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November 28, 2018

Board of Commissioners
Bloomfield Housing Authority
100 West Main, PO Box 801
Bloomfield, IN 47424

We have reviewed the audit report prepared by Goldie Roberts, CPA, Independent Public Accountant, for the period January 1, 2017 to December 31, 2017. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Auditor's Report, the financial statements included in the report present fairly the financial condition of the Bloomfield Housing Authority, as of December 31, 2017 and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

A handwritten signature in blue ink that reads "Paul D. Joyce".

Paul D. Joyce, CPA
State Examiner

BLOOMFIELD HOUSING AUTHORITY

AUDITED FINANCIAL STATEMENTS

Bloomfield, Indiana

December 31, 2017

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd
Fredericksburg, IN 47120
812-472-3527

BLOOMFIELD
HOUSING AUTHORITY

Bloomfield, Indiana
December 31, 2017

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Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.

Fredericksburg, IN 47120

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Bloomfield Housing Authority
100 W Main
Bloomfield, IN

Report on the Financial Statements

I have audited the accompanying financial statements of the Bloomfield Housing Authority ("the Authority") which comprise the Statement of Net Position as of December 31, 2017, and the related Statements of Revenues, Expenses and Changes in Fund Net Position, and Cash Flows for the year then ended, and the related Notes to the Financial Statements, which collectively comprise the Bloomfield Housing Authority's financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

My responsibility is to express an opinion 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 General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Bloomfield Housing Authority as of December 31, 2017, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Supplementary Information

My audit was conducted for the purpose of forming an opinion on the Authority's financial statements as a whole. The accompanying Financial Data Schedule and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements.

In regard to, the Financial Data Schedule and the other supplemental information as listed in the table of contents, such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Financial Data Schedule and the other supplemental information as listed in the table of contents is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated April 3, 2018 on my consideration of the Bloomfield Housing Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Bloomfield Housing Authority internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bloomfield Housing Authority's internal control over financial reporting and compliance.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana
April 3, 2018

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017

Management's Discussion and Analysis

As management of the Bloomfield Housing Authority, we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended December 31, 2017. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Bloomfield Housing Authority.

Overview of the Financial Statements

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

- Statement of Net Position – reports the Authority's current financial resources (short term spendable resources) with capital assets and long-term debt obligations.
- Statement of Revenues, Expenses, and Changes in Net Position reports the Authority's operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions.
- Statement of Cash Flows – reports the Authority's cash flows from operating, investing, capital and non-capital activities.
- Comparison of budget vs. actual – reports the Authority's actual operating revenues and expenses versus the budgeted amounts.

Our analysis of the Authority as a whole begins on the next page. The most important question asked about the Authorities finances is "Is the Authority as a whole better or worse off as a result of the year's activities?"

The attached analysis of entity wide net position, revenues, and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting.

Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenues and expenses when earned regardless of when cash is received or paid.

Our analysis also presents the Authority's net position and changes in them. One can think of the Authority's net position as the difference between what the Authority own (assets) to what the Authority owes (liabilities). The change in net position analysis will assist the reader with measuring the health or financial position of the Authority.

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

Over time, significant changes in the Authority's net position are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any Authority the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Authority's capital assets.

To fully understand the financial statements of the Housing Authority, one must start with an understanding of what the Authority actual does. The following is a brief description of the programs and services that the Authority provides for the residents of Bloomfield:

Low Income Public Housing (LIPH)

The Housing Authority owns 92 units at 2 sites in Bloomfield. The Authority is responsible for the management, maintenance and utilities for all units and sites. On an annual basis, the Authority submits a request for funding known as the Calculation of Operating Fund Subsidy. The basic concept of the Calculation of Operating Subsidy is that the Authority has an Allowable Expense Level, Allowable Utilities Expense Level and Audit Costs and that HUD will fund the difference between the Allowable Expenses and the amount of rents that the Authority can charge the Authority's tenants.

Section 8 Housing Choice Vouchers (Section 8 Vouchers)

HUD has contracted with the Housing Authority support for 50 Housing Choice Vouchers. The Authority pays Housing Assistance Payments to Landlords for Low Income tenants. The Housing Assistance Payment matches the difference between the total rent that the Landlord can charge, at or below a fair market rent amount supplied by HUD, and the amount that the tenant can pay. For each unit that the Authority administers, HUD pays the Authority an administrative fee. The Housing Authority is not responsible for the upkeep and maintenance of the units and properties associated with this program.

Capital Fund Grant (CFP)

This grant program is awarded by HUD on an annual basis. The purpose of these grants is to improvement the Authority's sites and the management of the Authority. The Authority requisitions funds from HUD as the Authority expends funds. The Authority is permitted four years to fully expend an annual award.

Future Events (New Business)

There are no future events planned by the Authority that will significantly affect the Authority's Net Position either positively or negatively.

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

Condensed Comparative Financial Statements

Analysis of Entity Wide Net Position (Statement of Net Position)

Total Assets for FYE 2017 was \$699,424 and at FYE 2016 the amount was \$762,716. This represents a net decrease of \$63,292.

Current Assets for FYE 2017 was \$119,699, compared to FYE 2016 of \$150,004 a decrease of \$32,987 – primarily because of zero capital fund.

Capital Assets for FYE 2017 was \$579,725, compared to FYE 2016 of \$612,712 a decrease of \$32,987. The change in Capital Assets will be presented in the section of this analysis entitled Analysis of Capital Assets.

Current Liabilities for FYE 2017 was \$61,869, FYE 2016 was \$80,963 a decrease by \$19,094. The change in current liabilities was due to paying more of the bills in December.

Noncurrent Liabilities for FYE 2017 was \$4,140, for FYE 2016 was \$3,974 for an increase of \$166.

Deferred Inflows decreased due to the receipt of HUD HAP revenue for January in December.

The table on the below illustrates our analysis:

	2017	2016	Net Change
Current Assets	\$ 119,699	\$ 150,004	\$ (30,305)
Capital Assets, Net	<u>579,725</u>	<u>612,712</u>	<u>(32,987)</u>
Total Assets	699,424	762,716	(63,292)
Current Liabilities	61,869	80,963	(19,094)
Noncurrent Liabilities	4,140	3,974	166
Total Liabilities	<u>66,009</u>	<u>84,937</u>	<u>(18,928)</u>
Deferred Inflow of Resources	0	12,764	12,764
Unrestricted	44,058	51,134	(7,076)
Restricted	9,632	1,169	8,463
Net investment in Capital Assets	<u>579,725</u>	<u>612,712</u>	<u>(32,987)</u>
Total Net Position	<u>\$ 633,415</u>	<u>\$ 665,015</u>	<u>\$ (31,600)</u>

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

Analysis of Entity Wide Revenues (Statement Changes in Net Position)

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ending 2017 were as follows:

<u>Program</u>	<u>Revenues Generated</u>
Low Income Public Housing	422,847
Section 8 Vouchers	158,637
Capital Fund Program	19,336

Total revenues for Fiscal Year Ending December 31, 2017 were \$600,830 as compared to the total revenues for Fiscal Year Ending December 31, 2016 of \$699,052. Comparatively, Fiscal Year Ending 2017 revenues decreased from Fiscal Year Ending 2016 revenues by \$98,222. The authority kept all of the Capital Fund 2017 in reserve to repair elevators. The total capital fund amount was \$92,201 with only an \$11,064 drawn down made.

	2017	2016	Net Change
Total Tenant Revenue	\$ 299,738	\$ 301,131	\$ (1,393)
HUD Operating Grants	299,334	391,624	(92,290)
Investment Income	26	14	12
Other Revenue	1,732	6,283	(4,551)
Total Revenue	<u>\$ 600,830</u>	<u>\$ 699,052</u>	<u>\$ (98,222)</u>

Analysis of Entity Wide Expenditures

Total Expenditures for Fiscal Year Ending December 31, 2017 were \$632,430 as compared to \$609,939 total expenditures for Fiscal Year Ending December 31, 2016. Comparatively, Fiscal Year Ending 2017 expenditures increased from Fiscal Year Ending 2016 expenditures by \$22,491. Changes by major expense category will be presented below.

Administrative expenditures increased by \$14,210. From FYE 2017 of \$198,111 compared to FYE 2016 of \$183,901. The increases were primarily due to salaries going up.

Tenant Services expenditures decreased by \$2,673 From FYE 2017 of \$7,364 compared to FYE 2016 of \$10,037.

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

Utilities increased by \$7,126 Electric costs increased by \$6,011, water decreased by \$99, sewer increased by \$1,242, and gas decreased by \$28. Electric charges was the biggest increase due to the weather.

Maintenance expenditures increased by \$25,455. The increases were primarily due to contract costs of \$19,609 for elevator repair.

Housing Assistance Payments decreased by \$17,979 from FYE 2017 of \$133,104 compared to FYE 2016 of \$151,083. Leased units for the Voucher Program decreased by 41 unit months leased.

The table below illustrates our analysis:

	2017	2016	Net Change
Administrative	\$ 198,111	\$ 183,901	\$ 14,210
Tenant Services	7,364	10,037	(2,673)
Utilities	111,644	104,518	7,126
Maintenance	95,664	70,209	25,455
General Expense	30,064	25,674	4,390
Housing Assistance Payments	133,104	151,083	(17,979)
Depreciation Expense	56,479	64,517	(8,038)
Total Expenses	<u>\$ 632,430</u>	<u>\$ 609,939</u>	<u>\$ 22,491</u>

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

Housing Authority Budgetary Highlights

	Budget	Actual	Variance
Tenant Revenue	\$ 296,018	\$ 299,738	\$ (3,720)
HUD Operating Grants	279,713	282,786	(3,073)
HUD Capital Grants	14,000	16,548	(2,548)
Investment Income	15	26	(11)
Other Revenue	-	1,732	(1,732)
Total Revenue	<u>589,746</u>	<u>600,830</u>	<u>(11,084)</u>
Administrative	177,628	198,111	(20,483)
Tenant Services	1,000	7,364	(6,364)
Utilities	101,708	111,644	(9,936)
Maintenance	61,572	95,664	(34,092)
General Expense	21,240	30,064	(8,824)
Housing Assistance Payments	154,113	133,104	21,009
Depreciation Expenses	56,479	56,479	-
Total Expenses	<u>573,740</u>	<u>632,430</u>	<u>(58,690)</u>
Net Income/(Loss)	<u>\$ 15,485</u>	<u>\$ (31,600)</u>	<u>\$ (16,115)</u>

ANALYSIS OF CAPITAL ASSET ACTIVITY

Buildings & Leasehold Improvements increased by \$54,602

Furniture, Equipment & Machinery – Dwelling increased by \$2,088

Furniture, Equipment & Machinery – Administration stayed the same at \$245,698

Accumulated Depreciation increased by \$56,479. This is the amount of current year depreciation expense.

Construction in Progress decreased by \$33,198 due to completion of capital fund project.

BLOOMFIELD HOUSING AUTHORITY
BLOOMFIELD, INDIANA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2017
(Continued)

ANALYSIS OF CAPITAL ASSET ACTIVITY
(Continued)

	2017	2016	Net Change
Land	\$ 147,934	\$ 147,934	\$ -
Buildings	4,821,609	4,767,007	54,602
Furniture, Equipment, & Machinery - Dwelling	145,174	143,086	2,088
Furniture, Equipment, & Machinery - Administrative	245,698	245,698	-
Construction in Process	-	33,198	(33,198)
Total Capital Assets	<u>5,360,415</u>	<u>5,336,923</u>	<u>23,492</u>
Accumulated Depreciation	<u>4,780,690</u>	<u>4,724,211</u>	<u>56,479</u>
Net Capital Assets	<u>\$ 579,725</u>	<u>\$ 612,712</u>	<u>\$ (32,987)</u>

Budgetary Analysis

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

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

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Executive Director, Sandra Owen, Bloomfield Housing Authority, 100 West Main Street, Bloomfield Indiana 47424.

FINANCIAL STATEMENTS

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

STATEMENT OF NET POSITION

DECEMBER 31, 2017

ASSETS

Current Assets

Cash	\$	56,493
Restricted cash and cash equivalents		29,977
Accounts receivable, net		7,779
Prepaid expenses		24,348
Inventory		1,102
Current Assets		119,699

Capital Assets

Land and other nondepreciable assets		147,934
Depreciable capital assets, net		431,791
Total Capital Assets		579,725

TOTAL ASSETS **699,424**

LIABILITIES

Current liabilities

Accounts payable		13,760
Accrued liabilities		11,765
Payable from restricted cash and and cash equivalents:		
Tenants security deposits		20,345
Unearned revenue		15,999
Current liabilities		61,869

Total Liabilities **61,869**

Noncurrent Liabilities

Accrued compensated absences		4,140
Total Long Term Liabilities		4,140

Total liabilities **66,009**

NET POSITION

Unrestricted		44,058
Restricted		9,632
Investment in capital assets		579,725
Total Net Position	\$	633,415

The accompanying notes are an integral part of these financial statements.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2017

OPERATING REVENUES

Rental income	\$ 299,738
Other income	1,732
	<hr/>
TOTAL OPERATING REVENUE	301,470

OPERATING EXPENSES

Administrative	198,442
Tenant services	7,364
Utilities	111,644
Ordinary maintenance and operation	95,802
General expense	29,595
Housing assistance payments	133,104
Depreciation expense	56,479
	<hr/>
TOTAL OPERATING EXPENSES	632,430

OPERATING INCOME (LOSS) (330,960)

NONOPERATING REVENUES (EXPENSES)

Federal operating grants	282,786
Interest income	26
	<hr/>

TOTAL NONOPERATING REVENUES (EXPENSES) 282,812

CAPITAL CONTRIBUTIONS 16,548

CHANGE IN NET POSITION (31,600)

TOTAL NET POSITION - BEGINNING OF YEAR 665,015

TOTAL NET POSITION - END OF YEAR \$ 633,415

The accompanying notes are an integral part of these financial statements.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants and other deposits	\$	340,440
Payments to vendors		(368,074)
Payments to landlords		(133,104)
Payments to employees		(107,768)
Net Cash Used by Operating Activities		<u>(268,506)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Federal operating grants received		<u>282,786</u>
Net Cash Flows Provided by Noncapital Financing Activities		<u>282,786</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Capital grants received		16,548
Acquisition and construction of capital assets		<u>(23,492)</u>
Net Cash Flows Provided (Used) by Capital and Related Financing Activities		<u>(6,944)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest income		<u>26</u>
Net Cash Provided by Investing Activities		<u>26</u>

Net Increase (Decrease) in Cash and Cash Equivalents		7,362
Cash - Beginning of year		<u>79,108</u>
Cash - End of year	\$	<u><u>86,470</u></u>
Reconciliation of Cash		
Unrestricted	\$	56,493
Restricted		<u>29,977</u>
Total Cash and Cash Equivalents	\$	<u><u>86,470</u></u>

Continued

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017
(CONTINUED)

RECONCILIATION OF OPERATING (LOSS) TO
NET CASH USED BY OPERATING ACTIVITIES

Operating income (loss)	\$	(330,960)
Adjustments to reconcile net operating income (loss) to net cash		
Provided by operating activities:		
Depreciation		56,479
Changes in operating assets and liabilities:		
(Increase) Decrease in:		
Accounts receivable		38,970
Prepaid expenses		(1,398)
Inventory		95
Increase (Decrease) in:		
Accounts payable		(24,000)
Accrued liabilities		521
Unearned revenue		(8,213)
Net Cash Flows Provided		
by Operating Activities	\$	<u>(268,506)</u>

The accompanying notes are an integral part of these financial statements

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE A - Summary of Significant Accounting Policies and Organization:

The financial statements of the BLOOMFIELD HOUSING AUTHORITY ("the Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity - The entity is a public corporation, legally separate, fiscally independent, and governed by the Board of Commissioners. As required by generally accepted accounting principles, these financial statements present the financial position and results of operations of the Bloomfield Housing Authority. There are no component units to be included herewith, but this report does include all programs which are controlled by the entity's governing body.

The financial statements of the Bloomfield Housing Authority include the following:

At December 31, 2017, the Housing Authority has 139 units under management.

<u>Project</u>	<u>Units</u>
Low Income Public Housing	92
Vouchers	<u>47</u>
TOTAL	<u>139</u>

The Authority is also operating Capital Fund Grant Programs.

Basis of Presentation and Accounting: In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP) as applicable to special purpose governments engaged only in business type activities.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflow of resources, liabilities, and deferred inflow of resources are included in the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position present increases (revenues) and decreases (expenses) in net position. Under the Accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

This special purpose government engaged in activities similar to business activities uses an enterprise fund to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following net position categories:

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Investment in Capital Assets: Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets. The Authority has no debt.

Restricted: Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.

Unrestricted: Net position that are not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

Budgets - Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis.

Budget compared to actual presentation is not presented because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board and approved by HUD. This budget does not represent a legally binding appropriated budget that has been signed into law or a non-appropriated budget authorized by constitution. The Authority's budget represents budgetary execution and management by its board and HUD; therefore, budgetary data and presentation is not required.

Cash and Cash Equivalents - Deposits consist of checking accounts, and Certificates of deposit and are stated at fair value. Deposits are fully collateralized or vested in securities of the United States Government and are identified specifically in the name of the Authority.

For the purposes of the Statement of Cash Flows, the Authority considers all highly liquid cash deposits and cash equivalents with a maturity of three months or less when purchased and non negotiable Certificates of Deposit to be cash equivalents. There were no noncash investing, capital, and financing activities during the year.

Tenant Receivables - Receivables for rentals and service charges are reported at net of an allowance for doubtful accounts. The Authority board takes monthly action as required to write off specific uncollectible accounts receivable balances.

Prepaid - Prepays represent payments made to vendors for services that will benefit beyond December 31, 2017.

Inventories - Inventories are valued at cost, which approximates market value, using the first-in/first/out (FIFO) method. The consumption method is applied and expense is charged when inventory items are used for the units.

Capital assets - Capital assets purchased are recorded at the time of purchase. Such assets are recorded at cost. The capitalization policy of the Authority requires assets to be capitalized when their cost is \$500 or more. Donated assets are recorded at fair market value at the date of donation. Because developments and major capital repairs or improvements are financed through cash advances from HUD, there are no capitalized interest costs in current programs.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Depreciation of capital assets is computed by the straight-line method based upon the estimated useful lives of the assets as follows:

<u>Class</u>	<u>Life</u>
Buildings and improvements	15-40 years
Maintenance and Office equipment	3-7 years

Compensated Absences - Compensated absences are those absences for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing and producing goods and/or services in connection with providing low income housing programs. Operating expenses include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non operating revenues and expenses.

Restricted Assets - When both restricted (if any) and unrestricted resources are available for use, it is the Authorities policy to use unrestricted resources first, then restricted resources as they are needed.

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

Leasing Activities (as Lessor) - The Authority is the lessor of dwelling units primarily to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements and schedules as "Rental income". Rental income per resident generally remains consistent from year to year, but is affected by general economic conditions which impact personal income, such as local job availability.

NOTE B - Deposits, Cash and Cash Equivalents:

1. HUD Deposit Restrictions

HUD requires Authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE B - Deposits, Cash and Cash Equivalents: (Continued)

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision.

Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

2. Risk Disclosures

A. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. At December 31, 2017, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

B. **Credit Risk:** This is a risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

C. **Custodial Credit Risk:** This is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are held by the counterparty. All of the Authority's investments in securities are held in the name of the Authority. The Authority's custodial agreement policy prohibits counterparties holding securities not in the Authority's name.

At December 31, 2017, the carrying amount of the Authority's deposits was \$86,470. The bank balances were \$91,489. The deposits are either covered by federal depository insurance, by collateral held by the Authority's agent in the Authority's name or by the Federal Reserve Banks acting as third party agents or by a collateralization agreement. Restricted cash consists of tenant security deposits and Section 8 HAP reserves.

Deposits consist of the following:

Checking accounts	<u>\$ 86,470</u>
-------------------	------------------

NOTE C - Accounts Receivable:

Accounts receivable at December 31, 2017, consist of the following:

Tenants accounts receivable	\$ 7,421
Accounts Receivable other government	<u>358</u>
Total	<u>\$ 7,779</u>

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE D - Prepaid Expenses:

Prepaid expenses at December 31, 2017, consist of the following:

Prepaid insurance \$ 24,348

NOTE E - Inventory

Inventory at December 31, 2017, consist of the following:

Inventory \$ 1,102

Materials inventories are recorded at cost. The first-in first-out (FIFO) inventory flow assumption is used to determine expenses. Expenses are recorded when inventory is consumed.

NOTE F - Capital Assets:

A summary in changes in capital assets is as follows:

	Beginning Balance <u>12/31/16</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	Ending Balance <u>12/31/17</u>
Capital assets, not being depreciated:					
Land	\$ 147,934	\$ 0	\$ 0	\$ 0	\$ 147,934
Construction in Progress	<u>33,198</u>	<u>0</u>	<u>(33,198)</u>	<u>0</u>	<u>0</u>
Total Capital Assets, Not being depreciated	<u>181,132</u>	<u>0</u>	<u>(33,198)</u>	<u>0</u>	<u>147,934</u>
Capital Assets, being depreciated:					
Buildings & Improvements	4,767,007	21,404	33,198	0	4,821,609
Furniture, Equipment & Machinery	<u>388,784</u>	<u>2,088</u>	<u>0</u>	<u>0</u>	<u>390,872</u>
Total Capital Assets, being depreciated	<u>5,155,791</u>	<u>23,492</u>	<u>33,198</u>	<u>0</u>	<u>5,212,481</u>
Less Accumulated Depreciation for:					
Buildings & Improvements	(4,422,916)	(45,131)	0	0	(4,468,047)
Furniture, Equipment and Machinery	<u>(301,295)</u>	<u>(11,348)</u>	<u>0</u>	<u>0</u>	<u>(312,643)</u>
Total Accumulated Depreciation:	<u>(4,724,211)</u>	<u>(56,479)</u>	<u>0</u>	<u>0</u>	<u>(4,780,690)</u>
Total Capital Assets, being depreciated, net	<u>431,580</u>	<u>(32,987)</u>	<u>33,198</u>	<u>0</u>	<u>431,791</u>
Capital Assets, Net	<u>\$ 612,712</u>	<u>\$ (32,987)</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 579,725</u>

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE F - Capital Assets: (continued)

Major construction renovation through the Capital Fund Grant Program costs of \$11,064 are yet to be expended under the current programs. HUD has approved funding for the above amount.

Depreciation expense of \$56,479 was incurred during the year.

NOTE G - Accounts payable:

Accounts payable at December 31, 2017, consist of the following:

Vendors' accounts payable	<u>\$ 13,760</u>
---------------------------	------------------

NOTE H - Accrued Liabilities:

Accrued liabilities at December 31, 2017, consist of the following:

Accrued compensated absences and payroll	<u>\$ 11,765</u>
--	------------------

NOTE I - Unearned Revenue:

Unearned revenue at December 31, 2017, consists of the following:

Prepaid rent and Capital Fund advances	<u>\$ 15,999</u>
--	------------------

NOTE J - Federal Operating Grants:

HUD contributed operating subsidies approved in the operating budgets under the Annual Contributions Contracts. These subsidy contribution for the operating year ended December 31, 2016 were as follows:

Low Rent Public Housing	\$ 121,361
Housing Choice Vouchers	158,637
Capital Fund Programs	<u>2,788</u>
Total	<u>\$ 282,786</u>

NOTE K - Federal Capital Grants:

The Authority receives federal capital grants from HUD for capital fund program improvements. Capital grants recognized for the fiscal year ended December 31, 2017 were \$16,548.

NOTE L - Commitments and Contingencies:

Litigation - At December 31, 2017, the Authority was not involved in any threatened litigation.

Examinations - The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. Quality Assurance Division at Washington DC completed a data validation review on Section 8 vouchers starting in March 2017 completed report provided.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE L - Commitments and Contingencies (Continued)

Grant Disallowances - Amounts received or receivable from HUD are subject to audit and adjustment by HUD. Any disallowed claims, including amounts already collected, would constitute a liability of the Authority. The amounts, if any, of expenses which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

Construction Projects: There are certain major construction projects in progress at December 31, 2017. These include modernizing rental units at the project sites. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred. These costs will be paid by grants committed to the Authority by HUD.

NOTE M - Risk Management:

The Authority is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance coverage for these risks to the extent deemed prudent by Authority management. Settled claims have not exceeded this commercial coverage in any of the past 3 years.

NOTE N - Economic Dependency:

The Authority receives approximately 52% of its revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's operations could be adversely affected.

NOTE O - Conduit Type Debt:

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on the part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Authority.

HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

NOTE P - Defined Contribution Plan:

A defined contribution pension plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual's account are to be determined instead of specifying the amount of benefits the individual is to receive. Under a defined contribution pension plan, the benefits a participant will receive depends solely on the amount contributed to the participant's account, the returns earned on investments of those contributions. And forfeitures of other participant's' benefits that may be allocated to such participant's account.

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017
(Continued)

NOTE P - Defined Contribution Plan: (Continued)

The Authority provides pension benefits for all its full-time employees through a defined contribution plan with MetLife. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate after one year of full-time employment. The Authority contributes an amount equal to 13.0% of the employee base salary each month. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested immediately. The Authority's total pension contribution in fiscal year 2017 was \$13,000. Total annual payroll expense was \$101,316.

Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Valuation of Investments

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. The fair value of real estate investments is based on independent appraisals. Investments that do not have an established market are reported at estimated fair value.

NOTE Q - Interprogram transfers:

A summary of interfund transfers during December 31, 2017 are as follows:

Transfers	Transfers <u>In</u>	<u>Out</u>
Low Rent	\$ 2,288	\$ 0
Capital Fund	<u>0</u>	<u>2,288</u>
Total	<u>\$ 2,288</u>	<u>\$ 2,288</u>

NOTE R - Subsequent Events:

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management has evaluated the activity of the Authority through March 14, 2018 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTAL FINANCIAL INFORMATION

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

COMBINING SCHEDULE OF PROGRAM NET POSITION

DECEMBER 31, 2017

	Annual Contributions Contracts		
	C-603	IN-032	C-603
	Low Income Public Housing	Section 8 Voucher Program	Capital Fund Programs
<u>ASSETS</u>			
<u>Current Assets</u>			
Cash	\$ 28,360	\$ 28,133	\$ 0
Restricted cash and cash equivalents	20,345	9,632	0
Accounts receivable, net	7,779	0	0
Prepaid expenses	24,348	0	0
Inventory	1,102	0	0
Current Assets	<u>81,934</u>	<u>37,765</u>	<u>0</u>
<u>Capital Assets</u>			
Land and other nondepreciable assets	147,934	0	0
Depreciable capital assets, net	431,791	0	0
Total Capital Assets	<u>579,725</u>	<u>0</u>	<u>0</u>
TOTAL ASSETS	<u>661,659</u>	<u>37,765</u>	<u>0</u>
<u>LIABILITIES</u>			
<u>Current liabilities</u>			
Accounts payable	13,660	100	0
Accrued liabilities	11,119	646	0
Payable from restricted cash and and cash equivalents:			
Tenants security deposits	20,345	0	0
Unearned revenue	15,999	0	0
Current liabilities	<u>61,123</u>	<u>746</u>	<u>0</u>
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	3,817	323	0
Total Long Term Liabilities	<u>3,817</u>	<u>323</u>	<u>0</u>
Total liabilities	<u>64,940</u>	<u>1,069</u>	<u>0</u>
<u>Net Position</u>			
Unrestricted	16,994	27,064	0
Restricted	0	9,632	0
Investment in capital assets	579,725	0	0
Total Net Position	<u>\$ 596,719</u>	<u>\$ 36,696</u>	<u>\$ 0</u>

Total

\$ 56,493
29,977
7,779
24,348
1,102
119,699

147,934
431,791
579,725

699,424

13,760
11,765

20,345
15,999
61,869

4,140
4,140
66,009

44,058
9,632
579,725
\$ 633,415

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2017

	<u>Annual Contributions Contracts</u>		
	<u>C-603</u>	<u>IN-032</u>	<u>C-603</u>
	Low Income Public Housing	Section 8 Voucher Program	Capital Fund Programs
<u>OPERATING REVENUES</u>			
Rental income	\$ 299,738	\$ 0	\$ 0
Other income	1,732	0	0
TOTAL OPERATING REVENUE	301,470	0	0
<u>OPERATING EXPENSES</u>			
Administrative	189,461	8,981	0
Tenant services	7,364	0	0
Utilities	111,644	0	0
Ordinary maintenance and operation	95,802	0	0
General expense	29,595	0	0
Housing assistance payments	0	133,104	0
Depreciation expense	56,479	0	0
TOTAL OPERATING EXPENSES	490,345	142,085	0
OPERATING INCOME (LOSS)	(188,875)	(142,085)	0
<u>NONOPERATING REVENUES (EXPENSES)</u>			
Federal operating grants	121,361	158,637	2,788
Interest income	16	10	0
TOTAL NONOPERATING REVENUES (EXPENSES)	121,377	158,647	2,788
CAPITAL CONTRIBUTIONS	0	0	16,548
CHANGE IN NET POSITION	(67,498)	16,562	19,336
TOTAL NET POSITION - BEGINNING OF YEAR, as originally stated	644,881	20,134	0
Equity transfers	19,336	0	(19,336)
TOTAL NET POSTIIION - BEGINNING OF YEAR, as restated	664,217	20,134	(19,336)
TOTAL NET POSITION - END OF YEAR	\$ 596,719	\$ 36,696	\$ 0

Total

\$ 299,738
1,732

301,470

198,442
7,364
111,644
95,802
29,595
133,104
56,479

632,430

(330,960)

282,786
26

282,812

16,548

(31,600)

665,015

0

665,015

\$ 633,415

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS - COMPLETED
DECEMBER 31, 2017

Annual Contributions Contract C-603

501-16

1. The Capital Fund Grant Costs are as follows:

Funds Approved	\$	88,778
Funds Expended		<u>88,778</u>
Excess / (Deficiency) of Funds Approved	\$	<u>0</u>
Funds Advanced	\$	88,778
Funds Expended		<u>88,778</u>
Excess / (Deficiency) of Funds Advanced	\$	<u>0</u>

- Costs additions totaling \$ 19,336 were made during the current audit period and, accordingly, were audited by Goldie Roberts, CPA.
- The total amount of the Capital Fund Grant Costs at December 31, 2017 as shown above are in agreement with the Actual Development Cost Certificate submitted to HUD and approved by HUD.
- All Capital Fund grant work in connection with the Project has been completed.
- All liabilities have been paid and there are no undischarged liens against the Project on file in any public office where the same should be filed in order to be valid and the time in which such liens could be filed has expired.
- There were no budget overruns.

Bloomfield Housing Authority (IN032)
BLOOMFIELD, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$12,361	\$28,133	\$40,494		\$40,494
112 Cash - Restricted - Modernization and Development	\$11,064		\$11,064		\$11,064
113 Cash - Other Restricted		\$9,632	\$9,632		\$9,632
114 Cash - Tenant Security Deposits	\$20,345		\$20,345		\$20,345
115 Cash - Restricted for Payment of Current Liabilities	\$4,935		\$4,935		\$4,935
100 Total Cash	\$48,705	\$37,765	\$86,470	\$0	\$86,470
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government	\$358		\$358		\$358
125 Accounts Receivable - Miscellaneous	\$0		\$0		\$0
126 Accounts Receivable - Tenants	\$7,421		\$7,421		\$7,421
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0
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	\$7,779	\$0	\$7,779	\$0	\$7,779
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$24,348		\$24,348		\$24,348
143 Inventories	\$1,102		\$1,102		\$1,102
143.1 Allowance for Obsolete Inventories	\$0		\$0		\$0
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$81,934	\$37,765	\$119,699	\$0	\$119,699
161 Land	\$147,934		\$147,934		\$147,934
162 Buildings	\$4,821,609		\$4,821,609		\$4,821,609
163 Furniture, Equipment & Machinery - Dwellings	\$145,174		\$145,174		\$145,174
164 Furniture, Equipment & Machinery - Administration	\$245,698		\$245,698		\$245,698
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$4,780,690		-\$4,780,690		-\$4,780,690
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$579,725	\$0	\$579,725	\$0	\$579,725
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	\$579,725	\$0	\$579,725	\$0	\$579,725
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$661,659	\$37,765	\$699,424	\$0	\$699,424
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$5,666	\$100	\$5,666		\$5,666
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$3,651		\$3,651		\$3,651
322 Accrued Compensated Absences - Current Portion	\$7,468	\$646	\$8,114		\$8,114
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	\$20,345		\$20,345		\$20,345
342	Unearned Revenue	\$15,999		\$15,999		\$15,999
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344	Current Portion of Long-term Debt - Operating Borrowings					
345	Other Current Liabilities					
346	Accrued Liabilities - Other	\$8,094		\$8,094		\$8,094
347	Inter Program - Due To					
348	Loan Liability - Current					
310	Total Current Liabilities	\$61,123	\$746	\$61,869	\$0	\$61,869
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	\$3,817	\$323	\$4,140		\$4,140
355	Loan Liability - Non Current					
356	FASB 5 Liabilities					
357	Accrued Pension and OPEB Liabilities					
350	Total Non-Current Liabilities	\$3,817	\$323	\$4,140	\$0	\$4,140
300	Total Liabilities	\$64,940	\$1,069	\$66,009	\$0	\$66,009
400	Deferred Inflow of Resources					
508.4	Net Investment in Capital Assets	\$579,725	\$0	\$579,725		\$579,725
511.4	Restricted Net Position	\$0	\$9,632	\$9,632		\$9,632
512.4	Unrestricted Net Position	\$16,994	\$27,054	\$44,058		\$44,058
513	Total Equity - Net Assets / Position	\$596,719	\$36,696	\$633,415	\$0	\$633,415
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$661,659	\$37,765	\$699,424	\$0	\$699,424

Bloomfield Housing Authority (IN032)
BLOOMFIELD, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2017

	Project Total	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$268,738		\$268,738		\$268,738
70400 Tenant Revenue - Other	\$31,000		\$31,000		\$31,000
70500 Total Tenant Revenue	\$299,738	\$0	\$299,738	\$0	\$299,738
70600 HUD PHA Operating Grants	\$124,149	\$158,637	\$282,786		\$282,786
70610 Capital Grants	\$16,548		\$16,548		\$16,548
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$16	\$10	\$26		\$26
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	\$1,732		\$1,732		\$1,732
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$442,183	\$158,647	\$600,830	\$0	\$600,830
91100 Administrative Salaries	\$93,008	\$8,308	\$101,316		\$101,316
91200 Auditing Fees	\$6,468		\$6,468		\$6,468
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$61,969	\$636	\$62,605		\$62,605
91600 Office Expenses	\$7,415		\$7,415		\$7,415
91700 Legal Expense	\$2,267		\$2,267		\$2,267
91800 Travel	\$42		\$42		\$42
91810 Allocated Overhead					
91900 Other	\$17,998		\$17,998		\$17,998
91000 Total Operating - Administrative	\$189,167	\$8,944	\$198,111	\$0	\$198,111
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$7,364		\$7,364		\$7,364
92500 Total Tenant Services	\$7,364	\$0	\$7,364	\$0	\$7,364
93100 Water	\$3,738		\$3,738		\$3,738
93200 Electricity	\$61,139		\$61,139		\$61,139
93300 Gas	\$16,959		\$16,959		\$16,959
93400 Fuel					
93500 Labor					
93600 Sewer	\$29,808		\$29,808		\$29,808
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$111,644	\$0	\$111,644	\$0	\$111,644
94100 Ordinary Maintenance and Operations - Labor	\$6,452		\$6,452		\$6,452
94200 Ordinary Maintenance and Operations - Materials and Other	\$21,968		\$21,968		\$21,968
94300 Ordinary Maintenance and Operations Contracts	\$67,003		\$67,003		\$67,003
94500 Employee Benefit Contributions - Ordinary Maintenance	\$379		\$379		\$379
94000 Total Maintenance	\$95,802	\$0	\$95,802	\$0	\$95,802

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	\$0	\$0
96110	Property Insurance	\$17,143		\$17,143		\$17,143
96120	Liability Insurance	\$3,317		\$3,317		\$3,317
96130	Workmen's Compensation	\$2,318		\$2,318		\$2,318
96140	All Other Insurance	\$195		\$195		\$195
96100	Total insurance Premiums	\$22,973	\$0	\$22,973	\$0	\$22,973
96200	Other General Expenses					
96210	Compensated Absences	\$294	\$37	\$331		\$331
96300	Payments in Lieu of Taxes					
96400	Bad debt - Tenant Rents	\$6,622		\$6,622		\$6,622
96500	Bad debt - Mortgages					
96600	Bad debt - Other					
96800	Severance Expense					
96000	Total Other General Expenses	\$6,916	\$37	\$6,953	\$0	\$6,953
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	\$0	\$0
96900	Total Operating Expenses	\$433,866	\$8,981	\$442,847	\$0	\$442,847
97000	Excess of Operating Revenue over Operating Expenses	\$8,317	\$149,666	\$157,983	\$0	\$157,983
97100	Extraordinary Maintenance					
97200	Casualty Losses - Non-capitalized					
97300	Housing Assistance Payments		\$133,104	\$133,104		\$133,104
97350	HAP Portability-In					
97400	Depreciation Expense	\$56,479		\$56,479		\$56,479
97500	Fraud Losses					
97600	Capital Outlays - Governmental Funds					
97700	Debt Principal Payment - Governmental Funds					
97800	Dwelling Units Rent Expense					
90000	Total Expenses	\$480,345	\$142,085	\$632,430	\$0	\$632,430
10010	Operating Transfer In	\$2,288		\$2,288	-\$2,288	\$0
10020	Operating transfer Out	-\$2,288		-\$2,288	\$2,288	\$0
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	\$0	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$48,162	\$16,562	-\$31,600	\$0	-\$31,600
11020	Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030	Beginning Equity	\$644,881	\$20,134	\$665,015		\$665,015
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0		\$0		\$0
11050	Changes in Compensated Absence Balance					
11060	Changes in Contingent Liability Balance					
11070	Changes in Unrecognized Pension Transition Liability					
11080	Changes in Special Term/Severance Benefits Liability					
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100	Changes in Allowance for Doubtful Accounts - Other					
11170	Administrative Fee Equity		\$27,064	\$27,064		\$27,064

11180 Housing Assistance Payments Equity		\$9,632	\$9,632	\$9,632
11190 Unit Months Available	1104	596	1700	1700
11210 Number of Unit Months Leased	1033	407	1440	1440
11270 Excess Cash	-\$51,805		-\$51,805	-\$51,805
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$18,313		\$18,313	\$18,313
11630 Furniture & Equipment - Dwelling Purchases	\$5,179		\$5,179	\$5,179
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0	\$0
11650 Leasehold Improvements Purchases	\$0		\$0	\$0
11660 Infrastructure Purchases	\$0		\$0	\$0
13510 CFFP Debt Service Payments	\$0		\$0	\$0
13901 Replacement Housing Factor Funds	\$0		\$0	\$0

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2017

NOTE A - Financial Data Schedule:

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format excludes depreciation expense, housing assistance payments and extraordinary maintenance expense from operating activities, includes investment revenue and HUD capital grants in operating activities, and reflects tenant revenue and bad debt expense separately, which differs from the presentation of the financial statements.

OTHER REPORTS

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.
Fredericksburg, IN 47120

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*

Independent Auditor's Report

Board of Commissioners
Bloomfield Housing Authority
100 W Main
Bloomfield, IN

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Bloomfield Housing Authority, as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Bloomfield Housing Authority's basic financial statements and have issued my report thereon dated April 3, 2018.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Bloomfield Housing Authority's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those

provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

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

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana
April 3, 2018

BLOOMFIELD HOUSING AUTHORITY
Bloomfield, Indiana

DECEMBER 31, 2017

SCHEDULE OF FINDINGS AND RESPONSES

PRIOR YEAR FINDINGS

There were no Prior Year matters reported.

CURRENT YEAR FINDINGS

No matters were reported.