the City of Decatur's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of Housing Authority of the City of Decatur'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.

My 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 over financial reporting that might be deficiencies, 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.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether Housing Authority of the City of Decatur's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as item (2011-1).

Housing Authority of the City of Decatur's response to the findings identified in my audit are described in the accompanying schedule of findings and questioned costs. I did not audit Woodford County Housing Authority's response and, accordingly, I express no opinion on it.

This report is intended solely for the information and use of management, Board of Commissioners, others within the entity, and Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Pamela J. Simpson

Decatur, Illinois — Certified Public Accountant

February 1, 2012

PAMELA J. SIMPSON
Certified Public Accountant

Independent Auditor's 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 the City of Decatur
Decatur, Indiana

Compliance

I have audited Housing Authority of the City of Decatur's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of Housing Authority of the City of Decatur's major federal programs for the year ended June 30, 2011. Housing Authority of the City of Decatur'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 Housing Authority of the City of Decatur's management. My responsibility is to express an opinion on Housing Authority of the City of Decatur'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. 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 Housing Authority of the City of Decatur's compliance with those requirement 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 Housing Authority of the City of Decatur's compliance with those requirements.

As described in item (2011-1) in the accompanying schedule of findings and questioned costs, Housing Authority of the City of Decatur did not comply with requirements regarding funding that are applicable to its Housing Choice Voucher program. Compliance with such requirements is necessary, in my opinion, for Housing Authority of the City of Decatur to comply with the requirements applicable to that program.

In my opinion, except for the noncompliance described in the preceding paragraph, Housing Authority of the City of Decatur complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2011.

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Internal Control Over Compliance

Management of Housing Authority of the City of Decatur 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 Housing Authority of the City of Decatur'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 my 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 internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of Housing Authority of the City of Decatur's internal control over compliance.

My consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as discussed below, I identified certain deficiencies in internal control over compliance that I consider to be material weaknesses and other deficiencies that I consider to be significant deficiencies.

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 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. I consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items (2011-1) to be material weaknesses.

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. I consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items (2011-1) to be significant deficiencies.

Housing Authority of the City of Decatur's responses to the findings identified in my audit are described in the accompanying schedule of findings and questioned costs. I did not audit Housing Authority of the City of Decatur's responses and , accordingly, I express no opinion on the responses.

This report is intended solely for the information and use of management, Board of Commissioners, others within the entity, Housing and Urban Development, 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.

Pamela J. Simpson

Certified Public Accountant

Decatur, Illinois
February 1, 2012

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended June 30, 2010 contained no findings.

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY
FOR THE TWELVE MONTHS ENDED JUNE 30, 2011

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report: Unqualified

* Material weakness(es) identified?	______	yes	X	no
* Significant deficiency (ies) identified?	______	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
* Significant deficiency (ies) identified?	X	yes	______	none reported

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

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

Identification of major programs:

CFDA Number(s)	Name of Federal Program or Cluster
14.871	Housing Choice Voucher Program

Dollar threshold used to distinguish between type A and type B programs: $ 300,000

Auditee qualified as low-risk auditee?	______	yes	X	no

HOUSING AUTHORITY OF THE CITY OF DECATUR
DECATUR, INDIANA

CURRENT FINDINGS AND RECOMMENDATIONS

Section II - Financial Statement Findings

There were no financial statement audit finding discussed with Janelle L. Young, Executive Director, during the course of the audit or at an exit conference held February 1, 2012.

Section III - Federal Award Findings

The following federal award audit findings discussed with Janelle L. Young, Executive Director, during the course of the audit or at an exit conference held February 1, 2012.

Finding 2011-1: Housing Voucher Program Administrative Fee Equity

Condition and Criteria: HUD provides the Housing Authority with Administrative Fee Subsidy to cover administrative/operating expenditures of the Housing Voucher Program. At the end of the year, the Administrative Equity of the Housing Authority showed a deficit balance of $507. Under HUD requirements, each housing authority is to administer the program within the budget (subsidy) provided.

Effect: The Housing Authority is operating the program with funds 'borrowed' from the Restricted HAP Equity or other programs.

Cause: The Housing Authority has failed to monitor expenses to ensure that the program was run efficiently and within the budget provided by HUD. The Housing Authority is not properly managing cash flows.

Auditor's Recommendation: The Administration and the Board of the Housing Authority must continue to monitor agency expenditures. The allocation of shared expenses should be closely scrutinized to assure that only necessary and reasonable expenditures are being approved. In 2012, the administrative fee subsidy will be paid based on unit months leased, therefore, the PHA should also make every effort to continue to increase its units leased to the maximum, thus increasing administrative fees earned.

Grantee Response: The Housing Authority leasing staff will make efforts to lease up more Section 8 units during the 2012 fiscal year in order to increase Administrative Subsidy earned in an effort to reduce the deficit in the administrative equity. Every effort is being made to run the Housing Authority economically and efficiently during 2012 with close review of expenditures by the Administration and Board of Commissioners so that all deficits continue to be reduced during the current year.

Housing Authority of the City of Decatur (IN062)
Decatur, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2011

	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted			
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted	$37,551	$37,551	$37,551
114 Cash - Tenant Security Deposits			
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	$37,551	$37,551	$37,551
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects			
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous			
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	$25	$25	$25
120 Total Receivables, Net of Allowances for Doubtful Accounts	$25	$25	$25
131 Investments - Unrestricted			
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	$2,831	$2,831	$2,831
143 Inventories			
143.1 Allowance for Obsolete Inventories			
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	$40,407	$40,407	$40,407
161 Land			
162 Buildings			
163 Furniture, Equipment & Machinery - Dwellings			
164 Furniture, Equipment & Machinery - Administration	$26,102	$26,102	$26,102
165 Leasehold Improvements			
166 Accumulated Depreciation	-$24,906	-$24,906	-$24,906
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	$1,196	$1,196	$1,196
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	$1,196	$1,196	$1,196
190 Total Assets	$41,603	$41,603	$41,603

Housing Authority of the City of Decatur (IN062)

Decatur, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2011

	14.871 Housing Choice Vouchers	Subtotal	Total
311 Bank Overdraft			
312 Accounts Payable <= 90 Days			
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable	$3,445	$3,445	$3,445
322 Accrued Compensated Absences - Current Portion	$150	$150	$150
324 Accrued Contingency Liability			
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	$3,595	$3,595	$3,595
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	$933	$933	$933
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	$933	$933	$933
300 Total Liabilities	$4,528	$4,528	$4,528
508.1 Invested In Capital Assets, Net of Related Debt	$1,196	$1,196	$1,196
509.2 Fund Balance Reserved			
511.2 Unreserved, Designated Fund Balance			
511.1 Restricted Net Assets	$37,582	$37,582	$37,582
512.1 Unrestricted Net Assets	-$1,703	-$1,703	-$1,703
512.2 Unreserved, Undesignated Fund Balance			
513 Total Equity/Net Assets	$37,075	$37,075	$37,075
600 Total Liabilities and Equity/Net Assets	$41,603	$41,603	$41,603

Housing Authority of the City of Decatur (IN062)

Decatur, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 06/30/2011

	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue			
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	$0	$0	$0
70600 HUD PHA Operating Grants	$663,452	$663,452	$663,452
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			
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			
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted	$325	$325	$325
70000 Total Revenue	$663,777	$663,777	$663,777
91100 Administrative Salaries	$57,838	$57,838	$57,838
91200 Auditing Fees	$3,975	$3,975	$3,975
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	$12,120	$12,120	$12,120
91600 Office Expenses	$12,315	$12,315	$12,315
91700 Legal Expense			
91800 Travel	$1,775	$1,775	$1,775
91810 Allocated Overhead			
91900 Other	$7,757	$7,757	$7,757
91000 Total Operating - Administrative	$95,780	$95,780	$95,780
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	$0	$0	$0

Housing Authority of the City of Decatur (IN062)

Decatur, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 06/30/2011

	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	$0	$0	$0
94100 Ordinary Maintenance and Operations - Labor			
94200 Ordinary Maintenance and Operations - Materials and Other	$877	$877	$877
94300 Ordinary Maintenance and Operations Contracts	$46	$46	$46
94500 Employee Benefit Contributions - Ordinary Maintenance			
94000 Total Maintenance	$923	$923	$923
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	$0	$0	$0
96110 Property Insurance	$130	$130	$130
96120 Liability Insurance	$915	$915	$915
96130 Workmen's Compensation	$420	$420	$420
96140 All Other Insurance	$1,067	$1,067	$1,067
96100 Total insurance Premiums	$2,532	$2,532	$2,532
96200 Other General Expenses	$106	$106	$106
96210 Compensated Absences	$2,293	$2,293	$2,293
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	$2,399	$2,399	$2,399
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	$0	$0	$0
96900 Total Operating Expenses	$101,634	$101,634	$101,634
97000 Excess of Operating Revenue over Operating Expenses	$562,143	$562,143	$562,143

Housing Authority of the City of Decatur (IN062)

Decatur, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2011

	14.871 Housing Choice Vouchers	Subtotal	Total
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments	$599,789	$599,789	$599,789
97350 HAP Portability-In			
97400 Depreciation Expense	$350	$350	$350
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	$701,773	$701,773	$701,773
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)	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-$37,996	-$37,996	-$37,996
11020 Required Annual Debt Principal Payments	$0	$0	$0
11030 Beginning Equity	$75,071	$75,071	$75,071
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
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	-$507	-$507	-$507
11180 Housing Assistance Payments Equity	$37,582	$37,582	$37,582
11190 Unit Months Available	2136	2136	2136
11210 Number of Unit Months Leased	2012	2012	2012
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			