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April 30, 2019

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, 2018 to December 31, 2018. 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, 2018 and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts.

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

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

Paul D. Joyce, CPA  
State Examiner

# **BLOOMFIELD HOUSING AUTHORITY**

**AUDITED FINANCIAL STATEMENTS**

**Bloomfield, Indiana**

**December 31, 2018**

*Goldie Roberts*

Certified Public Accountant

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

BLOOMFIELD  
HOUSING AUTHORITY

Bloomfield, Indiana  
December 31, 2018

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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 47424

### 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, 2018, 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, 2018, 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 16, 2019 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 16, 2019

# BLOOMFIELD HOUSING AUTHORITY

Bloomfield, Indiana

## MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2018

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, 2018. 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, 2018

(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, 2018

(Continued)

### Condensed Comparative Financial Statements

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

**Total Assets** for FYE 2018 was \$886,565 and at FYE 2017 the amount was \$699,424. This represents a net increase of \$187,141.

**Current Assets** for FYE 2018 was \$135,179, compared to FYE 2017 of \$119,699 a increase of \$15,480.

**Capital Assets** for FYE 2018 was \$751,386, compared to FYE 2017 of \$579,725 a increase of \$171,661. The change in Capital Assets will be presented in the section of this analysis entitled Analysis of Capital Assets.

**Current Liabilities** for FYE 2018 was \$55,954, FYE 2017 was \$61,869 a decrease of \$5,915.

**Noncurrent Liabilities** for FYE 2018 was \$4,305, for FYE 2017 was \$4,140 for an increase of \$165.

The table on the below illustrates our analysis:

	2018	2017	Net Change
Current Assets	\$ 135,179	\$ 119,699	\$ 15,480
Capital Assets, Net	<u>751,386</u>	<u>579,725</u>	<u>171,661</u>
<b>Total Assets</b>	<u>886,565</u>	<u>699,424</u>	<u>187,141</u>
Current Liabilities	55,954	61,869	(5,915)
Noncurrent Liabilities	<u>4,305</u>	<u>4,140</u>	<u>165</u>
<b>Total Liabilities</b>	<u>60,259</u>	<u>66,009</u>	<u>(5,750)</u>
Unrestricted	74,919	44,058	30,861
Restricted	1	9,632	(9,631)
Investment in Capital Assets	<u>751,386</u>	<u>579,725</u>	<u>171,661</u>
<b>Total Net Position</b>	<u>\$ 826,306</u>	<u>\$ 633,415</u>	<u>\$ 192,891</u>

**BLOOMFIELD HOUSING AUTHORITY**

Bloomfield, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

December 31, 2018

(Continued)

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

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ending 2018 were as follows:

<u>Program</u>	<u>Revenues Generated</u>
Low Income Public Housing	394,813
Section 8 Vouchers	127,333
Capital Fund Program	266,715

Total revenues for Fiscal Year Ending December 31, 2018 were \$788,861 as compared to the total revenues for Fiscal Year Ending December 31, 2017 of \$600,830. Comparatively, Fiscal Year Ending 2018 revenues increased from Fiscal Year Ending 2017 revenues by \$188,031.

	<u>2018</u>	<u>2017</u>	<u>Net Change</u>
Total Tenant Revenue	\$ 274,055	\$ 299,738	\$ (25,683)
HUD Operating Grants	511,618	299,334	212,284
Interest Income	28	26	2
Other Revenue and Fraud Recovery	3,160	1,732	1,428
Total Revenue	<u>\$ 788,861</u>	<u>\$ 600,830</u>	<u>\$ 188,031</u>

*Analysis of Entity Wide Expenditures*

**Total Expenditures** for Fiscal Year Ending December 31, 2018 were \$595,970 as compared to \$632,430 total expenditures for Fiscal Year Ending December 31, 2017. Comparatively, Fiscal Year Ending 2018 expenditures decreased from Fiscal Year Ending 2017 expenditures by \$36,460. Changes by major expense category will be presented below.

**Administrative** expenditures decreased by \$15,445. From FYE 2018 of \$182,666 compared to FYE 2017 of \$198,111. The decreases were primarily due to decrease in employee benefits.

**Tenant Services** expenditures decreased by \$314. From FYE 2018 of \$7,050 compared to FYE 2017 of \$7,364.

**BLOOMFIELD HOUSING AUTHORITY**

Bloomfield, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

December 31, 2018

(Continued)

**Utilities** increased by \$5,219 for 2018 of \$116,863 compared to \$111,644 for 2017. Electric costs increased by \$61, water increased by \$833, and gas increased by \$4,325. Gas charges were the largest increased due to insufficient boiler that has been replaced. Water increase was due to a leak that has been repaired.

**Maintenance** expenditures decreased by \$18,535 from \$77,129 for 2018 and \$95,664 for 2017. The decreases were primarily due lowering the amount of inventory.

**Housing Assistance Payments** decreased by \$12,370 from FYE 2018 of \$120,734 compared to FYE 2017 of \$133,104. Leased units for the Voucher Program decreased by 27 unit months leased.

The table below illustrates our analysis:

	<b>2018</b>	<b>2017</b>	<b>Net Change</b>
	<b>2018</b>	<b>2017</b>	<b>Net Change</b>
Administrative	\$ 182,666	\$ 198,111	\$ (15,445)
Tenant Services	7,050	7,364	(314)
Utilities	116,863	111,644	5,219
Maintenance	77,129	95,664	(18,535)
General Expense	34,417	30,064	4,353
Housing Assistance Payments	120,734	133,104	(12,370)
Depreciation Expense	57,111	56,479	632
<b>Total Expenses</b>	<b>\$ 595,970</b>	<b>\$ 632,430</b>	<b>\$ (36,460)</b>

**BLOOMFIELD HOUSING AUTHORITY**

Bloomfield, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

December 31, 2018

(Continued)

*Housing Authority Budgetary Highlights*

	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Tenant Revenue	\$ 293,549	\$ 274,055	\$ 19,494
HUD Operating Grants	296,167	294,176	1,991
HUD Capital Fund	217,442	217,442	-
Investment Income	15	28	(13)
Other Revenue and Fraud Recovery	16,475	3,160	13,315
<b>Total Revenue</b>	<b>823,648</b>	<b>788,861</b>	<b>34,787</b>
Administrative	186,626	182,666	3,960
Tenant Services	4,700	7,050	(2,350)
Utilities	113,858	116,863	(3,005)
Maintenance	84,272	77,129	7,143
General Expense	24,440	34,417	(9,977)
Housing Assistance Payments	154,113	120,734	33,379
Depreciation Expenses	61,360	57,111	4,249
<b>Total Expenses</b>	<b>629,369</b>	<b>595,970</b>	<b>33,399</b>
<b>Net Income/(Loss)</b>	<b>\$ 194,279</b>	<b>\$ 192,891</b>	<b>\$ 1,388</b>

**ANALYSIS OF CAPITAL ASSET ACTIVITY**

**Buildings & Leasehold Improvements** increased by \$208,588

**Furniture, Equipment & Machinery – Dwelling** same

**Furniture, Equipment & Machinery – Administration** increased by \$20,184

**Accumulated Depreciation** increased by \$57,111

**BLOOMFIELD HOUSING AUTHORITY**

Bloomfield, Indiana

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

December 31, 2018

(Continued)

**ANALYSIS OF CAPITAL ASSET ACTIVITY**

(Continued)

	2018	2017	Net Change
Land	\$ 147,934	\$ 147,934	\$ -
Buildings	5,030,197	4,821,609	208,588
Furniture, Equipment, & Machinery - Dwelling	145,174	145,174	-
Furniture, Equipment, & Machinery - Administrative	265,882	245,698	20,184
Construction in Process	-	-	-
<b>Total Capital Assets</b>	<b>5,589,187</b>	<b>5,360,415</b>	<b>228,772</b>
Accumulated Depreciation	4,837,801	4,780,690	57,111
<b>Net Capital Assets</b>	<b>\$ 751,386</b>	<b>\$ 579,725</b>	<b>\$ 171,661</b>

More detailed information about the Authority's Capital assets is presented in the notes to the Financial Statements.

**Budgetary Analysis**

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

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

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, 2018

ASSETS

Current Assets

Cash	\$	76,163
Restricted cash and cash equivalents		20,260
Accounts receivable, net		10,124
Prepaid expenses		27,341
Inventory		1,291
<b>Current Assets</b>		<u>135,179</u>

Capital Assets

Land and other nondepreciable assets		147,934
Depreciable capital assets, net		603,452
<b>Total Capital Assets</b>		<u>751,386</u>

**TOTAL ASSETS** 886,565

LIABILITIES

Current liabilities

Accounts payable		14,741
Accrued liabilities		13,595
Payable from restricted cash and and cash equivalents:		
Tenants security deposits		20,260
Unearned revenue		7,358
<b>Current liabilities</b>		<u>55,954</u>

**Total Liabilities** 55,954

Noncurrent Liabilities

Accrued compensated absences		4,305
<b>Total Long Term Liabilities</b>		<u>4,305</u>

**Total liabilities** 60,259

NET POSITION

Unrestricted		74,919
Restricted		1
Investment in capital assets		751,386
<b>Total Net Position</b>	\$	<u>826,306</u>

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, 2018

OPERATING REVENUES

Rental income	\$ 274,055
Other income	<u>3,160</u>
<b>TOTAL OPERATING REVENUE</b>	<b><u>277,215</u></b>

OPERATING EXPENSES

Administrative	183,499
Tenant services	7,050
Utilities	116,863
Ordinary maintenance and operation	77,129
General expense	33,584
Housing assistance payments	120,734
Depreciation expense	<u>57,111</u>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>595,970</u></b>

**OPERATING INCOME (LOSS)** **(318,755)**

NONOPERATING REVENUES (EXPENSES)

Federal operating grants	294,176
Interest income	<u>28</u>

**TOTAL NONOPERATING REVENUES (EXPENSES)** **294,204**

CAPITAL CONTRIBUTIONS 217,442

CHANGE IN NET POSITION 192,891

TOTAL NET POSITION - BEGINNING OF YEAR 633,415

TOTAL NET POSITION - END OF YEAR **\$ 826,306**

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, 2018

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants and other deposits	\$	274,870
Payments to vendors		(316,025)
Payments to landlords		(120,734)
Payments to employees		(111,032)
Net Cash Used by Operating Activities		<u>(272,921)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Federal operating grants received		<u>294,176</u>
Net Cash Flows Provided by Noncapital Financing Activities		<u>294,176</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Capital grants received		217,442
Acquisition and construction of capital assets		<u>(228,772)</u>
Net Cash Flows Provided (Used) by Capital and Related Financing Activities		<u>(11,330)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest income		<u>28</u>
Net Cash Provided by Investing Activities		<u>28</u>

Net Increase (Decrease) in Cash and Cash Equivalents		9,953
Cash - Beginning of year		<u>86,470</u>
Cash - End of year	\$	<u><u>96,423</u></u>
Reconciliation of Cash		
Unrestricted	\$	76,163
Restricted		<u>20,260</u>
Total Cash and Cash Equivalents	\$	<u><u>96,423</u></u>

Continued

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(CONTINUED)

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

Operating income (loss)	\$	(318,755)
Adjustments to reconcile net operating income (loss) to net cash Provided by operating activities:		
Depreciation		57,111
Changes in operating assets and liabilities:		
(Increase) Decrease in:		
Accounts receivable		(2,345)
Prepaid expenses		(2,993)
Inventory		(189)
Increase (Decrease) in:		
Accounts payable		896
Accrued liabilities		1,995
Unearned revenue		(8,641)
Net Cash Flows Provided by Operating Activities	\$	<u>(272,921)</u>

The accompanying notes are an integral part of these financial statements

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018

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 political subdivision, 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, a primary government. 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 Authority include the following:

At December 31, 2018, the Housing Authority has 139 units in management.

<u>Project</u>	<u>Units</u>
Voucher	47
Low Income Public Housing	92
Total	<u>139</u>

**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.

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

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

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:

**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 has been omitted because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board. This budget does not represent an 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; therefore, budgetary data and presentation is not required.

**Cash and Cash Equivalents** - Checking accounts consist of Checking deposits and Certificates of Deposits 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 Housing Authority Board takes monthly action as required to write off specific uncollectable accounts receivable balances.

**Prepaid** - Prepays represent payments made to vendors for services that will benefit beyond December 31, 2018.

**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.

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

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

Capital Assets - Capital assets purchased are capitalized 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 \$1,000. 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.

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

<u>Class</u>	<u>Life</u>
Building & Improvements	15-40 years
Maintenance and Office equipment	5-7 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.

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.

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 and unrestricted resources are available for use, it is the Authority's policy to use unrestricted resources first, then restricted resources as they are allowed.

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

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

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.

Income 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.

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, 2018, 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.

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

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

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, 2018, the carrying amount of the Authority's deposits was \$96,423. The bank balances were \$96,423. 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.

Deposits consist of the following:

Checking accounts	\$ <u>96,423</u>
-------------------	------------------

NOTE C - Accounts Receivable:

Accounts receivable at December 31, 2018, consist of the following:

Accounts receivable - other government	\$ 2,494
Fraud Recovery	<u>7,630</u>
Total	<u>\$ 10,124</u>

NOTE D - Prepaid expenses:

Prepaid expenses at December 31, 2018, consist of the following:

Prepaid Insurance and other assets	<u>\$ 27,341</u>
------------------------------------	------------------

NOTE E - Inventory:

Inventory at December 31, 2018, consists of the following:

Inventory	<u>\$ 1,291</u>
-----------	-----------------

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

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, INd

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

**NOTE F - Capital Assets:**

A summary in changes in capital assets is as follows:

	Beginning Balance <u>12/31/17</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	Ending Balance <u>12/31/18</u>
Capital assets, not being depreciated:					
Land	\$ 147,934	\$ 0	\$ 0	\$ 0	\$ 147,934
Construction in Progress	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital Assets, Not being depreciated	<u>147,934</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>147,934</u>
Capital Assets, being depreciated:					
Buildings & Improvements	4,821,609	208,588	0	0	5,030,197
Furniture, Equipment & Machinery	<u>390,872</u>	<u>20,184</u>	<u>0</u>	<u>0</u>	<u>411,056</u>
Total Capital Assets, being depreciated	<u>5,212,481</u>	<u>228,772</u>	<u>0</u>	<u>0</u>	<u>5,441,253</u>
Less Accumulated Depreciation for:					
Buildings & Improvements	(4,468,047)	( 45,632)	0	0	(4,513,679)
Furniture, Equipment and Machinery	<u>( 312,643)</u>	<u>( 11,479)</u>	<u>0</u>	<u>0</u>	<u>( 324,122)</u>
Total Accumulated Depreciation:	<u>(4,780,690)</u>	<u>(57,111)</u>	<u>0</u>	<u>0</u>	<u>(4,837,801)</u>
Total Capital Assets, being depreciated, net	<u>431,791</u>	<u>(171,661)</u>	<u>0</u>	<u>0</u>	<u>603,452</u>
Capital Assets, Net	<u>\$ 579,725</u>	<u>\$ (171,166)</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 751,386</u>

Depreciation expense of \$57,111 was incurred during the year.

**NOTE G - Accounts Payable:**

Accounts payable at December 31, 2018, consist of the following:

Vendors' accounts payable \$ 14,741

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

NOTE H - Accrued Liabilities:

Accrued liabilities at December 31, 2018, consist of the following:

Accrued compensated absences	<u>\$13,595</u>
------------------------------	-----------------

NOTE I - Unearned Revenue:

Unearned Revenue at December 31, 2018, consists of the following:

Prepaid rent	<u>\$ 7,358</u>
--------------	-----------------

NOTE J - Other Noncurrent Liabilities:

Other noncurrent liabilities at December 31, 2018, consist of the following:

Accrued compensated absences:

<u>12/31/17</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/18</u>	<u>Current Portion</u>	<u>Total</u>
\$ 4,140	\$ 0	\$ 0	\$ 4,305	\$ 8,780	<u>\$ 13,085</u>

NOTE K - Federal Operating Grants:

HUD contributed the following operating subsidies approved in the operating budgets under the Annual Contributions Contracts:

Low Rent Public Housing	\$ 119,312
Housing Choice Voucher	125,591
Capital Fund Program	<u>49,273</u>
Total	<u>\$ 294,176</u>

NOTE L - Capital Contributions:

The Authority receives capital grants from HUD for capital fund program improvements. Capital contributions for the fiscal year ended December 31, 2018 were \$217,442.

NOTE M - Commitments and Contingencies:

Litigation: At December 31, 2018, 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. Indianapolis Field Office completed a PIH Compliance Monitoring Review May 15, 2018.

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(Continued)

NOTE M - 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, may constitute a liability of the Authority. The amounts, if any, of expenditures 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 no major construction projects in progress at December 31, 2018. Low Income Public Housing Capital funds are available for modernizing rental units at the project sites. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

NOTE N - 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 O - Economic Dependency:

The Authority receives approximately 65% 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 P - 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 Bloomfield Housing Authority.

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

NOTE Q - 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, 2018  
(Continued)

**NOTE Q - 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 2018 was \$13,622. Total annual payroll expense was \$104,781.

**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 R - Interprogram transfers:**

A summary of interfund transfers during December 31, 2018 are as follows:

	<u>Transfers</u>	<u>Transfers</u>
	<u>In</u>	<u>Out</u>
Low Rent	\$ 49,273	\$ 0
Capital Fund	0	49,273
Total	\$ 49,273	\$ 49,273

**NOTE S - 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 April 16, 2019 (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, 2018

	Annual Contributions Contracts		
	C-603	IN-032	C-603
	Low		
	Income	Section 8	Capital
	Public	Voucher	Fund
	Housing	Program	Programs
<b><u>ASSETS</u></b>			
<b><u>Current Assets</u></b>			
Cash	\$ 43,588	\$ 32,575	\$ 0
Restricted cash and cash equivalents	20,260	0	0
Accounts receivable, net	6,000	4,124	0
Interprogram due from	0	0	0
Prepaid expenses	27,341	0	0
Inventory	1,291	0	0
<b>Current Assets</b>	<b>98,480</b>	<b>36,699</b>	<b>0</b>
<b><u>Capital Assets</u></b>			
Land and other nondepreciable assets	147,934	0	0
Depreciable capital assets, net	603,452	0	0
<b>Total Capital Assets</b>	<b>751,386</b>	<b>0</b>	<b>0</b>
<b>TOTAL ASSETS</b>	<b>849,866</b>	<b>36,699</b>	<b>0</b>
<b><u>LIABILITIES</u></b>			
<b><u>Current liabilities</u></b>			
Accounts payable	14,591	150	0
Accrued liabilities	12,759	836	0
Payable from restricted cash and and cash equivalents:			
Tenants security deposits	20,260	0	0
Interprogram due to	0	0	0
Unearned revenue	7,358	0	0
<b>Current liabilities</b>	<b>54,968</b>	<b>986</b>	<b>0</b>
<b><u>Noncurrent Liabilities</u></b>			
Accrued compensated absences	3,970	335	0
<b>Total Long Term Liabilities</b>	<b>3,970</b>	<b>335</b>	<b>0</b>
<b>Total liabilities</b>	<b>58,938</b>	<b>1,321</b>	<b>0</b>
<b><u>Net Position</u></b>			
Unrestricted	39,542	35,377	0
Restricted	0	1	0
Investment in capital assets	751,386	0	0
<b>Total Net Position</b>	<b>\$ 790,928</b>	<b>\$ 35,378</b>	<b>\$ 0</b>

Total

\$ 76,163  
20,260  
10,124  
0  
27,341  
1,291  
135,179

147,934  
603,452  
751,386

886,565

14,741  
13,595

20,260  
0  
7,358  
55,954

4,305  
4,305  
60,259

74,919  
1  
751,386  
\$ 826,306

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2018

	Annual Contributions Contracts		
	C-603	IN-032	C-603
	Low Income Public Housing	Section 8 Voucher Program	Capital Fund Programs
<b><u>OPERATING REVENUES</u></b>			
Rental income	\$ 274,055	\$ 0	\$ 0
Other income	1,430	1,730	0
<b>TOTAL OPERATING REVENUE</b>	<b>275,485</b>	<b>1,730</b>	<b>0</b>
<b><u>OPERATING EXPENSES</u></b>			
Administrative	175,582	7,917	0
Tenant services	7,050	0	0
Utilities	116,863	0	0
Ordinary maintenance and operation	77,129	0	0
General expense	33,584	0	0
Housing assistance payments	0	120,734	0
Depreciation expense	57,111	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>467,319</b>	<b>128,651</b>	<b>0</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(191,834)</b>	<b>(126,921)</b>	<b>0</b>
<b><u>NONOPERATING REVENUES (EXPENSES)</u></b>			
Federal operating grants	119,312	125,591	49,273
Interest income	16	12	0
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<b>119,328</b>	<b>125,603</b>	<b>49,273</b>
<b>CAPITAL CONTRIBUTIONS</b>	<b>0</b>	<b>0</b>	<b>217,442</b>
<b>CHANGE IN NET POSITION</b>	<b>(72,506)</b>	<b>(1,318)</b>	<b>266,715</b>
<b>TOTAL NET POSITION - BEGINNING OF YEAR, as originally stated</b>	<b>596,719</b>	<b>36,696</b>	<b>0</b>
Equity transfers	266,715	0	(266,715)
<b>TOTAL NET POSTIIION - BEGINNING OF YEAR, as restated</b>	<b>863,434</b>	<b>36,696</b>	<b>(266,715)</b>
<b>TOTAL NET POSITION - END OF YEAR</b>	<b>\$ 790,928</b>	<b>\$ 35,378</b>	<b>\$ 0</b>

Total

\$ 274,055  
3,160

277,215

183,499  
7,050  
116,863  
77,129  
33,584  
120,734  
57,111

595,970

(318,755)

294,176  
28

294,204

217,442

192,891

633,415

0

633,415

\$ 826,306

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS - COMPLETED  
DECEMBER 31, 2018

Annual Contributions Contract C-603

501-18E

1. The Capital Fund Grant Costs are as follows:

Funds Approved	\$	76,450
Funds Expended		<u>76,450</u>
Excess / (Deficiency) of Funds Approved	\$	<u><u>0</u></u>
Funds Advanced	\$	76,450
Funds Expended		<u>76,450</u>
Excess / (Deficiency) of Funds Advanced	\$	<u><u>0</u></u>

2. Costs additions totaling \$ 76,450 were made during the current audit period and, accordingly, were audited by Goldie Roberts, CPA.
3. The total amount of the Capital Fund Grant Costs at December 31, 2018 as shown above are in agreement with the Actual Development Cost Certificate submitted to HUD and approved by HUD.
4. All Capital Fund grant work in connection with the Project has been completed.
5. 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.
6. 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: 12/31/2018

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$36,230	\$32,574	\$68,804		\$68,804
112 Cash - Restricted - Modernization and Development		\$1	\$1		\$1
113 Cash - Other Restricted		\$0	\$0		\$0
114 Cash - Tenant Security Deposits	\$20,260		\$20,260		\$20,260
115 Cash - Restricted for Payment of Current Liabilities	\$7,358	\$0	\$7,358		\$7,358
100 Total Cash	\$63,848	\$32,575	\$96,423		\$96,423
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0		\$0
124 Accounts Receivable - Other Government		\$2,494	\$2,494		\$2,494
125 Accounts Receivable - Miscellaneous	\$0	\$0	\$0		\$0
126 Accounts Receivable - Tenants	\$0		\$0		\$0
126.1 Allowance for Doubtful Accounts - Tenants		\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other		\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery	\$6,000	\$1,630	\$7,630		\$7,630
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0		\$0
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$6,000	\$4,124	\$10,124		\$10,124
131 Investments - Unrestricted					
132 Investments - Restricted		\$0	\$0		\$0
135 Investments - Restricted for Payment of Current Liability		\$0	\$0		\$0
142 Prepaid Expenses and Other Assets	\$27,341		\$27,341		\$27,341
143 Inventories	\$1,291		\$1,291		\$1,291
143.1 Allowance for Obsolete Inventories	\$0		\$0		\$0
144 Inter Program Due From		\$0	\$0		\$0
145 Assets Held for Sale					
150 Total Current Assets	\$98,480	\$36,699	\$135,179		\$135,179
161 Land	\$147,934		\$147,934		\$147,934
162 Buildings	\$5,030,197		\$5,030,197		\$5,030,197
163 Furniture, Equipment & Machinery - Dwellings	\$145,174		\$145,174		\$145,174
164 Furniture, Equipment & Machinery - Administration	\$265,882		\$265,882		\$265,882
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$4,837,801		-\$4,837,801		-\$4,837,801
167 Construction in Progress					
168 Infrastructure					
180 Total Capital Assets, Net of Accumulated Depreciation	\$751,386	\$0	\$751,386		\$751,386
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0		\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0		\$0
173 Grants Receivable - Non Current					
174 Other Assets	\$0	\$0	\$0		\$0
176 Investments in Joint Ventures	\$0	\$0	\$0		\$0
180 Total Non-Current Assets	\$751,386	\$0	\$751,386		\$751,386
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$849,866	\$36,699	\$886,565		\$886,565
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$6,297	\$150	\$6,447		\$6,447
313 Accounts Payable >90 Days Past Due					

321	Accrued Wage/Payroll Taxes Payable	\$4,815		\$4,815	\$4,815
322	Accrued Compensated Absences - Current Portion	\$7,944	\$836	\$8,780	\$8,780
324	Accrued Contingency Liability				
325	Accrued Interest Payable				
331	Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0
332	Account Payable - PHA Projects				
333	Accounts Payable - Other Government				
341	Tenant Security Deposits	\$20,260		\$20,260	\$20,260
342	Unearned Revenue	\$7,358	\$0	\$7,358	\$7,358
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0		\$0	\$0
344	Current Portion of Long-term Debt - Operating Borrowings				
345	Other Current Liabilities				
346	Accrued Liabilities - Other	\$8,294		\$8,294	\$8,294
347	Inter Program - Due To				
348	Loan Liability - Current		\$0	\$0	\$0
310	Total Current Liabilities	\$54,968	\$986	\$55,954	\$55,954
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$0	\$0
352	Long-term Debt, Net of Current - Operating Borrowings				
353	Non-current Liabilities - Other				
354	Accrued Compensated Absences - Non Current	\$3,970	\$335	\$4,305	\$4,305
355	Loan Liability - Non Current	\$0	\$0	\$0	\$0
356	FASB 5 Liabilities				
357	Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0
350	Total Non-Current Liabilities	\$3,970	\$335	\$4,305	\$4,305
300	Total Liabilities	\$58,938	\$1,321	\$60,259	\$60,259
400	Deferred Inflow of Resources				
508.4	Net Investment in Capital Assets	\$751,386		\$751,386	\$751,386
511.4	Restricted Net Position		\$1	\$1	\$1
512.4	Unrestricted Net Position	\$39,542	\$35,377	\$74,919	\$74,919
513	Total Equity - Net Assets / Position	\$790,928	\$35,378	\$826,306	\$826,306
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$849,866	\$36,699	\$886,565	\$886,565

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

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2018

	Project Total	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$243,219		\$243,219		\$243,219
70400 Tenant Revenue - Other	\$30,836		\$30,836		\$30,836
70500 Total Tenant Revenue	\$274,055	\$0	\$274,055	\$0	\$274,055
70600 HUD PHA Operating Grants	\$168,585	\$125,591	\$294,176		\$294,176
70610 Capital Grants	\$217,442		\$217,442		\$217,442
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	\$12	\$28		\$28
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery		\$1,730	\$1,730		\$1,730
71500 Other Revenue	\$1,430		\$1,430		\$1,430
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted		\$0	\$0		\$0
70000 Total Revenue	\$661,528	\$127,333	\$788,861	\$0	\$788,861
91100 Administrative Salaries	\$98,838	\$5,943	\$104,781		\$104,781
91200 Auditing Fees	\$6,394		\$6,394		\$6,394
91300 Management Fee	\$0	\$0	\$0		\$0
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$45,904	\$1,771	\$47,675		\$47,675
91600 Office Expenses	\$8,380		\$8,380		\$8,380
91700 Legal Expense	\$2,573		\$2,573		\$2,573
91800 Travel	\$109		\$109		\$109
91810 Allocated Overhead					
91900 Other	\$12,754		\$12,754		\$12,754
91000 Total Operating - Administrative	\$174,952	\$7,714	\$182,666	\$0	\$182,666
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$7,050		\$7,050		\$7,050
92500 Total Tenant Services	\$7,050	\$0	\$7,050	\$0	\$7,050
93100 Water	\$4,571		\$4,571		\$4,571
93200 Electricity	\$61,200		\$61,200		\$61,200
93300 Gas	\$21,284		\$21,284		\$21,284
93400 Fuel					
93500 Labor					
93600 Sewer	\$29,808		\$29,808		\$29,808
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$116,863	\$0	\$116,863	\$0	\$116,863

94100 Ordinary Maintenance and Operations - Labor	\$6,251		\$6,251		\$6,251
94200 Ordinary Maintenance and Operations - Materials and Other	\$6,110		\$6,110		\$6,110
94300 Ordinary Maintenance and Operations Contracts	\$64,021		\$64,021	\$0	\$64,021
94500 Employee Benefit Contributions - Ordinary Maintenance	\$747		\$747		\$747
94000 Total Maintenance	\$77,129	\$0	\$77,129	\$0	\$77,129
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	\$20,017		\$20,017		\$20,017
96120 Liability Insurance	\$3,667		\$3,667		\$3,667
96130 Workmen's Compensation	\$2,542		\$2,542		\$2,542
96140 All Other Insurance	\$195		\$195		\$195
96100 Total Insurance Premiums	\$26,421	\$0	\$26,421	\$0	\$26,421
96200 Other General Expenses					
96210 Compensated Absences	\$630	\$203	\$833		\$833
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents	\$7,163		\$7,163		\$7,163
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$7,793	\$203	\$7,996	\$0	\$7,996
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)	\$0		\$0		\$0
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$410,208	\$7,917	\$418,125	\$0	\$418,125
97000 Excess of Operating Revenue over Operating Expenses	\$251,320	\$119,416	\$370,736	\$0	\$370,736
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		\$120,734	\$120,734		\$120,734
97350 HAP Portability-In					
97400 Depreciation Expense	\$57,111		\$57,111		\$57,111
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$467,319	\$128,651	\$595,970	\$0	\$595,970
10010 Operating Transfer In	\$49,273		\$49,273	-\$49,273	\$0
10020 Operating transfer Out	-\$49,273		-\$49,273	\$49,273	\$0
10030 Operating Transfers from/to Primary Government	\$0		\$0		\$0
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	\$194,209	-\$1,318	\$192,891	\$0	\$192,891

11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$596,719	\$36,696	\$633,415	\$633,415
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		\$35,377	\$35,377	\$35,377
11180 Housing Assistance Payments Equity		\$1	\$1	\$1
11190 Unit Months Available	1104	600	1704	1704
11210 Number of Unit Months Leased	942	377	1319	1319
11270 Excess Cash	-\$18,737		-\$18,737	-\$18,737
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$186,807		\$186,807	\$186,807
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$41,964		\$41,964	\$41,964
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, 2018

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 47424

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, 2018, 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 16, 2019.

### **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 16, 2019

BLOOMFIELD HOUSING AUTHORITY  
Bloomfield, Indiana

DECEMBER 31, 2018

SCHEDULE OF FINDINGS AND RESPONSES

PRIOR YEAR FINDINGS

There were no Prior Year matters reported.

CURRENT YEAR FINDINGS

No matters were reported.