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February 5, 2020

Board of Directors
Housing Authority of the City of Bloomington
1007 N Summit St
Bloomington, IN 47404

We have reviewed the audit report of the Housing Authority of the City of Bloomington, which was opined upon by Aprio, LLP, Independent Public Accountants, for the period October 1, 2017 to September 30, 2018. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Bloomington, as of September 30, 2018 and the results of its operations for the period then ended, on the basis of accounting described in the report.

The 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

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

YEAR ENDED SEPTEMBER 30, 2018

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

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INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Bloomington, Indiana as of and for the year ended September 30, 2018, and the related notes to the 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 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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, we 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.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of September 30, 2018, and the respective 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

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 7 through 15 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

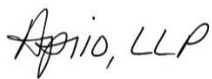
Other Information

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Supplementary data is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for the Department of Housing and Urban Development's information and is not a required part of the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is not a required part of the basic financial statements.

The Financial Data Schedule, the Schedule of Expenditures of Federal Awards and other supplementary data are the responsibility of management and were derived from and relate directly to the underlying accounting data 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 data and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 19, 2019 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



Birmingham, Alabama
April 19, 2019

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

We 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 Authority, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 19, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the 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 our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Authority'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.

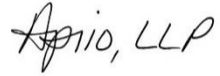
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies*. Given these limitations, during our audit we did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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, slightly slanted style.

Birmingham, Alabama
April 19, 2019

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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

Report on Compliance for the Major Federal Program

We have audited the Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended September 30, 2018. The Authority's major federal program is identified in the Summary of Auditors' Results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the *Uniform Guidance* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of Authority's compliance.

Opinion on the Major Program

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2018.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be *material weaknesses* or *significant deficiencies*. We did not identify any deficiencies in internal control over compliance that we consider to be *material weaknesses*. However, *material weaknesses* may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Aprio, LLP

Birmingham, Alabama
April 19, 2019

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

The Housing Authority of the City of Bloomington's ("the Authority") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

Financial Highlights

- The Authority's net position decreased \$.3 million during 2018. Net Position was \$7.8 million and \$7.5 million for 2017 and 2018, respectively.

- Revenues decreased by \$.6 million during 2018, and were \$11.9 million and \$12.5 million for 2017 and 2018, respectively.

- The total expenses of all Authority programs increased \$.8 million, and were \$12 million and \$12.8 million for 2017 and 2018, respectively.

USING THIS ANNUAL REPORT

The Report includes three major sections, the “Management’s Discussion and Analysis (MD&A)”, “Basic Financial Statements”, and “Other Required Supplementary Information”:

MD&A

*~ MANAGEMENT DISCUSSION
AND ANALYSIS ~*

BASIC FINANCIAL STATEMENTS

*~ AUTHORITY-WIDE FINANCIAL STATEMENTS ~
~ NOTES TO FINANCIAL STATEMENTS ~*

OTHER REQUIRED SUPPLEMENTARY INFORMATION

*~ REQUIRED SUPPLEMENTARY INFORMATION ~
(OTHER THAN MD&A)*

Authority-Wide Financial Statements

Statement of Net Position

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format in which assets and deferred outflows of resources, equal liabilities, deferred inflows of resources and “Net Position”, formerly known as net assets. Assets and liabilities are presented in order of liquidity and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Position (the “Unrestricted Net Position”) is designed to represent the net available liquid (non-capital) assets and deferred outflows of resources, net of liabilities and deferred inflows of resources, for the entire Authority. Net Position (formerly net assets) is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that does not meet the definition of “Net Investment in Capital Assets”, or “Restricted Net Position.”

Statement of Revenues, Expenses, and Changes in Net Position

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the “Change in Net Position”, which is similar to Net Income or Loss.

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, investing activities and from capital and related financing activities.

THE AUTHORITY'S MAIN PROGRAMS

Significant Programs – The focus of the Authority's Financial Statements should be on the significant programs of the Authority. The following are considered significant programs of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to offer housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Programs – In addition to the significant programs above, the Authority also maintains the following programs:

- Central Office Cost Center
- Community Development Block Grant
- Section 8 Moderate Rehabilitation – Single Room Occupancy
- Family Self Sufficiency
- HOME Investment Partnerships Program
- State/Local

AUTHORITY-WIDE STATEMENTS

Condensed Statement of Net Position

The following table reflects the Condensed Statement of Net Position compared to the prior year.

TABLE 1
CONDENSED STATEMENT OF NET POSITION

	<u>2018</u>	<u>2017</u>	<u>Variance</u>
Assets and Deferred Outflows of Resources:			
Current & Restricted Assets	\$ 2,997,363	\$ 3,077,892	\$ (80,529)
Capital Assets	6,345,119	6,699,190	(354,071)
Deferred Outflows of Resources	-	-	-
Total Assets and Deferred Outflows of Resources	\$ 9,342,482	\$ 9,777,082	\$ (434,600)
Liabilities and Deferred Inflows of Resources:			
Current Liabilities	\$ 502,988	\$ 451,445	\$ 51,543
Non-Current Liabilities	1,380,885	1,527,333	(146,448)
Deferred Inflows of Resources	-	-	-
Total Liabilities and Deferred Inflows of Resources	\$ 1,883,873	\$ 1,978,778	\$ (94,905)
Net Position:			
Net Investment in Capital Assets	\$ 5,007,391	\$ 5,154,737	\$ (147,346)
Restricted Net Position	146,331	115,872	30,459
Unrestricted Net Position	2,304,887	2,527,695	(222,808)
Total Net Position	\$ 7,458,609	\$ 7,798,304	\$ (339,695)

Major Factors Affecting the Condensed Statement of Net Position

During 2018 current and restricted assets decreased due mainly to a reduction of grants receivable from HUD, due to the timing of payments received at each respective fiscal year-end. Capital assets decreased due to depreciation exceeding capital expenditures on renovations and improvements. For additional detail see "Capital Assets" in Tables 4 and 5.

Current liabilities increased moderately due primarily to the recognition of a liability due to HUD for excess funding received prior to fiscal year 2018. Non-current liabilities decreased due the extinguishment of capital debt.

Table 2 presents details on the change in Unrestricted Net Position

TABLE 2

CHANGE IN UNRESTRICTED NET POSITION

Unrestricted Net Position, September 30, 2017	\$ 2,527,695
Results of Operations	(606,935)
Principal and Interest Expended on Capital Debt from Operations	(156,103)
Capital Expenditures from Operating Reserves	(26,118)
Investment Income	5,167
Change in Restricted Net Position	(30,459)
Reimbursements to HUD (EPC Subsidies)	(101,819)
Depreciation Expense	<u>693,459</u>
Unrestricted Net Position, September 30, 2018	<u><u>\$ 2,304,887</u></u>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer understanding of the change in financial well-being.

TABLE 3

SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

The following Schedule compares the revenues and expenses for the current and previous fiscal years.

	<u>2018</u>	<u>2017</u>	<u>Variance</u>
Revenues:			
Tenant Rental and Other Revenue	\$ 982,280	\$ 1,006,757	\$ (24,477)
Operating Grants	10,942,280	10,205,160	737,120
Capital Grants	431,789	489,407	(57,618)
Investment Income	5,167	2,787	2,380
Other Revenue	124,366	140,338	(15,972)
Total Revenues	<u>\$ 12,485,882</u>	<u>\$ 11,844,449</u>	<u>\$ 641,433</u>
Expenses:			
Administrative Expenses	\$ 1,213,139	\$ 1,112,718	\$ 100,421
Tenant Services	155,884	188,520	(32,636)
Utilities	455,625	419,852	35,773
Maintenance & Operations	928,595	778,245	150,350
Protective Services	16,800	18,375	(1,575)
General Expense	324,060	374,615	(50,555)
Interest Expense	67,897	72,368	(4,471)
Depreciation	693,459	768,502	(75,043)
Loss on Disposition of Capital Assets	-	21,391	(21,391)
Housing Assistance Payments	8,868,299	8,271,462	596,837
Reimbursements to HUD	101,819	-	101,819
Total Expenses	<u>\$ 12,825,577</u>	<u>\$ 12,026,048</u>	<u>\$ 799,529</u>
Excess (Deficiency) of Revenues Over Expenses	<u>\$ (339,695)</u>	<u>\$ (181,599)</u>	<u>\$ (158,096)</u>

Major Factors Affecting the Schedule of Revenue, Expenses and Changes in Net Position

Operating grants increased due mainly to an increase of subsidies recognized under the Section 8 Housing Choice Voucher Program as a result of increased leasing, and limited housing assistance payment reserves available at the beginning of the fiscal year. Capital grants decreased moderately due to a reduction of modernization and renovation activity on the Authority's Public Housing dwelling properties.

Administrative expenses increased due primarily to an increase of personnel and related costs incurred. Maintenance expenses increased due to elevated external contracting costs incurred for maintenance and repairs. General expenses decreased due mainly to a reduction of tenant bad debt expense recognized during fiscal year 2018. Depreciation expense decreased due to the expiration of the estimated useful lives of assets during fiscal years 2017 and 2018. Housing assistance payments increased due to increased leasing and payment standards. The fiscal year 2018 reimbursements to HUD were reimbursements of Energy Performance Contract (EPC) subsidies determined and agreed to during the fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had \$6.3 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$.4 million from the end of last year.

**TABLE 4
CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)**

	<u>2018</u>	<u>2017</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 934,929	\$ 934,929	\$ -	0%
Buildings and Improvements	17,836,081	17,354,320	481,761	3%
Furniture & Equipment	164,680	164,680	-	0%
Construction in Process	420,244	562,617	(142,373)	-25%
Accumulated Depreciation	<u>(13,010,815)</u>	<u>(12,317,356)</u>	<u>(693,459)</u>	<u>6%</u>
Net Capital Assets	<u>\$ 6,345,119</u>	<u>\$ 6,699,190</u>	<u>\$ (354,071)</u>	<u>-5%</u>

**TABLE 5
CHANGE IN CAPITAL ASSETS**

The following reconciliation summarizes the change in Capital Assets.

Beginning Balance, October 1, 2017	\$ 6,699,190
Additions:	
Capital Fund Program - Improvements	207,989
CDBG Funded Public Housing Improvements	105,281
Other Capital Asset Purchases	26,118
Depreciation Expense	<u>(693,459)</u>
Ending Balance, September 30, 2018	<u>\$ 6,345,119</u>

DEBT OUTSTANDING

As of year-end, the Authority had \$1.3 million in debt (bonds, notes, etc.) outstanding.

TABLE 6

OUTSTANDING DEBT, AT YEAR-END

<u>Debt</u>	<u>2018</u>	<u>2017</u>
CFFP Loan Payable	\$ 1,181,168	\$ 1,299,687
Energy Performance Contract - Capital Debt	<u>156,560</u>	<u>244,766</u>
Total	<u><u>\$ 1,337,728</u></u>	<u><u>\$ 1,544,453</u></u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is the Executive Director. Specific requests may be submitted to the Housing Authority of the City of Bloomington, 1007 North Summit, Bloomington, Indiana 47404.

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

ASSETS AND DEFERRED
OUTFLOWS OF RESOURCES

	Enterprise Fund
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 1,803,123
Tenants Accounts Receivable (Net)	16,699
Accounts Receivable - Other	32,330
Accrued Interest Receivable	288
Investments	676,441
Prepaid Costs	44,785
Inventory	34,131
Total Current Assets	<u>2,607,797</u>
<u>Restricted Assets</u>	
Cash and Cash Equivalents	<u>389,566</u>
Total Restricted Assets	<u>389,566</u>
<u>Capital Assets</u>	
Land	934,929
Buildings and Improvements	17,836,081
Furniture & Equipment	164,680
Construction in Progress	420,244
	<u>19,355,934</u>
(Less): Accumulated Depreciation	<u>(13,010,815)</u>
Net Capital Assets	<u>6,345,119</u>
Total Assets	<u>9,342,482</u>
Deferred Outflows of Resources	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 9,342,482</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

**LIABILITIES, DEFERRED INFLOWS OF
RESOURCES AND NET POSITION**

	Enterprise Fund
<u>Current Liabilities</u>	
Accounts Payable	\$ 81,291
Accrued Wages and Payroll Taxes	23,187
Accrued Compensated Absences	66,595
Accounts Payable - HUD	29,954
Tenant Security Deposits	59,336
Unearned Revenue	16,172
Current Portion of Capital Debt	216,453
Other Current Liabilities	10,000
Total Current Liabilities	<u>502,988</u>
 <u>Long Term Liabilities</u>	
Long Term Capital Debt	1,121,275
FSS Escrow Liability	243,235
Accrued Compensated Absences	16,375
Total Long Term Liabilities	<u>1,380,885</u>
 Total Liabilities	<u>1,883,873</u>
 Deferred Inflows of Resources	<u>-</u>
 Total Liabilities and Deferred Inflows of Resources	<u>1,883,873</u>
 <u>Net Position</u>	
Net Investment in Capital Assets	5,007,391
Restricted Net Position	146,331
Unrestricted Net Position	2,304,887
Total Net Position	<u>7,458,609</u>
 Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 9,342,482</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	Enterprise Fund
<u>Operating Revenues</u>	
Dwelling Rent	\$ 982,280
Operating Grants	10,942,280
Other Revenue	124,366
Total Operating Revenues	<u>12,048,926</u>
<u>Operating Expenses</u>	
Administrative	1,213,139
Tenant Services	155,884
Utilities	455,625
Maintenance and Operations	928,595
Protective Services	16,800
General Expense	324,060
Housing Assistance Payments	8,868,299
Depreciation	693,459
Total Operating Expenses	<u>12,655,861</u>
Operating Income (Loss)	<u>(606,935)</u>
<u>Non-Operating Revenues (Expenses)</u>	
Investment Income	5,167
Interest Expense	(67,897)
Reimbursements to HUD	(101,819)
Total Non-Operating Rev/(Exp)	<u>(164,549)</u>
Increase (decrease) before Capital Contributions	<u>(771,484)</u>
Capital Contributions	<u>431,789</u>
Increase (Decrease) in Net Position	(339,695)
Net Position, Beginning	<u>7,798,304</u>
Net Position, Ending	<u>\$ 7,458,609</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	Enterprise Fund
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 898,969
Cash Received from Operating Grants	11,097,285
Cash Received from Other Sources	167,815
Cash Payments for Salaries and Benefits	(1,372,004)
Cash Payments to Vendors and Landlords	(10,443,342)
Net cash provided (used) by operating activities	<u>348,723</u>
<u>Cash flows from non-capital financing activities:</u>	
EPC Subsidy Reimbursements to HUD	(55,547)
Net cash provided (used) by noncapital financing activities	<u>(55,547)</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	431,789
Capital Outlay	(339,388)
Principal and Interest paid on Capital Debt	(274,622)
Net cash provided (used) by capital & related financing activities	<u>(182,221)</u>
<u>Cash flows from investing activities:</u>	
Interest earned from cash and cash equivalents	4,967
Investment in Certificates of Deposit	(3,144)
Net cash provided (used) by investing activities	<u>1,823</u>
Net increase in cash and cash equivalents	112,778
Total cash and cash equivalents, beginning of year	<u>2,079,911</u>
Total cash and cash equivalents, end of year	<u>\$ 2,192,689</u>
 <u>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</u>	
Operating Income (Loss)	\$ (606,935)
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	693,459
Bad Debt Expense (Tenants)	80,985
Change in Tenant Accounts Receivable	(78,818)
Change in Accounts Receivable/Payable - Grants	155,005
Change in Other Accounts Receivable	(18,034)
Change in Prepaid Costs and Inventory	41,195
Change in Accounts Payable - Operating	1,986
Change in Accrued Expenses	22,890
Change in Deferred Revenue - Tenant	(4,493)
Change in Security and Escrow Deposits Held	61,483
Net cash provided (used) by operating activities	<u>\$ 348,723</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138 and GASB Statement 63.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "Enterprise Fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded when are incurred. This required the Housing Authority to account for operations 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.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as applicable pronouncements issued by the Financial Accounting Standards Board.

Cash and Investments

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required. The Authority's investments consist of certificates of deposit.

Accounts Receivable

Tenant accounts receivables total \$30,112 and are reported net of an allowance for doubtful accounts of \$13,413. Other receivables consist of fraud recovery receivables due from Section 8 Housing Choice Voucher Program participants in the amount of \$89,450, reported net of an allowance for doubtful accounts of \$57,120.

Prepaid Items and Inventory

Prepaid items and inventory consist of payments made to vendors for services and materials that will benefit future periods.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings and Improvements	15 - 40 years
Furniture fixtures and equipment	5 - 7 years

Authority management has assessed the carrying values of capital asset balances as of September 30, 2018, and as of April 19, 2019. No significant capital asset value impairments exist as of the noted dates.

PILOT Agreement

The Authority has entered into a Payment-in-Lieu of Taxes (PILOT) Agreement with the City of Bloomington, whereby the Authority agrees to pay a negotiated sum in lieu of local real property taxes. However, the City has waived the Authority's PILOT applicable to fiscal year 2017, and Authority management is anticipating that the fiscal year 2018 PILOT, estimated at \$35,365, will be waived as well. Therefore, the Authority has not accrued a PILOT liability as of September 30, 2018 on its Statement of Net Position.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue. As of September 30, 2018, the Authority's unearned revenue balance consists of tenant rent prepayments.

Deferred Outflows and Inflows of Resources

A Deferred Outflow of Resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a Deferred Inflow of Resources is an acquisition of assets by the Authority that is applicable to a future reporting period. As of September 30, 2018, the Authority did not have any Deferred Outflows or Inflows of Resources.

Revenue Accounting Policies

Dwelling rent income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue. These financial statements do not contain material inter-program revenues and expenses for internal activity. The policy is to eliminate any material inter-program revenues and expenses for these financial statements.

Indirect Costs Recovery

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority was established by the City of Bloomington pursuant to the laws of the State of Indiana to provide assisted housing for qualified individuals. An independent Board of Commissioners, appointed by the Mayor, is responsible for the activities of the Authority. The Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners, funded primarily by the U.S. Department of Housing and Urban Development (HUD) based upon performance funding and program and capital grants. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no component units. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk – The Authority’s policy is to limit credit risk by adherence to the list of HUD-permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Authority’s formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally-insured investments.

The Housing Authority’s cash and cash equivalents consist of funds held in interest bearing checking accounts totaling \$2,191,939. Investments consist of certificates of deposit totaling \$676,441, yielding interest at varying rates up to .50%. The remaining \$750 is held in the form of petty cash or a change fund. Deposits with financial institutions are secured as follows:

	<u>Per General Ledger</u>	<u>Bank Deposits</u>
Insured by FDIC	\$ 843,600	\$ 843,600
Public Funds collateralized by the State of Indiana Public Deposit Fund	<u>2,024,780</u>	<u>2,135,057</u>
	<u>\$ 2,868,380</u>	<u>\$ 2,978,657</u>

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE D - CONTRACTUAL COMMITMENTS

The Authority's outstanding contractual commitment as of September 30, 2018, consisted of a \$14,760 architecture and engineering contract.

NOTE E - SIGNIFICANT ESTIMATES

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, compensated absences to be utilized or paid, and the realizable value of inventory and receivables. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTE F - CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE G - RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

NOTE H - INTER-PROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed. Balances due for such charges are reflected in the Inter-Program Due to/Due from account balances. Inter-programs at the fiscal year end consisted of the following:

Central Office Cost Center	\$	12,386
Family Self Sufficiency Program		(8,948)
HOME Investment Partnerships		(3,438)
		<hr/>
	\$	-

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE I – DEFINED CONTRIBUTION RETIREMENT PLAN

The Authority provides retirement benefits for all of its eligible full-time employees through a defined contribution plan, known as the Housing Authority of the City of Bloomington Retirement Plan. The plan is administered by One American (American United Life). In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority contributes 10% of the eligible employees' base salary and employees are not required to contribute to the plan. Contributions and allocated investment earnings are fully vested after 5 years of continuous service. During 2018, the Authority made the required contributions in the amount of \$93,821, and there were no unpaid pension liabilities outstanding at September 30, 2018.

The Authority also provides a 457 Deferred Compensation Plan and a Roth Individual Retirement Account (IRA) for eligible full-time employees. During the fiscal year, employees contributed \$4,940 to the 457 Deferred Compensation Plan and \$0 to the Roth IRA.

The Authority does not provide any other post-employment benefit plans.

NOTE J – COMPENSATED ABSENCES

Employees earn vacation and sick time annually, in varying amounts depending on tenure with the Authority. The Authority's policy allows employees to accumulate and carry-over up to one year of earned vacation. Additionally, employees are permitted to accumulate up to 420 hours of sick leave. This policy also allows for payment of accrued vacation and sick leave upon termination, with certain limitations and specified exceptions. The Authority's leave liability accrual is divided and reported between current and non-current liabilities in the Statement of Net Position.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE K – LONG TERM DEBT

In September of 2006, the Authority obtained a loan from Fannie Mae in the amount of \$2,275,000. The loan was issued to finance significant renovations to two of the Authority’s public housing properties. Monthly principal and interest payments of \$14,813 are paid out of the Authority’s Capital Fund Program. The loan bears interest at a rate of 4.75% and matures in February of 2025. The Authority has pledged a first priority security interest in the applicable Capital Fund Program grant funds to secure the loan. Interest expense incurred on the loan during the fiscal year was \$59,240. The outstanding principal balance as of September 30, 2018 was \$1,181,168. Future projected debt service requirements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Balance Due</u>
2018	\$ 124,338	\$ 53,422	\$ 1,056,830
2019	130,374	47,385	926,456
2020	136,704	41,056	789,752
2021	143,340	34,419	646,412
2022	150,299	27,460	496,113
2023 - 2025	496,113	26,328	-
	<u>\$ 1,181,168</u>	<u>\$ 230,070</u>	<u>\$ -</u>

In December of 2007, the Authority obtained financing in the amount of \$876,894 under a lease purchase agreement from All Points Public Funding, LLC, to fund the installation & maintenance of energy efficient equipment and fixtures in the Authority’s public housing units. The agreement bears interest at a rate of 4.42%. Monthly principal and interest payments of \$8,097 are payable through August of 2020. The agreement is secured by the equipment and fixtures. Interest expense incurred under the agreement during the fiscal year was \$8,657. The principal balance at September 30, 2018 was \$156,560. Future projected debt service requirements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Balance Due</u>
2019	\$ 92,115	\$ 5,049	\$ 64,445
2020	64,445	1,072	-
	<u>\$ 156,560</u>	<u>\$ 6,121</u>	<u>\$ -</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE K – LONG TERM DEBT - CONTINUED

A summary of long-term liabilities as of September 30, 2018, is as follows:

	<u>October 1,</u> <u>2017 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>September 30,</u> <u>2018 Balance</u>	<u>Due Within</u> <u>One Year</u>
CFFP Loan Payable	\$ 1,299,687	\$ -	\$ 118,519	\$ 1,181,168	\$ 124,338
EPC Lease Purchase Agreement	244,766	-	88,206	156,560	92,115
Compensated Absences	55,494	106,742	79,266	82,970	66,595
FSS Escrow Liability	184,821	58,414	-	243,235	-
Less: Current portion	<u>(257,435)</u>			<u>(283,048)</u>	
Long Term Liabilities	<u>\$ 1,527,333</u>	<u>\$ 165,156</u>	<u>\$ 285,991</u>	<u>\$ 1,380,885</u>	<u>\$ 283,048</u>

NOTE L – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE M – RESTRICTED CASH AND RESTRICTED NET POSITION

The Authority's restricted cash consists of the following as of the end of the fiscal year:

Held for Housing Assistance Payments	\$ 52,731
Debt Service Reserves	93,600
FSS Escrow Funds	<u>243,235</u>
Total Restricted Cash	<u>\$ 389,566</u>

There is no off-setting liability for funds held for housing assistance payments and debt service reserves. Therefore, \$146,331 is reported as Restricted Net Position in the Statement of Net Position.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE N – CAPITAL ASSETS

A summary of Capital Assets balances as of September 30, 2018, is as follows:

	PUBLIC HOUSING & CFP	SECTION 8 HOUSING CHOICE VOUCHER	COCC	TOTAL
Land	\$ 899,869	\$ -	\$ 35,060	\$ 934,929
Building and Improvements	17,688,047	-	148,034	17,836,081
Furniture, Fixtures and Equipment	49,127	35,321	80,232	164,680
Construction in Process	420,244	-	-	420,244
Less Accumulated Depreciation	<u>(12,777,877)</u>	<u>(35,321)</u>	<u>(197,617)</u>	<u>(13,010,815)</u>
Total Capital Assets	<u>\$ 6,279,410</u>	<u>\$ -</u>	<u>\$ 65,709</u>	<u>\$ 6,345,119</u>

A summary of Capital Assets activity for the fiscal year ended September 30, 2018, is as follows:

	October 1, 2017 Balance	Additions	Transfers & Deletions	September 30, 2018 Balance
Land	\$ 934,929	\$ -	\$ -	\$ 934,929
Construction in Process	<u>562,617</u>	<u>339,388</u>	<u>(481,761)</u>	<u>420,244</u>
Total Assets not being depreciated	1,497,546	339,388	(481,761)	1,355,173
Buildings and Improvements	17,354,320	-	481,761	17,836,081
Furniture and Equipment	<u>164,680</u>	<u>-</u>	<u>-</u>	<u>164,680</u>
Total Capital Assets	19,016,546	339,388	-	19,355,934
Less Accumulated Depreciation				
Buildings and Improvements	(12,169,796)	(680,975)	-	(12,850,771)
Furniture and Equipment	<u>(147,560)</u>	<u>(12,484)</u>	<u>-</u>	<u>(160,044)</u>
Net Book Value	<u>\$ 6,699,190</u>	<u>\$ (354,071)</u>	<u>\$ -</u>	<u>\$ 6,345,119</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE O – REIMBURSEMENTS TO HUD

During a fiscal year Review HUD performed on the Authority's Energy Performance Contract (EPC), it was determined that the Authority was over-subsidized with respect to its EPC. Upon completion of the Review, HUD and the Authority executed a Repayment Agreement in May of 2018, in which the Authority was to reimburse HUD in the amount of \$101,819 during fiscal years 2018 and 2019.

NOTE P – SUBSEQUENT EVENTS

In preparing the financial statements, management evaluated subsequent events through April 19, 2019, the date the financial statements were available to be issued.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
 STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM
 FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	IN36P02250116
Funds Approved	\$ 476,877
Funds Expended	476,877
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 476,877
Funds Expended	476,877
Excess of Funds Advanced	<u>\$ -</u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All Modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2018

EXPENDITURES

Community Development Block Grant - Passed through the City of Bloomington Total CFDA Number 14.218	<u>\$ 105,281</u>
HOME Investment Partnerships Total CFDA Number 14.239	<u>13,016</u>
Section 8 Moderate Rehabilitation - SRO Total CFDA Number 14.249	<u>26,983</u>
Low Rent Public Housing Expenditures Total CFDA Number 14.850a	<u>1,167,419</u>
Section 8 Housing Choice Voucher Program Total CFDA Number 14.871	<u>9,485,623</u>
Public Housing Capital Fund Program Total CFDA Number 14.872	<u>440,664</u>
Resident Opportunity and Supportive Services Total CFDA Number 14.870	<u>46,159</u>
PIH Family Self Sufficiency Program Total CFDA Number 14.896	<u>87,958</u>
TOTAL HUD EXPENDITURES	<u>1,801,322</u>
TOTAL FEDERAL EXPENDITURES	<u>\$ 11,373,103</u>

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2018. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The Authority has elected not to use the 10% *De Minimus Indirect Cost Rate* allowed under the Uniform Guidance.

Housing Authority of the City of Bloomington (IN022)

BLOOMINGTON, IN

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
111 Cash - Unrestricted	\$ 363,956	\$ -	\$ -	\$ 246,738	\$ 22,811	\$ -	\$ 34	\$ 831,385	\$ -	\$ 1,464,924
112 Cash - Restricted - Modernization and Development	93,600	-	-	-	-	-	-	-	-	93,600
113 Cash - Other Restricted	-	-	-	295,966	-	-	-	-	-	295,966
114 Cash - Tenant Security Deposits	59,336	-	-	-	-	-	-	-	-	59,336
115 Cash - Restricted for Payment of Current Liabilities	278,863	-	-	-	-	-	-	-	-	278,863
100 Total Cash	\$ 795,755	\$ -	\$ -	\$ 542,704	\$ 22,811	\$ -	\$ 34	\$ 831,385	\$ -	\$ 2,192,689
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	3,932	8,948	-	-	-	3,438	-	-	(16,318)	-
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-	-	-	-
126 Accounts Receivable - Tenants	30,112	-	-	-	-	-	-	-	-	30,112
126.1 Allowance for Doubtful Accounts - Tenants	(13,413)	-	-	-	-	-	-	-	-	(13,413)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	89,450	-	-	-	-	-	89,450
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	(57,120)	-	-	-	-	-	(57,120)
129 Accrued Interest Receivable	168	-	-	120	-	-	-	-	-	288
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 20,799	\$ 8,948	\$ -	\$ 32,450	\$ -	\$ 3,438	\$ -	\$ -	\$ (16,318)	\$ 49,317
131 Investments - Unrestricted	367,804	-	-	308,637	-	-	-	-	-	676,441
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	36,229	-	-	5,511	-	-	-	3,046	-	44,785
143 Inventories	34,131	-	-	-	-	-	-	-	-	34,131
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-	12,386	(12,386)	-
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-
150 Total Current Assets	\$ 1,254,717	\$ 8,948	\$ -	\$ 889,302	\$ 22,811	\$ 3,438	\$ 34	\$ 846,817	\$ (28,704)	\$ 2,997,363
161 Land	899,869	-	-	-	-	-	-	35,060	-	934,929
162 Buildings	17,688,047	-	-	-	-	-	-	148,034	-	17,836,081
163 Furniture, Equipment & Machinery - Dwellings	3,280	-	-	-	-	-	-	-	-	3,280
164 Furniture, Equipment & Machinery - Administration	45,847	-	-	35,321	-	-	-	80,232	-	161,400
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-
166 Accumulated Depreciation	(12,777,877)	-	-	(35,321)	-	-	-	(197,617)	-	(13,010,815)
167 Construction in Progress	420,244	-	-	-	-	-	-	-	-	420,244
168 Infrastructure	-	-	-	-	-	-	-	-	-	-

Housing Authority of the City of Bloomington (IN022)

BLOOMINGTON, IN

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 6,279,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,709	\$ -	\$ 6,345,119
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	\$ 6,279,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,709	\$ -	\$ 6,345,119
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 7,534,127	\$ 8,948	\$ -	\$ 889,302	\$ 22,811	\$ 3,438	\$ 34	\$ 912,526	\$ (28,704)	\$ 9,342,482
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	35,584	-	-	713	-	-	-	17,114	-	53,411
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	8,931	-	-	7,365	-	-	-	6,891	-	23,187
322 Accrued Compensated Absences - Current Portion	28,409	-	-	19,091	-	-	-	19,095	-	66,595
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	46,272	-	-	-	-	-	-	-	(16,318)	29,954
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	59,336	-	-	-	-	-	-	-	-	59,336
342 Unearned Revenue	16,138	-	-	-	-	-	34	-	-	16,172
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	216,453	-	-	-	-	-	-	-	-	216,453
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	-	-	-	-	-	-	-	10,000	-	10,000
346 Accrued Liabilities - Other	27,880	-	-	-	-	-	-	-	-	27,880
347 Inter Program - Due To	-	8,948	-	-	-	3,438	-	-	(12,386)	-
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	\$ 439,003	\$ 8,948	\$ -	\$ 27,169	\$ -	\$ 3,438	\$ 34	\$ 53,100	\$ (28,704)	\$ 502,988
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	1,121,275	-	-	-	-	-	-	-	-	1,121,275
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	-	-	243,235	-	-	-	-	-	243,235

Housing Authority of the City of Bloomington (IN022)

BLOOMINGTON, IN

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
354 Accrued Compensated Absences - Non Current	6,947	-	-	3,150	-	-	-	6,278	-	16,375
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 1,128,222	\$ -	\$ -	\$ 246,385	\$ -	\$ -	\$ -	\$ 6,278	\$ -	\$ 1,380,885
300 Total Liabilities	\$ 1,567,225	\$ 8,948	\$ -	\$ 273,554	\$ -	\$ 3,438	\$ 34	\$ 59,378	\$ (28,704)	\$ 1,883,873
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	4,941,682	-	-	-	-	-	-	65,709	-	5,007,391
511.4 Restricted Net Position	93,600	-	-	52,731	-	-	-	-	-	146,331
512.4 Unrestricted Net Position	931,620	-	-	563,017	22,811	-	-	787,439	-	2,304,887
513 Total Equity - Net Assets / Position	\$ 5,966,902	\$ -	\$ -	\$ 615,748	\$ 22,811	\$ -	\$ -	\$ 853,148	\$ -	\$ 7,458,609
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 7,534,127	\$ 8,948	\$ -	\$ 889,302	\$ 22,811	\$ 3,438	\$ 34	\$ 912,526	\$ (28,704)	\$ 9,342,482

Housing Authority of the City of Bloomington (IN022)
 BLOOMINGTON, IN

Entity Wide Revenue and Expense Summary

Fiscal Year
 End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
70300 Net Tenant Rental Revenue	\$ 814,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814,528
70400 Tenant Revenue - Other	167,752	-	-	-	-	-	-	-	-	167,752
70500 Total Tenant Revenue	\$ 982,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982,280
70600 HUD PHA Operating Grants	1,281,575	134,117	-	9,485,623	26,983	13,016	-	-	-	10,941,314
70610 Capital Grants	326,508	-	105,281	-	-	-	-	-	-	431,789
70710 Management Fee	-	-	-	-	-	-	-	467,533	(467,533)	-
70720 Asset Management Fee	-	-	-	-	-	-	-	25,247	(25,247)	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	150,938	(150,938)	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70700 Total Fee Revenue	\$ 1,608,083	\$ 134,117	\$ 105,281	\$ 9,485,623	\$ 26,983	\$ 13,016	\$ -	\$ 643,718	\$ (643,718)	\$ 11,373,103
70800 Other Government Grants	-	-	-	-	-	-	966	-	-	966
71100 Investment Income - Unrestricted	2,402	-	-	2,323	-	-	-	255	-	4,980
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	99,978	-	-	-	-	-	99,978
71500 Other Revenue	25,374	-	-	13,218	-	-	-	5,796	(20,000)	24,388
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-
72000 Investment Income - Restricted	187	-	-	-	-	-	-	-	-	187
70000 Total Revenue	\$ 2,618,326	\$ 134,117	\$ 105,281	\$ 9,601,142	\$ 26,983	\$ 13,016	\$ 966	\$ 649,769	\$ (663,718)	\$ 12,485,882
91100 Administrative Salaries	163,984	-	-	216,716	6,941	-	-	263,994	-	651,635
91200 Auditing Fees	7,012	-	-	5,298	-	-	-	3,272	-	15,582
91300 Management Fee	270,109	-	-	197,424	-	-	-	-	(467,533)	-
91310 Book-keeping Fee	27,548	-	-	123,390	-	-	-	-	(150,938)	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	66,042	-	-	92,051	681	-	-	92,626	-	251,400
91600 Office Expenses	49,182	-	-	42,256	-	-	-	104,775	(20,000)	176,213
91700 Legal Expense	4,848	-	-	1,782	-	-	-	1,459	-	8,089
91800 Travel	3,342	-	-	536	-	-	-	4,603	-	8,481
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	19,114	-	-	6,675	-	-	966	74,984	-	101,739
91000 Total Operating - Administrative	\$ 611,181	\$ -	\$ -	\$ 686,128	\$ 7,622	\$ -	\$ 966	\$ 545,713	\$ (638,471)	\$ 1,213,139
92000 Asset Management Fee	\$ 25,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,247)	\$ -
92100 Tenant Services - Salaries	-	124,125	-	-	-	-	-	-	-	124,125
92200 Relocation Costs	1,220	-	-	-	-	-	-	-	-	1,220

Housing Authority of the City of Bloomington (IN022)

BLOOMINGTON, IN

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
92300 Employee Benefit Contributions - Tenant Services										
92400 Tenant Services - Other	7,073	9,992	-	-	-	-	-	13,474	-	30,539
92500 Total Tenant Services	\$ 8,293	\$ 134,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,474	\$ -	\$ 155,884
93100 Water	63,320	-	-	-	-	-	-	-	-	63,320
93200 Electricity	216,510	-	-	-	-	-	-	-	-	216,510
93300 Gas	83,512	-	-	-	-	-	-	-	-	83,512
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	92,283	-	-	-	-	-	-	-	-	92,283
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-	-	-
93000 Total Utilities	\$ 455,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,625
94100 Ordinary Maintenance and Operations - Labor	186,948	-	-	-	-	-	-	-	-	186,948
94200 Ordinary Maintenance and Operations - Materials and Other	189,292	-	-	947	-	-	-	-	-	190,239
94300 Ordinary Maintenance and Operations Contracts	419,291	-	-	-	-	-	-	58,073	-	477,364
94500 Employee Benefit Contributions - Ordinary Maintenance	74,044	-	-	-	-	-	-	-	-	74,044
94000 Total Maintenance	\$ 869,575	\$ -	\$ -	\$ 947	\$ -	\$ -	\$ -	\$ 58,073	\$ -	\$ 928,595
95100 Protective Services - Labor	-	-	-	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	16,800	-	-	-	-	-	-	-	-	16,800
95300 Protective Services - Other	-	-	-	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	\$ 16,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800
96110 Property Insurance	78,608	-	-	-	-	-	-	-	-	78,608
96120 Liability Insurance	7,373	-	-	4,256	-	-	-	3,008	-	14,637
96130 Workmen's Compensation	9,242	-	-	3,899	-	-	-	3,442	-	16,583
96140 All Other Insurance	3,184	-	-	2,044	-	-	-	1,207	-	6,435
96100 Total Insurance Premiums	\$ 98,407	\$ -	\$ -	\$ 10,199	\$ -	\$ -	\$ -	\$ 7,657	\$ -	\$ 116,263
96200 Other General Expenses	5,428	-	-	4,642	-	-	-	10,000	-	20,070
96210 Compensated Absences	43,296	-	-	32,904	-	-	-	30,542	-	106,742
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	66,230	-	-	14,755	-	-	-	-	-	80,985
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	-

Housing Authority of the City of Bloomington (IN022)
 BLOOMINGTON, IN
 Entity Wide Revenue and Expense Summary

Fiscal Year
 End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 114,954	\$ -	\$ -	\$ 52,301	\$ -	\$ -	\$ -	\$ 40,542	\$ -	\$ 207,797
96710 Interest of Mortgage (or Bonds) Payable	67,897	-	-	-	-	-	-	-	-	67,897
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	\$ 67,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,897
96900 Total Operating Expenses	\$ 2,267,978	\$ 134,117	\$ -	\$ 749,575	\$ 7,622	\$ -	\$ 966	\$ 665,459	\$ (663,718)	\$ 3,162,000
97000 Excess of Operating Revenue over Operating Expenses	\$ 350,347	\$ -	\$ 105,281	\$ 8,851,567	\$ 19,361	\$ 13,016	\$ -	\$ (15,690)	\$ -	\$ 9,323,882
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	8,836,859	18,424	13,016	-	-	-	8,868,299
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	-
97400 Depreciation Expense	690,033	-	-	127	-	-	-	3,299	-	693,459
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-	-	-
90000 Total Expenses	\$ 2,958,012	\$ 134,117	\$ -	\$ 9,586,561	\$ 26,046	\$ 13,016	\$ 966	\$ 668,758	\$ (663,718)	\$ 12,723,758
10010 Operating Transfer In	5,386	-	-	-	-	-	-	-	(5,386)	-
10020 Operating transfer Out	(5,386)	-	-	-	-	-	-	-	5,386	-
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)	(101,819)	-	-	-	-	-	-	-	-	(101,819)
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)	\$ (101,819)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (101,819)

Housing Authority of the City of Bloomington (IN022)

BLOOMINGTON, IN

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2018

	Project Total	14.870/14.896 Family Self Sufficiency	14.218 Community Development Block Grants/Entitlement Grants	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.239 HOME Investment Partnerships Program	2 State/Local	COCC	ELIM	Total Enterprise Fund
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (441,505)	\$ -	\$ 105,281	\$ 14,581	\$ 937	\$ -	\$ -	\$ (18,989)	\$ -	\$ (339,695)
11020 Required Annual Debt Principal Payments	\$ 118,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,519
11030 Beginning Equity	\$ 6,303,126	\$ -	\$ -	\$ 601,167	\$ 21,874	\$ -	\$ -	\$ 872,137	\$ -	\$ 7,798,304
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	105,281	-	(105,281)	-	-	-	-	-	-	-
11170 Administrative Fee Equity	\$ -	\$ -	\$ -	\$ 563,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563,017
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ 52,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,731
11190 Unit Months Available	3,720	-	-	16,368	144	-	-	-	-	20,232
11210 Number of Unit Months Leased	3,675	-	-	16,452	122	-	-	-	-	20,249
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	207,989	-	-	-	-	-	-	-	-	207,989
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	177,759	-	-	-	-	-	-	-	-	177,759
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2018

Section I: Summary of Auditors' Results:

FINANCIAL STATEMENTS

Type of auditors' report issued: Unmodified

Internal Control over financial reporting:

Are material weaknesses identified? Yes No

Are significant deficiencies that are not considered to be material weaknesses identified? Yes None Reported

Is noncompliance that could have a material effect on the financial statements identified? Yes No

FEDERAL AWARDS

Internal control over major programs:

Are material weaknesses identified? Yes No

Are significant deficiencies that are not considered to be material weaknesses identified? Yes None Reported

Type of report issued on compliance with requirements applicable to each major program: Unmodified

Are there any audit findings that are required to be reported in accordance with 2 CFR Section 200.516(a) of the Uniform Guidance? Yes No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Section 8 Housing Choice Voucher Program	14.871

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Is the auditee identified as a low-risk auditee? Yes No

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2018

Section II: Financial Statement Findings:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None

Section III: Federal Award Findings and Questioned Costs:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None