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December 18, 2020

Board of Directors
Fort Wayne Housing Authority
7315 Hanna Street
Fort Wayne, IN 46816

We have reviewed the audit report of Fort Wayne Housing Authority, which was opined upon by Velma Butler & Company, LTD, Independent Public Accountants, for the period July 1, 2018 to June 30, 2019. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Fort Wayne Housing Authority, as of June 30, 2019 and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

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

Paul D. Joyce, CPA
State Examiner

FORT WAYNE HOUSING AUTHORITY

**INDEPENDENT AUDITOR'S REPORT,
FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION
FOR THE YEAR ENDED
JUNE 30, 2019,
INCLUDING SINGLE AUDIT REPORTS
AND SUMMARY OF AUDITORS' RESULTS**

FORT WAYNE HOUSING AUTHORITY (FWHA)

TABLE OF CONTENTS

	<u>EXHIBIT</u>	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT		1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS		4-10
BASIC FINANCIAL STATEMENTS:		
Statement of Net Position – Enterprise Funds	A	11
Statement of Revenues, Expenses, and Change in Net position–Enterprise Funds	B	12
Statement of Cash Flows - All Enterprise Funds - All Fund Types and Account Groups	C	13
Notes to the Financial Statements		14-27
SUPPLEMENTAL INFORMATION:		
Statement of Net Position – Programs	D	28
Statement of Revenues, Expenses, and Change in Net position – Programs	E	29
Schedule of Expenditures of Federal Awards		30
Notes to the Schedule of Expenditures of Federal Awards	F	31
Financial Data Schedules – Audited REAC Submittal		32-36
Statement of Capital Fund Costs – Uncompleted	G	37
Statement of Capital Fund Costs – Completed	H	38
SINGLE AUDIT REPORTS:		
Report on Internal Control Over Financial Reporting and on Compliance And Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		39-40
Report on Compliance for Each Major Federal Program; Report on Internal Control over Compliance; Report on Schedule of Federal Expenditures Of Federal Awards Required by Uniform Guidance		41-43
SCHEDULE OF FINDINGS AND QUESTIONED COSTS:		
Summary of Auditor’s Results		44
Schedule of Findings and Questioned Costs - Current Year		45
Schedule of Findings and Questioned Costs - Prior Year		46
Statement of Compliance with Section 8 Management Assessment Program		47
Statement of Compliance with Public Housing Assessment System Program		48

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Fort Wayne
Fort Wayne, IN 46816

U.S. Department of Housing and Urban
Development, Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

Report on the Financial Statements

We have audited the accompanying financial statements of the primary government business type activities and the discretely presented component unit of the Housing Authority of the City of Fort Wayne (Authority), for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents. We did not audit the financial statements of the discretely presented component unit for the year ended December 31, 2018. These financial statements were audited by other auditors, whose report dated March 22, 2019, express an unmodified opinion, and our opinion, in so far as it relates to the amounts included for the discretely presented component unit of the Authority, is based on the report of other auditors.

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

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

An audit 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 of assessments, the auditor considers internal control relevant to the entity'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 entity'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 opinions.

Opinions

In our opinion, based on our audit and the audit report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government and the discretely presented component unit of the Authority, as of June 30, 2019, and the respective changes in financial position and where applicable, 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 4 through 10 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 conducted for the purpose for forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanied financial data schedules and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the other information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The accompanying supplementary information such as financial data schedules and schedule of expenditures of federal awards is the responsibility of management and was derived from the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional

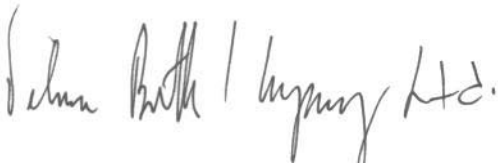
procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 10, 2020 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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 the Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Authority's 2018 financial statements, and we expressed an unmodified opinion on those audited financial statements dated January 9, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2018, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Velma Butler & Company, Ltd.
Chicago, Illinois

January 10, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

FORT WAYNE HOUSING AUTHORITY (FWHA)
7315 Hanna Street
Fort Wayne, IN 46816
PHONE (260)267-9300 FAX (260) 267-9305

To the Board of Commissioners
Housing Authority of the City of Fort Wayne, Indiana
Fort Wayne, IN 46816

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Housing Authority of the City of Fort Wayne, Indiana (Authority) annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year that ended on June 30, 2019. The management's discussion and analysis includes information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by the Authority. It focuses on analysis of the financial statements and the improvements in the Authority's management.

We are pleased to submit the financial statements of the Authority for the year ended June 30, 2018. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority's financial affairs have been included in the footnotes accompanying the general purpose financial statements. The purpose of the financial statements is to provide complete and accurate financial information that complies with reporting requirements of the U.S. Department of Housing and Urban Development ("HUD") and the Governmental Accounting Standards Board. The Authority's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to government units.

FINANCIAL HIGHLIGHTS

- Total assets were \$24.1 million at June 30, 2019, and decreased by \$1 million from \$25.1 million at June 30, 2018, mainly due to changes capital assets.
- Net capital assets were \$17.3 million at June 30, 2019, and had a decrease of approximately \$1.2 million from \$18.5 million at June 30, 2018. This was primarily due to depreciation of capital assets.
- Total liabilities decreased by \$43 thousand or 0.6 percent to \$7.2 million at June 30, 2019 from 7.2 million at June 30, 2018.

- Total net position was \$16.9 million at June 30, 2019, a decrease of about approximately \$1 million from prior year balance of \$17.9 million. This was due to primarily decreases in capital assets.
- Total revenue was \$23.9 million at June 30, 2019, an increase of approximately \$608 thousand from the June 30, 2018, balance of \$23.3 million. The increase was primarily due to an increase from tenant rents and operating subsidies.
- Total expenses decreased by \$207 thousand to \$24.9 million at June 30, 2019 from \$25.1 million at June 30, 2018. The decrease was mostly in HAP expenses.

USING THIS REPORT

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

The *Statement of Net Position* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating, or otherwise changing in a dramatic manner.

The *Statement of Revenues, Expenses, and Changes in Net Position* presents information detailing how the Authority's net position changed during the fiscal year. All changes in the net position are reported as soon as the underlying event given rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and capital and related financing activities.

These financial statements report on the functions of the Authority that are principally supported by intergovernmental revenues. The Authority's function is to provide decent, safe, and sanitary housing to low-income and special needs populations, which is primarily funded with grant revenues received from the U.S. Department of Housing and Urban Development (HUD).

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are presented as an enterprise fund whose operations include the low rent, housing choice voucher programs, various other programs, a blended component unit and a discretely presented component unit.

Fund Financial Statements are groupings of accounts used to maintain control over resources segregated for specific activities or objectives. The Authority, like other state, local, or quasi-

governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority's funds only consisted of a *Proprietary Fund*.

The Authority's *Proprietary Fund* is comprised of enterprise funds with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. Since the Authority maintains its activities in enterprise funds, its Proprietary Fund financial statements provide information about the activities of the Authority as a whole.

Low-Rent Public Housing - Under the Low Rent Housing Program, the Authority rents units it owns to low-income families. The Low Rent Public Housing Program is operated under an annual contribution contract (ACC) with HUD, and HUD provides an operating subsidy to enable the Authority to provide housing at a rent that is based upon 30% of a family's adjusted gross household income. Additionally, the Authority receives various State and Local grants that are used to improve the quality of the housing offered.

Capital Fund Program (CFP) - The Low Rent Public Housing Program also includes the CFP, which is the primary funding source for physical management improvements to the Authority's properties. CFP funding is based on a formula allocation that takes into consideration the size and age of the authorities housing stock.

Section 8 Housing Choice Vouchers - The Housing Choice Voucher is the federal government's programs for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The programs are administered locally by public housing authorities (PHAs). The PHAs receive funds from HUD to administer the programs. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Various Other Grant Programs - The Authority participates in Resident Opportunity for Self Sufficiency (ROSS) and receives Local funding, which assists the needs of the residents.

Component Units - The Authority has oversight responsibility including financial accountability, appointment of voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the Authority includes all component units of which the Authority appointed a voting majority of the units' board; the Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists.

Blended Component Units - Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the Authority's Board of Commissioners of the component unit provides services entirely to the Authority.

These component units' funds are blended into those of the Authority's by appropriate activity type to compose the primary government presentation. The Authority has included as a

blended component unit the activity for Housing Opportunities Program, Inc. (HOP) and Southside Senior Villas, LLC. HOP is a non-profit development corporation whose mission is to promote home ownership among participants. Southside Senior Villas, LLC is a limited liability company organized and has ownership of the project, Southside Senior Villas. These entities are blended component units because the authority owns 100 percent of both entities.

Discretely Presented Component Units - Discretely presented component units are separate legal entities that meet the component unit criteria described above, but do not meet the criteria for blending. The Authority has included as a discretely presented component unit the activity for Brooklyn Manor, L.P. This entity is shown as a discretely presented component unit because the Authority is financially accountable for it, but does not have the same or substantially the same governing body over the entity. HOP serves as one of the developers for the project. The Authority serves as the property manager for the project.

Additionally, the Authority is required to undergo an annual single audit as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Information related to this single audit, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings and questioned costs.

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position

Net position represents the difference between total assets and total liabilities.

	<u>2019</u>	<u>2018</u>	<u>Change</u>	<u>Percent of Change</u>
Current Assets	\$ 6,711	\$ 6,558	\$ 153	2.3%
Capital Assets	17,305	18,506	(1,201)	-6.5%
Other Non-Current Assets	79	82	(3)	-3.7%
Total Assets	<u>\$ 24,095</u>	<u>\$ 25,146</u>	<u>\$ (1,051)</u>	-4.2%
Current Liabilities	\$ 1,120	\$ 935	\$ 185	19.8%
Notes Payable - Long-Term	5,591	5,893	(302)	-5.1%
Other Non Current Liabilities	488	414	74	17.9%
Total Liabilities	<u>7,199</u>	<u>7,242</u>	<u>(43)</u>	-0.6%
Invested in Capital Assets, Net	11,443	12,337	(894)	-7.2%
Unrestricted	4,978	5,265	(287)	-5.5%
Restricted	475	302	173	57.3%
Total Net Position	<u>16,896</u>	<u>17,904</u>	<u>(1,008)</u>	-5.6%
Total Liab. and Net Position	<u>\$ 24,095</u>	<u>\$ 25,146</u>	<u>\$ (1,051)</u>	-4.2%

As shown in Table 1, the Authority's total net position at June 30, 2019 was approximately \$16.9 million, or a 4.2 percent decrease from the June 30, 2018 balance of \$17.9 million.

Capital Assets

Capital assets decreased by \$1 million from \$19.5 million to \$18.5 million, as shown in the table below:

Table 2
Fort Wayne Housing Authority's Capital Assets

	June 30, 2018	Additions and Transfers in	June 30, 2019
Land	\$ 1,999,297	\$ 34,620	\$ 2,033,917
Building & Improvements	57,250,930	409,262	57,660,192
Furniture and Equipment	3,220,945	48,471	3,269,416
Construction in Progress	912,208	(378,059)	534,149
(Less) Accumulated Depr.	(44,877,719)	(1,315,295)	(46,193,014)
Total Capital Assets	\$ 18,505,661	\$ (1,201,001)	\$ 17,304,660

Depreciation expense was \$1,355,038. Construction in progress totaled \$534,149 and capital additions were \$154,037. Disposals totaled \$39,743 in 2019, which is the difference in accumulated depreciation.

Revenues

As shown in Table 3, the Authority's total operating revenues increased to \$23.5 million by \$776 thousand or 3.4 percent for the year ended June 30, 2019.

Table 3
Change in Fort Wayne Housing Authority's Net Position
(in thousands)

Description	2019	2018	Change	Percent of Change
Operating Revenue	\$ 23,549	\$ 22,773	\$ 776	3.4%
Non-Operating Revenue	363	531	(168)	-31.6%
Total Revenue	23,912	23,304	608	2.6%
Operating Expenses	23,566	23,612	(46)	-0.2%
Depreciation	1,355	1,516	(161)	-10.6%
Total Expenses	24,921	25,128	(207)	-0.8%
Change in Net Position	(1,009)	(1,824)	815	-44.7%
Beginning Net Position	17,905	19,434	(1,529)	-7.9%
Prior Period Adjustment		295	(295)	
Ending Net Position	\$ 16,896	\$ 17,905	\$ (1,009)	-5.6%

Expenses

Total expenses, including depreciation, increased by \$1.4 million or 5.7 percent for a total balance of \$25.1 million for the year ended June 30, 2018. Changes are shown below in Table 4:

Table 4
Fort Wayne Housing Authority's Operating Expenses
(in thousands)

Description	2019	2018	Change	Percent of Change
Administrative Expenses	\$ 3,819	\$ 3,441	\$ 378	11.0%
Tenant Services	330	275	55	20.0%
Utilities Expenses	660	651	9	1.4%
Ordinary Maintenance	1,440	1,490	(50)	-3.4%
Protective Services	260	251	9	3.6%
Insurance Expense	342	314	28	8.9%
General Expenses	250	266	(16)	-6.0%
Housing Assistance Payments	15,791	16,189	(398)	-2.5%
Bad Debt	395	409	(14)	-3.4%
Interest Expense	261	275	(14)	-5.1%
Extra-Ordinary Maintenance	18	48	(30)	-62.5%
Casualty Losses noncapitalized	-	3	(3)	
Depreciation Expense	1,355	1,516	(161)	-10.6%
Total Operating Expenses	\$ 24,921	\$ 25,128	\$ (207)	-0.8%

Expenses primarily increased in housing assistance payments and bad debt.

Notes Payable

The Authority has five notes payable to various financial institutions totaling \$5,861,566. All notes require principal and interest payments and are secured by a mortgage on the property. Current portion of notes total \$270,633 and long term portion totals \$5,590,933. The notes mature in range from 2024 to 2049. The Authority maintains escrow deposits for repairs related to the notes.

Additional information can be found in the Notes to Financial Statements.

BUDGETARY CONTROL

For the operating budget, management submits a proposed budget for revenues and expenses for all programs, functions, activities, or objectives for the following fiscal year to the governing body ("Board"). The Board reviews, approves and adopts the budget. Operating monies are determined by rents and operating subsidies provided by HUD, as established by Congress. The operating subsidy is dependent on the availability of federal funds.

The Authority prepares annual five year budgets for its capital grants and project budget for other grants. Capital project budgets are approved and are adopted for five years by the Board and HUD based on Federal funding. They are then annualized to strengthen monitoring and completion benchmarks. Budgeted and actual costs are compared to the five year plan and are monitored by the Authority and HUD. Line item variances are resolved and approved by HUD.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This Authority's financial report is designed to provide a general overview of the Authority's finances for all those with an interest and to demonstrate the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Carolyn Nichter, Fiscal Services Director, the Housing Authority of the City of Fort Wayne, 7315 Hanna St., Fort Wayne, IN 46816 or call (260) 267-9300.

FINANCIAL STATEMENTS

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF NET POSITION
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
JUNE 30, 2019 (WITH COMPARATIVE TOTALS FOR JUNE 30 2018)

EXHIBIT A

	Primary Government	Discretely Presented Component Unit	2019 TOTAL	2018 TOTAL
ASSETS				
Cash and Cash Equivalents	\$ 3,342,911	\$ 72,960	\$ 3,415,871	\$ 3,926,787
Cash and Cash Equivalents - Restricted	613,343	331,171	944,514	698,880
Accounts Receivable (net allowances)	853,270	2,731	856,001	490,190
Investments	749,556		749,556	716,527
Investments - Restricted	307,879		307,879	302,450
Prepaid, Deposits and Escrows	349,786	8,284	358,070	347,257
Inventory (net allowances)	68,237	10,546	78,783	76,429
TOTAL CURRENT ASSETS	6,284,982	425,692	6,710,674	6,558,520
Land	1,684,413	349,504	2,033,917	1,999,297
Building and Improvements	53,925,817	3,734,375	57,660,192	57,250,930
Furniture and Equipment	3,127,060	142,356	3,269,416	3,220,945
Construction in Progress	534,149		534,149	912,208
Accumulated Depreciation	(44,747,487)	(1,445,527)	(46,193,014)	(44,877,719)
Total Capital Assets	14,523,952	2,780,708	17,304,660	18,505,661
Other Assets		79,361	79,361	81,985
TOTAL NON-CURRENT ASSETS	14,523,952	2,860,069	17,384,021	18,587,646
TOTAL ASSETS	\$ 20,808,934	\$ 3,285,761	\$ 24,094,695	\$ 25,146,166
LIABILITIES AND NET POSITION				
Accounts Payable	\$ 597,325	\$ 151,051	\$ 748,376	\$ 396,679
Accrued Liabilities - Current	53,473	8,126	61,599	204,124
Notes Payable - Current	270,633	-	270,633	276,296
Prepaid Rents	39,240	445	39,685	58,305
TOTAL CURRENT LIABILITIES	960,671	159,622	1,120,293	935,404
Accrued Liabilities - Non-Current	147,230		147,230	146,832
Notes Payable - Non-Current	4,371,622	1,219,311	5,590,933	5,892,566
FSS Escrow - Non-Current	340,632		340,632	266,778
TOTAL NON-CURRENT LIABILITIES	4,859,484	1,219,311	6,078,795	6,306,176
TOTAL LIABILITIES	5,820,155	1,378,933	7,199,088	7,241,580
Invested in Capital Assets	9,881,697	1,561,397	11,443,094	12,336,799
Unrestricted Net Position	4,631,671	345,431	4,977,102	5,265,337
Restricted Net Position	475,411		475,411	302,450
TOTAL NET POSITION	14,988,779	1,906,828	16,895,607	17,904,586
TOTAL LIABILITIES AND NET POSITION	\$ 20,808,934	\$ 3,285,761	\$ 24,094,695	\$ 25,146,166

See accompanying notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2019 (WITH COMPARATIVE TOTALS FOR JUNE 30 2018) **EXHIBIT B**

	Primary Government	Discretely Presented Component Unit	2019 TOTAL	2018 TOTAL
OPERATING REVENUES				
Net Tenant Rental Revenue	\$ 1,869,917	\$ 302,223	\$ 2,172,140	\$ 2,085,498
HUD Operating Grants	20,624,053		20,624,053	20,374,972
Other Income	752,719	120	752,839	312,622
TOTAL OPERATING REVENUES	23,246,689	302,343	23,549,032	22,773,092
OPERATING EXPENSES				
Administrative Expenses	3,738,432	80,824	3,819,256	3,441,137
Tenant Services	329,689		329,689	274,661
Utilities Expense	634,185	26,134	660,319	651,543
Ordinary Maintenance and Materials	1,387,796	51,781	1,439,577	1,489,614
Protective Services	259,045	840	259,885	250,634
Insurance Expense	314,605	27,260	341,865	313,698
General Expenses	218,583	31,751	250,334	266,658
Housing Assistance Payments	15,790,758		15,790,758	16,189,315
Bad Debt	394,573		394,573	408,575
Interest Expense	210,328	51,228	261,556	275,571
Extraordinary Maintenance	18,030		18,030	47,742
Casualty Losses noncapitalized	447		447	2,665
Depreciation Expense	1,249,293	105,745	1,355,038	1,515,853
TOTAL OPERATING EXPENSES	24,545,764	375,563	24,921,327	25,127,666
OPERATING INCOME (LOSS)	(1,299,075)	(73,220)	(1,372,295)	(2,354,574)
NON-OPERATING REVENUES (EXPENSES)				
Interest	56,109	2,354	58,463	35,583
INCOME BEFORE OTHER REVENUES (EXPENSES)	56,109	2,354	58,463	35,583
CAPITAL GRANTS AND TRANSFERS				
Capital Grants	304,855		304,855	495,021
Transfer In / (Out)			-	-
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	304,855	-	304,855	495,021
CHANGE IN NET POSITION	(938,111)	(70,866)	(1,008,977)	(1,823,970)
NET POSITION AT BEGINNING OF PERIOD	15,926,890	1,977,694	17,904,584	19,728,554
PRIOR PERIOD ADJUSTMENT	-		-	294,614
NET POSITION AT END OF PERIOD	\$ 14,988,779	\$ 1,906,828	\$ 16,895,607	\$ 17,904,584

See accompanying notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF CASH FLOWS
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2019 (WITH COMPARATIVE TOTALS FOR JUNE 30 2018) EXHIBIT C

	2019 Total	2018 Total
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants and Others	\$ 23,185,714	\$ 22,242,488
Payments to Employees	(1,784,844)	(2,180,334)
Payments to Vendors and Suppliers	(21,532,301)	(20,820,082)
Net Cash Provided by Operating Activities	(131,431)	(757,928)
CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/Decrease in Investments	(38,458)	(8,137)
Interest Income	58,463	35,583
Net Cash (Used In) Provided by Investing Activities	20,005	27,446
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES		
Capital Grants	304,855	495,021
(Purchase) / Sale of Capital Assets	(151,415)	(441,255)
(Payments) / Advances on Notes Payable	(307,296)	(326,371)
Net Cash (Used In) Provided by Capital and Related Activities	(153,856)	(272,605)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(265,282)	(1,003,087)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FISCAL YEAR	4,625,667	5,628,754
CASH AND CASH EQUIVALENTS AT END OF FISCAL YEAR	\$ 4,360,385	\$ 4,625,667
June 30 Cash and Cash Equivalents		
Unrestricted Cash and Cash Equivalents	\$ 3,415,871	\$ 3,926,787
Restricted Cash and Cash Equivalents - Current	816,152	432,102
Restricted Cash and Cash Equivalents - Non-Current	128,362	266,778
Cash and Cash Equivalents at end of Fiscal Year	\$ 4,360,385	\$ 4,625,667
Reconciliation of Operating Loss to Net Cash (Used) / Provided by Operating Activities		
Operating Income/(Loss)	\$ (1,372,295)	\$ (2,354,574)
Adjustments To Reconcile		
Depreciation	1,355,038	1,515,853
Change in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	(365,811)	113,035
(Increase)/Decrease in Material Inventory	(2,354)	(12,962)
(Increase)/Decrease in Prepaid Expenses and Deposits	(10,813)	(20,915)
Increase/(Decrease) in Accounts Payable	351,697	68,212
Increase/(Decrease) in Accrued Liabilities	(142,127)	(24,027)
Increase/(Decrease) in FSS Escrow	73,854	(48,782)
Increase/(Decrease) in Prepaid Rents	(18,620)	6,232
Net Cash Provided by Operating Activities	\$ (131,431)	\$ (757,928)
SUPPLEMENTAL DISCLOSURES OF NONCASH ACTIVITIES		
Interest Paid During the Year	\$ 261,556	\$ 275,571

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Note 1 - Summary Of Significant Accounting Policies

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America, as applicable to governmental units.

A. Organization and Program Description

The Housing Authority of the City of Fort Wayne (the Authority) was established by the City of Fort Wayne pursuant to laws of the State of Indiana to transact business and to have powers as defined therein. The Authority is not a component unit of the City, but was established to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other applicable Federal Agencies.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering housing programs under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with local housing authorities and to provide funds to assist the Public Housing Authorities (PHAs) in financing the acquisition, construction, and/or leasing of housing units; to make housing assistance payments; and to make annual contributions (subsidies) to PHAs for the purpose of maintaining the low rent character of the local housing program.

The Authority is governed by a Board of Commissioners appointed by the office of the Mayor, and has governance responsibilities over all activities related to all housing activities within the City. The Board of Commissioners has decision making authority and the power to designate management. The Authority's Board elects its own chairperson and each member can only be removed for cause.

As required by accounting principles generally accepted in the United States of America, the accompanying financial statements present the various program activities of the Authority. The Authority's assets, liabilities and results of operations are segregated into public housing and grant programs as follows:

Low Rent Housing - The low rent housing program provides subsidized housing to low income residents. The Authority is the owner of public housing units located throughout the city. The Authority receives revenue from dwelling rental income and operating subsidies and capital repair funds from HUD. "Capital Funds," provided by HUD, are used to improve the physical condition, management and operation of existing public housing developments. The low rent housing program is reported as an enterprise fund.

Section 8 Housing Choice Voucher Program - The Authority participates in the Housing Choice Voucher Program. This program is designed to provide privately owned, decent, safe and sanitary housing to low income families. The Authority provides assistance to low income persons seeking decent, safe and sanitary housing by subsidizing rents between such persons and owners of existing private housing. Under the program, the Authority enters into housing

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

assistance payment contracts with eligible landlords. To fund the program, the Authority enters into annual contribution contracts with HUD for the receipt of rental subsidies. The Housing Choice Voucher program is also reported as an enterprise fund.

Various Other Grant Programs - The Authority participates in Resident Opportunity for Self Sufficiency (ROSS) and receives Local funding, which assists the needs of the residents.

B. Reporting Entity

The reporting entity for the Authority includes its Enterprises Funds. The Authority is a separate governmental entity created for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low income and elderly persons. Most funding is provided by the United States Department of Housing and Urban Development (HUD). All funds and programs are included in these statements.

Component Units

Blended Component Units -The Authority owns 100 percent of the Housing Opportunities Program, Inc. (HOP) and Southside Senior Villas, LLC (SSV). The Authority included these companies as blended component units in the Basic Financial Statements. The Authority and its component units have substantively the same governing body criterion and (1) financial burden and benefit relationships, (2) the Authority has operational responsibilities for activities of the component, or (3) the component units provide services almost entirely for the benefit of the Authority.

The Authority has included these companies as blended component units the activities of the Housing Opportunities Program, Inc. (HOP) and Southside Senior Villas, LLC. HOP is a non-profit development corporation whose mission is to promote home ownership among participants.

Southside Senior Villas, LLC is a limited liability company which owns the Southside Senior Villas project. The Authority owns 100 percent of both entities.

Discretely Presented Component Units - Discretely presented component units are separate legal entities that meet the component unit criteria described above, but do not meet the criteria for blending because it does not have substantively the same Board. The Authority includes the Brooklyn Manor, L.P., a discretely presented component unit.

The Authority's discretely presented component unit has a fiscal year end of December 31, 2017, and is audited by another accounting firm. The financials from that audit report are relied on for this reporting period.

*Financial statements for the component units may be obtained from the Fiscal Services Director of the Fort Wayne Housing Authority, at their office at 7315 Hanna St., Fort Wayne, Indiana, 46816.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The accounts of the Authority are organized and operated on the basis of fund accounts. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounts segregate funds according to their intended purpose and are used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

Enterprise Funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time they are incurred. All assets and liabilities associated with the operation of these funds are included on the balance sheet.

D. Fund Accounting

Accounts are organized on the basis of funds. Each fund represents a separate program with a separate set of self-balancing accounts. All funds are reported as enterprise funds and are grouped as follows:

- PHA-Owned Housing consists of HUD-financed public housing owned by the Authority. Individual funds account for activities of the low-rent housing program, each capital fund phase, and the central office cost center. The funds are collectively as low rent housing.
- Section 8 Program consists of HUD payment of rents for tenants in privately owned housing and fees to the housing authority for operating the program. An individual fund is use for the Housing Choice Voucher Program.
- Various other programs which the Authority operates, including Residential Opportunity and Self Sufficiency, blended component units, and other various state and local programs are accounted for in individual funds.
- Component unit funds consist of the financing activities of the construction of mixed income housing units and the issuance of bonds to develop affordable housing.

Proprietary Funds - The Authority's operations are accounted for in a single *Enterprise Fund*. Enterprise Funds account for those operations that are financed and operated in a manner similar to private business or where the Authority has decided that the determination of revenues earned, costs incurred and/or net income are necessary for management accountability.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Management's Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - Cash and cash equivalents are defined as short-term, highly liquid investments that are both: readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. This includes all demand deposits, saving accounts and certificates of deposits or short-term investments with a maturity date of three months or less. Restricted assets include cash legally restricted as to their use. The primary restricted assets are related to the low rent, housing opportunity program, component unit and housing choice voucher program for various funds restricted for tenants. The housing choice voucher program has additional restricted funds for future housing assistance payments.

Investments - Investments are stated at fair value in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* and GASB Statement No. 40 *Deposit and Investment Risk Disclosures*. Federal statutes authorize investment of excess federal funds in instruments guaranteed by the federal government. The Authority has adopted this policy for all invested funds, whether or not they are federal funds. GASB Statement No. 40 requires general disclosures by investment type with disclosures of the specific risks to which those investments are exposed. Investments exposed to credit risk, custodial credit risk, concentration of credit risk (5% of total net position), interest rate risk, and foreign currency risk must be disclosed, and the government reporting unit is required to describe their deposit or investment policies (or the lack of a policy) that relate to the risks stated above, if they are subject to them.

Credit risk is the risk of loss attributed to the magnitude of an agency's investment in a single user. All investments are insured by governmental securities or registered and held by the Authority or its agent in the Authority's name. The Authority does not have a policy limiting its exposure to concentrations of credit risk.

Credit risk is also the risk that an issuer or other counterparty to a debt investment will not fulfill its obligation. The Authority's statement of investment objectives and guidelines states that investments in non-convertible fixed-income securities other than short-term securities will be restricted to issues with a maximum fixed or expected average maturity of ten years and will be made primarily in (1) securities issued or guaranteed by the U.S. government or its agencies (2) marketable issues of non-nuclear utility companies rated at the time of purchase within the three highest grades assigned by Moody's Investor Services, Inc (Aaa, Aa or A) or by Standard & Poor's (AAA, AA or A) and (3) bond mutual funds which invest primarily in bonds with rating of A and higher.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Foreign currency risk is the risk that changes in the exchange rates will adversely affect the fair value of an investment. The Authority does not have a policy limiting its exposure to foreign currency risks.

Receivables - Receivables consist of all revenues earned at year-end but not yet received. Allowances for uncollectible receivables are based on historical trends and periodic aging of receivables.

Inter-program Due to/from - During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the fund balance sheet.

Inventories - Inventories are valued at average cost and cost of expendable supplies held for consumption. The cost of inventories are recorded as expenditures when consumed, rather than when purchased.

Risk Management - The Authority is exposed to various risks of loss related to tort; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority manages these various risks of loss with the following insurance coverage: worker's compensation, property and equipment, liability, flood and automobile. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

Capital Assets - Capital Assets consist of assets purchased or acquired at a cost of \$5,000 or greater. All capital assets are stated at historical costs or estimated historical cost if actual cost is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Capital assets are depreciated using straight-line method of depreciation over their estimated useful lives as follows:

Building	40 years
Building Improvements	7 - 40 years
Furniture, Equipment & Machinery	3 - 10 years

Compensated Absences - The Authority allows regular full-time employees to accumulate the following compensated absences.

Unused vacation leave is paid upon termination. The liability for these compensated absences is recorded as short-term and long-term liabilities based on historical trends.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Regular full-time employees are advanced a total of six (6) personal/sick day per year, beginning January 1st of each year. Employees hired after January 1st, whether full time or part time, accrue at a rate of .02307 hours per pay period from the beginning date of employment until January 1st of the next year.

Employees who accumulate sick leave up to 1,000 hours and 10 years of service and retire or is voluntarily terminated will be paid 1 hour for every 3 hours of leave accumulated. Employee with less than 1,000 hours will be paid \$1 for each accumulated hour.

No employee has reached the 1,000 hour limit, therefore no liability is recorded for accumulating rights of the employees to receive sick pay benefits.

Net Position - Net position is comprised of three categories: (1) net investment in capital assets, (2) restricted net position, and (3) unrestricted net position. Each component of net position is reported separately on the statement of net position.

(1) Investment in capital assets, net of related debt - The component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unspent proceeds, that is directly attributable to the acquisition, construction or improvement of these capital assets.

(2) Restricted - the component of net position that reports the amount of revenue from a federal or state award for service programs in excess of expenditures. These funds are restricted for the use of the related federal or state program.

(3) Unrestricted - The difference between the assets and liabilities that is not reported in the net position invested in capital, net of related debt or net position restricted for federal and state programs.

It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

Fair Value - GASB Statement No. 72, Fair Value Measurement and Application, is effective for periods beginning after June 15 2015, with earlier application encouraged. This Statement should improve financial reporting by clarifying the definition of fair value for financial reporting purposes. This Statement requires disclosures to be made about fair value measurements, the level of fair value hierarchy and valuation techniques. The disclosures should be organized by type asset or liability reported at fair value. The Authority's implementation did not have a material impact on the financial statements as a result of this pronouncement.

Pension - The Authority has established a 457(b) deferred compensation plan for its employees in accordance with Internal Revenue Code Section 501. The plan is administrated by a private administrator. All contributions are immediately vested. For calendar year 2019, salary deferral could not exceed \$18,500.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Operating Revenues and Expenses - Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents and subsidies received from HUD or other grantor agencies, and are recorded as operating revenue on the Statement of Revenues, Expenses, and Change in Net Position. Capital grant funds are recorded as capital grants.

Operating expenses include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Concentration of Risk - During the year ended June 30, 2019, the Authority received approximately 87 percent of its revenue from HUD.

Federal Awards - Federal grants for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Awards received prior to meeting revenue recognition criteria are recorded as deferred revenue. Operating grants are recorded as revenue in the year earned.

Compliance - The Authority is subject to various federal, state and local laws and regulations and contractual regulations.

Financial Information for 2018 - The financial statements include certain prior-year summarized comparative information in total but not by net position class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended June 30, 2018, from which the summarized information was derived.

Note 2 - Budget Information

Enterprise Funds - The Authority is required by contractual agreements to adopt annual operating budgets for all its enterprise funds receiving federal expenditure awards. The Fiscal Services Director prepares all budgets on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America.

Operating budgets for the year are prepared for all program activities. Budgets are submitted by the Authority's Executive Director and approved by resolutions of the Board of Commissioners and/or HUD.

Appropriations for capital projects are authorized at the fund and expenditure level, and effective budgetary control is achieved through periodic budgeting and reporting requirements.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2019

Note 3 - Cash and Cash Equivalents

Cash and cash equivalents totaled \$4,360,365 at June 30, 2019, and are maintained in commercial checking accounts and are readily available. Cash amounts in excess of the \$250,000 is insured by the government and collateralized by government securities and held in the pledging financial institutions' trust departments in the Authority's name.

Amounts in excess of \$500,000 are swept into investment accounts daily. HUD regulations require authorities to maintain funds in accounts that are fully collateralized by United States government securities. The Authority is in compliance with all state and local laws and regulations regarding cash equivalents.

Of the total cash on hand the breakdown between unrestricted and restricted is shown below:

Unrestricted Cash	\$ 3,415,851
Restricted Cash:	
Tenant Security Deposits	96,362
Escrow Accounts	307,988
Family Self Sufficiency	340,632
Restricted HAP	167,532
Capital One Current Payment	<u>32,000</u>
Total Restricted Cash	<u>944,514</u>
 Total Cash	 <u>\$ 4,360,365</u>

Note 4 - Accounts Receivable

At June 30, 2019, accounts receivable totaled \$856,001, and consisted of the following:

Accounts Receivable - Tenants	\$ 65,182
Allowance	(36,485)
Accounts Receivable - HUD	578,268
Accounts Receivable - Others	245,173
Accrued Interest Receivable	<u>3,863</u>
Total	<u>\$ 856,001</u>

The Authority reviews the accounts receivable periodically. In fiscal year 2019, the Authority wrote off \$394,573 in receivables, which were deemed uncollectible. Accounts receivable inter-fund was \$1,296,294, which was offset by the accounts payable component unit of the same amount.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2019

Note 5 - Investments

At June 30, 2019, investments totaled \$1,057,435, which consisted of certificates of deposit, bonds, and money markets. The Authority's investments are stated at fair value at year-end.

Fair values and unrealized gain/(loss) are summarized as follows:

Description	Category 1		Unrealized Gain/(Loss)
	Book Value	Market Value	
Certificates of Deposits	\$ 749,556	\$ 749,556	-
Bonds	307,879	307,879	-
Total	\$ 1,057,435	\$ 1,057,435	-

Category 1 - Investments are insured by the Federal Depositor Insurance Corporation and are further fully collateralized by government security and held in the pledging financial institution's trust department in the Authority's name. Unrestricted investments totaled \$749,556.

Restricted investments total \$307,879, which consists of payments due for bonds.

Note 6 - Prepaid Expenses

Prepaid expenses totaled \$358,070 at June 30, 2019, and consisted of primarily prepaid insurances and deposits.

Note 7 - Material Inventories

Material Inventories at June 30, 2019 totaled \$78,783 as follows:

Materials Inventory	\$ 89,651
Allowance for Inventory	(10,868)
Total	\$ 78,783

Inventories are valued at average cost and cost of expendable supplies held for consumption. The cost of inventories is recorded as expenditures when consumed.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2019

Note 8 - Land, Structures and Equipment

The changes in land, structures and equipment for the year ended June 30, 2019, were as follows:

	June 30, 2018	Additions and Transfers in	June 30, 2019
Land	\$ 1,999,297	\$ 34,620	\$ 2,033,917
Building & Improvements	57,250,930	409,262	57,660,192
Furniture and Equipment	3,220,945	48,471	3,269,416
Construction in Progress	912,208	(378,059)	534,149
(Less) Accumulated Depr.	(44,877,719)	(1,315,295)	(46,193,014)
Total Capital Assets	<u>\$ 18,505,661</u>	<u>\$ (1,201,001)</u>	<u>\$ 17,304,660</u>

Depreciation expense was \$1,355,038. Construction in progress totaled \$534,149 and capital additions were \$154,037. Disposals totaled \$39,743 in 2019, which is the difference in accumulated depreciation.

Note 9 - Other Assets

Other assets totaled \$79,361 at June 30, 2019, and consisted of insurance and financing deposits.

Note 10 - Accounts Payable

Accounts payable totaled \$748,376 at June 30, 2019, which consisted of the following:

Accounts Payable - Vendors	\$ 652,014
Tenant Security Deposits	96,362
Total	<u>\$ 748,376</u>

Total accounts payable inter-fund was \$1,296,294, and was offset by the accounts receivable component unit of the same amount.

Note 11 - Accrued Liabilities

Accrued liabilities totaled \$208,829, at June 30, 2019, and consisted of accrued wages and other accrued liabilities and compensated absences, as follows:

Accrued Wages	\$ 37,113
Accrued Liabilities - Other	8,126
Accrued Comp. Abs. - Current	16,360
Total Accrued Wages and Other	<u>61,599</u>
Accrued CompAbs. - Non-Current	147,230
Total Accrued Liabilities	<u>\$ 208,829</u>

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2019

The Authority recognizes leave taken as a current year's salary expense during the year in which the leave is taken. Vacation pay is accrued for and recognized in the financial statements as an accrued liability and unused vacation is paid upon termination. Future payments for accrued compensated absences are shown above.

Note 12 - Notes Payable

Notes payable at June 30, 2019 totaled \$5,861,566, and consisted of five notes payable to various financial institutions. Current portions due was \$270,633. See below for breakdown of current portion due:

Description	Current	Long-Term	Total
Wells Fargo	\$ 225,000	\$ 1,300,000	\$ 1,525,000
P/R Mortgage & Investment		1,219,311	1,219,311
Star Financial Bank	14,633	73,622	88,255
Federal Home Loan Bank		350,000	350,000
Capital One Public Funding	31,000	2,648,000	2,679,000
Total	\$ 270,633	\$ 5,590,933	\$ 5,861,566

Description	Beginning Balance	Increases Advances	Decreases (Payments)	Ending Balance
Wells Fargo	\$ 1,945,000	\$	\$ (420,000)	\$ 1,525,000
P/R Mortgage & Investment	1,259,575		(40,264)	1,219,311
Star Financial Bank	143,968		(55,713)	88,255
Federal Home Loan Bank	350,000			350,000
Capital One Public Funding	2,758,000		(79,000)	2,679,000
Total	\$ 6,456,543	\$ -	\$ (594,977)	\$ 5,861,566

Aggregate maturities of long-term debt due are \$5,590,933. Future payments in each of the following years are as follows:

Fiscal Year	Principal	Interest	Total
June 30, 2020	\$ 303,214	\$ 241,915	\$ 545,129
June 30, 2021	322,922	228,822	551,744
June 30, 2022	344,706	215,728	560,434
June 30, 2023	356,578	202,634	559,212
June 30, 2024	379,543	189,541	569,084
Thereafter	3,883,970	3,175,728	7,059,698
Total	\$ 5,590,933	\$ 4,254,368	\$ 9,845,301

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019**

The Authority obtained a loan in the form of bonds payable due to Wells Fargo Bank Minnesota, N.A. for the construction of properties owned by the Authority. The bond bears an interest rate of 4.70 percent per annum, and matures on September 1, 2024. The bond is secured by a deed of trust on the property. As of June 30, 2019, the outstanding portion of the bond was \$1,525,000.

In March 2014, Brooklyn Manor, L.P., the component unit, refinanced its mortgage with American Bank and Trust. The new mortgage is with P/R Mortgage & Investment in the amount of \$1,310,000. The interest rate is 3.95 percent annually and matures on April 1, 2049. Principal and interest payments are \$5,761.13. The note is secured by the real estate. As of June 30, 2019, the outstanding balance was \$1,219,311.

The Authority obtained a construction to permanent loan from Star Financial Bank for the construction of properties owned by the Authority. The construction loan amount was for \$450,000. The balance turned into a permanent loan on November 15, 2014 for the amount of \$197,943. Monthly consecutive principal and interest payments began December 15, 2014 using an interest rate of 6.64% and will be paid off after 15 years. As of June 30, 2019, the balance was \$88,255.

The Authority also has a financing agreement with Federal Home Loan Bank for \$350,000 subject to the Affordable Housing Program to be used for construction projects. As of June 30, 2019, the outstanding balance on this loan was \$350,000.

The Authority obtained funds from Capital One Public Funding to acquire, lease and install equipment. The agreement bears an interest rate of 4.75 percent per annum, and matures on January 1, 2035. As of June 30, 2019, the outstanding portion of the bond was \$2,679,000.

Note 13 - Prepaid Rents

At June 30, 2019, the Authority had \$39,685, in prepaid rents.

Note 14 - Family Self Sufficiency Escrow

At June 30, 2019 the Authority had Family and Self Sufficiency (FSS) escrow of \$340,632 of amounts due to tenants.

Note 15 - Employee Benefit Plans

During August 1990, the Authority established a defined contribution plan under the governmental 457(b) Deferred Compensation plan (the Plan). The Plan is governed by the Internal Revenue Code and the Treasury regulations.

The Plan Document addresses all of the provisions of the plan. The plan is administered by a private plan administrator. Employees can contribute a set dollar amount or 1% to 15% of their bi-weekly paycheck. In no event can those contributions exceed \$18,500 annually for calendar year 2019.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019**

The Authority contributes 3% of salary for those that elect to participate and will match 50% of the employee contributions up to 6%. For the fiscal period ended June 30, 2019, the Authority made contributions to the Plan under these terms in the amount of \$167,310.

The total plan assets at June 30, 2019, were \$1,155,395, as follows:

<u>Description</u>	<u>Amount</u>
Beginning Balance	\$ 1,008,607
Additions	167,310
Withdrawals	(75,995)
Changes in Investments	73,622
Fees and Charges	(18,149)
Ending Balance	<u>\$ 1,155,395</u>

Note 16 - Operating Lease Commitments

The Authority has three operating leases for office equipment (copiers). One lease began in fiscal year 2016 for a three year period with monthly payments of \$327 and expires in fiscal year 2019. The second lease began in fiscal year 2017 for a three year period with monthly payments of \$1,650 and expires in fiscal year 2020. The third lease began in fiscal year 2017 for a four year period with monthly payments of \$425 and expires in fiscal year 2021. Future lease payments are as follows:

<u>Fiscal Year</u>	<u>Payment</u>
June 30, 2020	21,600
June 30, 2021	4,250
Total	<u>\$ 25,850</u>

Note 17 - Administrative Fees

The Authority receives an "Administrative Fee" as part of each of the annual contributions contract from HUD to cover the costs (including overhead) of administering the Housing Choice Voucher Housing Assistance programs.

Note 18 - Allocation of Cost

The Authority allocates expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units or staff in each program. Management considers this to be an equitable method of allocation.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

Note 19 - Subsequent Events

Management has performed an analysis of activities and transactions subsequent to June 30, 2018, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended June 30, 2019. Management has performed their analysis through January 10, 2020, the date the financial statements were issued.

SUPPLEMENTAL INFORMATION

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
 PROPRIETARY FUND TYPE - ENTERPRISE FUND
 JUNE 30, 2019 (WITH COMPARATIVE TOTALS FOR 2018)**

EXHIBIT D

	Low Rent	Housing Choice Vouchers	Discretely Presented Component Unit	Blended Component Units		Other Grant Programs	Eliminations	2018 TOTAL	2017 TOTAL
				HOP	SSV				
ASSETS									
Cash and Cash Equivalents	\$ 3,708,681	\$	\$ 70,542	\$	\$ 26,672	\$ 120,892	\$	\$ 3,926,787	\$ 4,698,515
Cash and Cash Equivalents - Restricted	160,853	219,274	316,103	650	2,000			698,880	930,239
Accounts Receivable (net allowances)	754,635	298,590	2,730	32,733	541	46,334	(645,373)	490,190	308,611
Investments						716,527		716,527	710,742
Investments - Restricted	302,450							302,450	300,098
Prepaid, Deposits and Escrows	297,122	44,538	2,581	712	1,677	627		347,257	326,342
Inventory (net allowances)	65,811	3,583	7,035					76,429	63,467
TOTAL CURRENT ASSETS	5,289,552	565,985	398,991	34,095	30,890	884,380	(645,373)	6,558,520	7,338,014
Land	1,613,782		349,504	9,924		26,087		1,999,297	1,999,297
Building and Improvements	50,326,153	1,373,451	3,734,375	66,814	1,740,137	10,000		57,250,930	56,766,298
Furniture and Equipment	2,648,853	307,336	142,356		34,363	92,887		3,225,795	2,910,047
Construction in Progress	912,208							912,208	1,246,038
Accumulated Depreciation	(42,484,311)	(735,041)	(1,339,782)	(34,939)	(222,480)	(66,016)		(44,882,569)	(43,382,736)
Total Capital Assets	13,016,685	945,746	2,886,453	41,799	1,552,020	62,958	-	18,505,661	19,538,944
Other Assets			81,985					81,985	84,609
TOTAL NON-CURRENT ASSETS	13,016,685	945,746	2,968,438	41,799	1,552,020	62,958	-	18,587,646	19,623,553
TOTAL ASSETS	\$ 18,306,237	\$ 1,511,731	\$ 3,367,429	\$ 75,894	\$ 1,582,910	\$ 947,338	\$ (645,373)	\$ 25,146,166	\$ 26,961,567
LIABILITIES AND NET POSITION									
Accounts Payable	\$ 189,144	\$ 697,212	\$ 111,970	\$ 16,133	\$ 4,910	\$ 22,683	\$ (645,373)	\$ 396,679	\$ 328,466
Accrued Liabilities - Current	151,080	15,536	34,850			2,658		204,124	236,489
Notes Payable - Current	243,000		20,529		12,767			276,296	260,608
Prepaid Rents	44,928	9,973	3,075	58	271			58,305	52,073
TOTAL CURRENT LIABILITIES	628,152	722,721	170,424	16,191	17,948	25,341	(645,373)	935,404	877,636
Accrued Liabilities - Non-Current	123,643	23,189						146,832	138,494
Notes Payable - Non-Current	4,204,000		1,219,311		469,255			5,892,566	6,195,935
FSS Escrow	47,505	219,273						266,778	315,560
TOTAL NON-CURRENT LIABILITIES	4,375,148	242,462	1,219,311	-	469,255	-	-	6,306,176	6,649,989
TOTAL LIABILITIES	5,003,300	965,183	1,389,735	16,191	487,203	25,341	(645,373)	7,241,580	7,527,625
Invested in Capital Assets	8,569,685	945,746	1,646,613	41,799	1,069,998	62,958	-	12,336,799	13,082,401
Unrestricted Net Position	4,430,802	(399,198)	331,081	17,904	25,709	859,039	-	5,265,337	5,559,609
Restricted Net Position	302,450							302,450	791,932
TOTAL NET POSITION	13,302,937	546,548	1,977,694	59,703	1,095,707	921,997	-	17,904,586	19,433,942
TOTAL LIABILITIES AND NET POSITION	\$ 18,306,237	\$ 1,511,731	\$ 3,367,429	\$ 75,894	\$ 1,582,910	\$ 947,338	\$ (645,373)	\$ 25,146,166	\$ 26,961,567

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
 PROPRIETARY FUND TYPE - ENTERPRISE FUND
 JUNE 30, 2019 (WITH COMPARATIVE TOTALS FOR 2018)**

EXHIBIT E

	Low Rent	Housing Choice Vouchers	Discretely Presented Component Unit	Blended Component Units		Other Grant Programs	Eliminations	2018 TOTAL	2017 TOTAL
				HOP	SSV				
OPERATING REVENUES									
Net Tenant Rental Revenue	\$ 1,705,519	\$	\$ 302,946	\$ 7,840	\$ 69,193	\$	\$	\$ 2,085,498	\$ 2,016,408
HUD Operating Grants	2,667,758	17,526,846				180,368		20,374,972	19,225,152
Other Income	1,476,227	178,769				111,619	(1,453,993)	312,622	662,759
TOTAL OPERATING REVENUES	5,849,504	17,705,615	302,946	7,840	69,193	291,987	(1,453,993)	22,773,092	21,904,319
OPERATING EXPENSES									
Administrative Expenses	2,892,147	1,781,439	75,822	30,879	9,238	105,605	(1,453,993)	3,441,137	3,421,525
Tenant Services	84,081	16,354		160		174,066		274,661	305,240
Utilities Expense	578,564	13,240	26,369	1,112	11,887	20,371		651,543	613,825
Ordinary Maintenance and Materials	1,380,505	26,675	55,491	2,855	22,166	1,922		1,489,614	1,429,511
Protective Services	247,926	951	840		917			250,634	191,220
Insurance Expense	231,935	50,726	27,864	738	2,312	123		313,698	254,677
General Expenses	171,558	57,446	31,907	161		5,586		266,658	254,120
Housing Assistance Payments		16,189,315						16,189,315	15,331,785
Bad Debt	135,887	272,688						408,575	158,209
Interest Expense	214,215		52,034		9,322			275,571	288,760
Extraordinary Maintenance	46,397				1,345			47,742	42,887
Casualty Losses noncapitalized	2,257				408			2,665	-
Depreciation Expense	1,294,428	46,523	105,745	1,839	59,406	7,912		1,515,853	1,476,100
TOTAL OPERATING EXPENSES	7,279,900	18,455,357	376,072	37,744	117,001	315,585	(1,453,993)	25,127,666	23,767,859
OPERATING INCOME (LOSS)	(1,430,396)	(749,742)	(73,126)	(29,904)	(47,808)	(23,598)	-	(2,354,574)	(1,863,540)
NON-OPERATING REVENUES (EXPENSES)									
Interest	24,020	4,218	522	4		6,819		35,583	13,359
INCOME BEFORE OTHER REVENUES (EXPENSES)	24,020	4,218	522	4	-	6,819	-	35,583	13,359
CAPITAL GRANTS AND TRANSFERS									
Capital Grants	495,021							495,021	996,880
Transfers In / (Out)	(7,846)				7,846			-	(28,312)
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFER	487,175	-	-	-	7,846	-	-	495,021	968,568
CHANGE IN NET POSITION	(919,201)	(745,524)	(72,604)	(29,900)	(39,962)	(16,779)	-	(1,823,970)	(881,613)
NET POSITION AT BEGINNING OF PERIOD	13,907,844	1,311,752	2,050,298	89,603	1,135,669	938,776		19,433,942	20,315,555
PRIOR PERIOD ADJUSTMENT	314,294	(19,680)						294,614	
NET POSITION AT END OF PERIOD	\$ 13,302,937	\$ 546,548	\$ 1,977,694	\$ 59,703	\$ 1,095,707	\$ 921,997	\$ -	\$ 17,904,586	\$ 19,433,942

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED JUNE 30, 2019

EXHIBIT F

FEDERAL GRANTOR	PROGRAM OR AWARD CFDA #	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
Major Programs			
<u>U.S. Department of Housing and Urban Development</u>			
Public and Indian Housing Program	14.850	\$ 2,505,880	\$ 5,328,446
Capital Fund Program	14.872	757,525	304,855
Mainstream Voucher	14.879	183,723	16,191
Residential Opportunity and Self Sufficiency	14.870	102,403	102,403
Family Self Sufficiency	14.896	138,695	138,695
Total Major Programs		3,688,226	5,890,590
Non-Major Programs			
<u>U.S. Department of Housing and Urban Development</u>			
Housing Voucher Cluster			
Section 8 Housing Choice Vouchers	14.871	17,240,682	17,911,605
Total Non-Major Programs		17,240,682	17,911,605
Total All Programs		\$ 20,928,908	\$ 23,802,195

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2019**

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Fort Wayne, Indiana (Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's consolidated financial statements.

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended June 30, 2019. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended June 30, 2019, and should be read in conjunction with the Authority's consolidated financial statements.

The Authority did not elect to use the 10% de minimis cost rate as covered in 2 CFR 200.414 Indirect (F&A) costs.

Note 2 - Sources of Funding

The schedule includes all grants and contracts entered into directly between the Authority and agencies and departments of the federal government, as well as federal funds passed-through to the Authority by primary recipients. The Authority provided no part of its direct grant federal dollars to sub-recipients.

Note 3 - Sub-recipients

There were no sub-recipients for the year ended June 30, 2019.

Note 4 - Loans Outstanding

There were no federal loans outstanding for the year ended June 30, 2019.

Note 5 - Non-Cash Assistance

The Authority provided no non-cash assistance for the year ended June 30, 2019.

Note 6 - Insurance

The Authority had no federal insurance for the year ended June 30, 2019.

Fort Wayne Housing Authority (IN003)
FORT WAYNE, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.169 Housing Counseling Assistance Program	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,209,554	\$14,296	\$0	\$7,665	\$0	\$0	\$72,960	\$0	\$0	\$111,396	\$3,415,871	\$0	\$3,415,871
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$57,977	\$0	\$0	\$0	\$0	\$0	\$319,891	\$167,532	\$270,752	\$0	\$816,152	\$0	\$816,152
114 Cash - Tenant Security Deposits	\$82,733	\$2,349	\$0	\$0	\$0	\$0	\$11,280	\$0	\$0	\$0	\$96,362	\$0	\$96,362
115 Cash - Restricted for Payment of Current Liabilities	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000	\$0	\$32,000
100 Total Cash	\$3,382,264	\$16,645	\$0	\$7,665	\$0	\$0	\$404,131	\$167,532	\$270,752	\$111,396	\$4,360,385	\$0	\$4,360,385
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,004	\$0	\$64,004	\$0	\$64,004
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$10,682	\$0	\$2,485	\$0	\$0	\$0	\$565,101	\$0	\$578,268	\$0	\$578,268
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$48,336	\$0	\$0	\$0	\$0	\$0	\$0	\$48,336	\$0	\$48,336
125 Accounts Receivable - Miscellaneous	\$5,000	\$220,320	\$0	\$2,493	\$0	\$0	\$0	\$0	\$129,316	\$96,097	\$453,226	\$0	\$453,226
126 Accounts Receivable - Tenants	\$60,755	\$1,696	\$0	\$0	\$0	\$0	\$0	\$2,731	\$0	\$0	\$65,182	\$0	\$65,182
126.1 Allowance for Doubtful Accounts - Tenants	-\$35,168	-\$1,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$36,485	\$0	-\$36,485
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$135,300	\$0	\$0	\$0	\$0	\$0	\$0	-\$185,093	\$0	-\$320,393	\$0	-\$320,393
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$32,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$471,625	\$0	\$503,673	\$0	\$503,673
128.1 Allowance for Doubtful Accounts - Fraud	-\$32,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$471,625	\$0	-\$503,673	\$0	-\$503,673
129 Accrued Interest Receivable	\$0	\$0	\$0	\$3,801	\$0	\$0	\$0	\$0	\$62	\$0	\$3,863	\$0	\$3,863
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$30,587	\$85,399	\$10,682	\$54,630	\$2,485	\$0	\$2,731	\$0	\$573,390	\$96,097	\$856,001	\$0	\$856,001
131 Investments - Unrestricted	\$0	\$0	\$0	\$749,556	\$0	\$0	\$0	\$0	\$0	\$0	\$749,556	\$0	\$749,556
132 Investments - Restricted	\$267,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,366	\$307,879	\$0	\$307,879
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$171,825	\$1,942	\$0	\$0	\$0	\$0	\$8,284	\$0	\$42,808	\$133,211	\$358,070	\$0	\$358,070
143 Inventories	\$72,203	\$0	\$0	\$0	\$0	\$0	\$13,632	\$0	\$3,616	\$0	\$89,651	\$0	\$89,651
143.1 Allowance for Obsolete Inventories	-\$7,220	\$0	\$0	\$0	\$0	\$0	-\$3,286	\$0	-\$362	\$0	-\$10,868	\$0	-\$10,868
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,296,294	\$0	\$1,296,294	-\$1,296,294	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$3,917,172	\$103,986	\$10,682	\$811,851	\$2,485	\$0	\$425,692	\$167,532	\$890,204	\$1,677,364	\$8,006,968	-\$1,296,294	\$6,710,674
161 Land	\$1,572,964	\$44,544	\$0	\$26,087	\$0	\$0	\$349,504	\$0	\$0	\$40,818	\$2,033,917	\$0	\$2,033,917
162 Buildings	\$31,868,195	\$1,806,952	\$0	\$10,000	\$0	\$0	\$3,734,375	\$0	\$1,373,452	\$1,123,126	\$40,016,100	\$0	\$40,016,100
163 Furniture, Equipment & Machinery - Dwellings	\$723,027	\$34,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$757,390	\$0	\$757,390
164 Furniture, Equipment & Machinery - Administration	\$1,046,995	\$0	\$0	\$76,697	\$0	\$4,850	\$142,356	\$0	\$311,216	\$929,912	\$2,512,026	\$0	\$2,512,026
165 Leasehold Improvements	\$17,644,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,644,092	\$0	\$17,644,092
166 Accumulated Depreciation	-\$41,981,159	-\$318,654	\$0	-\$55,375	\$0	-\$4,850	-\$1,445,527	\$0	-\$781,027	-\$1,596,422	-\$46,193,014	\$0	-\$46,193,014
167 Construction in Progress	\$534,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$534,149	\$0	\$534,149
168 Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$11,498,263	\$1,567,205	\$0	\$57,409	\$0	\$0	\$2,780,708	\$0	\$903,641	\$497,434	\$17,304,660	\$0	\$17,304,660
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$79,361	\$0	\$0	\$0	\$79,361	\$0	\$79,361
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$11,498,263	\$1,567,205	\$0	\$57,409	\$0	\$0	\$2,860,069	\$0	\$903,641	\$497,434	\$17,384,021	\$0	\$17,384,021
200 Deferred Outflow of Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$15,415,435	\$1,671,191	\$10,682	\$869,260	\$2,485	\$0	\$3,285,761	\$167,532	\$1,793,845	\$2,174,798	\$25,390,989	-\$1,296,294	\$24,094,695
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$156,567	\$4,021	\$0	\$6,438	\$861	\$0	\$6,507	\$0	\$119,513	\$62,718	\$356,625	\$0	\$356,625
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$17,103	\$0	\$1,624	\$676	\$1,624	\$0	\$0	\$0	\$7,080	\$9,006	\$37,113	\$0	\$37,113
322 Accrued Compensated Absences - Current Portion	\$7,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,195	\$6,842	\$16,360	\$0	\$16,360
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Fort Wayne Housing Authority (IN003)
FORT WAYNE, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.169 Housing Counseling Assistance Program	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,607	\$0	\$13,607	\$0	\$13,607
333 Accounts Payable - Other Government	\$148,518	\$0	\$0	\$0	\$0	\$0	\$26,948	\$0	\$0	\$0	\$175,466	\$0	\$175,466
341 Tenant Security Deposits	\$82,733	\$2,349	\$0	\$0	\$0	\$0	\$11,280	\$0	\$0	\$0	\$96,362	\$0	\$96,362
342 Unearned Revenue	\$37,697	\$1,543	\$0	\$0	\$0	\$0	\$445	\$0	\$0	\$0	\$39,685	\$0	\$39,685
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$257,000	\$13,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,633	\$0	\$270,633
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$106,316	\$0	\$0	\$0	\$106,316	\$0	\$106,316
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$8,126	\$0	\$0	\$0	\$8,126	\$0	\$8,126
347 Inter Program - Due To	\$0	\$18,871	\$9,058	\$0	\$0	\$16,262	\$0	\$0	\$1,252,103	\$0	\$1,296,294	-\$1,296,294	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$708,941	\$40,417	\$10,682	\$7,114	\$2,485	\$16,262	\$159,622	\$0	\$1,394,498	\$78,566	\$2,416,587	-\$1,296,294	\$1,120,293
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$3,916,000	\$455,622	\$0	\$0	\$0	\$0	\$1,219,311	\$0	\$0	\$0	\$5,590,933	\$0	\$5,590,933
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$59,427	\$0	\$0	\$21	\$0	\$286	\$0	\$0	\$274,108	\$6,790	\$340,632	\$0	\$340,632
354 Accrued Compensated Absences - Non Current	\$65,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,754	\$61,576	\$147,230	\$0	\$147,230
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$4,041,327	\$455,622	\$0	\$21	\$0	\$286	\$1,219,311	\$0	\$293,862	\$68,366	\$6,078,795	\$0	\$6,078,795
300 Total Liabilities	\$4,748,268	\$496,039	\$10,682	\$7,135	\$2,485	\$16,548	\$1,378,933	\$0	\$1,688,360	\$146,932	\$8,495,382	-\$1,296,294	\$7,199,088
400 Deferred Inflow of Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
508.4 Net Investment in Capital Assets	\$7,325,263	\$1,097,950	\$0	\$57,409	\$0	\$0	\$1,561,155	\$0	\$903,641	\$497,434	\$11,442,852	\$0	\$11,442,852
511.4 Restricted Net Position	\$267,513	\$0	\$0	\$0	\$0	\$0	\$0	\$167,532	\$0	\$40,366	\$475,411	\$0	\$475,411
512.4 Unrestricted Net Position	\$3,074,391	\$77,202	\$0	\$804,716	\$0	-\$16,548	\$345,673	\$0	-\$798,156	\$1,490,066	\$4,977,344	\$0	\$4,977,344
513 Total Equity - Net Assets / Position	\$10,667,167	\$1,175,152	\$0	\$862,125	\$0	-\$16,548	\$1,906,828	\$167,532	\$105,485	\$2,027,866	\$16,895,607	\$0	\$16,895,607
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$15,415,435	\$1,671,191	\$10,682	\$869,260	\$2,485	\$0	\$3,285,761	\$167,532	\$1,793,845	\$2,174,798	\$25,390,989	-\$1,296,294	\$24,094,695

Fort Wayne Housing Authority (IN003)
 FORT WAYNE, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.169 Housing Counseling Assistance Program	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,648,038	\$74,595	\$0	\$0	\$0	\$0	\$302,248	\$0	\$0	\$0	\$2,024,881		\$2,024,881
70400 Tenant Revenue - Other	\$147,284	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$147,259		\$147,259
70500 Total Tenant Revenue	\$1,795,322	\$74,595	\$0	\$0	\$0	\$0	\$302,223	\$0	\$0	\$0	\$2,172,140	\$0	\$2,172,140
70600 HUD PHA Operating Grants	\$2,958,550	\$0	\$138,695	\$0	\$102,403	\$0	\$0	\$183,723	\$17,240,682	\$0	\$20,624,053		\$20,624,053
70610 Capital Grants	\$304,855								\$0	\$0	\$304,855		\$304,855
70710 Management Fee									\$1,050,060	\$1,050,060	\$1,050,060		\$0
70720 Asset Management Fee									\$90,000	\$90,000	\$90,000		\$0
70730 Book Keeping Fee									\$315,525	\$315,525	\$315,525		\$0
70740 Front Line Service Fee									\$0	\$0	\$0		\$0
70750 Other Fees									\$7,582	\$7,582	\$7,582		\$7,582
70700 Total Fee Revenue									\$1,463,167	\$1,463,167	\$1,463,167	\$-1,455,585	\$7,582
70800 Other Government Grants	\$0	\$0	\$0	\$202,455	\$0	\$0	\$0	\$0	\$0	\$0	\$202,455		\$202,455
71100 Investment Income - Unrestricted	\$19,273	\$6	\$0	\$13,817	\$0	\$1	\$2,354	\$0	\$1,215	\$21,797	\$58,463		\$58,463
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,570	\$0	\$218,570		\$218,570
71500 Other Revenue	\$44,409	\$261,214	\$0	\$0	\$0	\$0	\$120	\$0	\$10,075	\$8,414	\$324,232		\$324,232
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
70000 Total Revenue	\$5,122,409	\$335,815	\$138,695	\$216,272	\$102,403	\$1	\$304,697	\$183,723	\$17,470,542	\$1,493,378	\$25,367,935	\$-1,455,585	\$23,912,350
91100 Administrative Salaries	\$446,315	\$6,592	\$0	\$9,552	\$0	\$0	\$35,770	\$0	\$372,494	\$51,847	\$1,422,570		\$1,422,570
91200 Auditing Fees	\$14,184	\$0	\$0	\$500	\$0	\$0	\$7,350	\$0	\$6,000	\$1,685	\$29,719		\$29,719
91300 Management Fee	\$648,841	\$2,543	\$0	\$0	\$0	\$0	\$0	\$0	\$398,676	\$0	\$1,050,060	\$-1,050,060	\$0
91310 Book-keeping Fee	\$65,723	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$249,172	\$0	\$315,525	\$-315,525	\$0
91400 Advertising and Marketing	\$147	\$0	\$0	\$4,250	\$37	\$0	\$25	\$0	\$1,988	\$2,842	\$9,289		\$9,289
91500 Employee Benefit Contributions - Administrative	\$236,672	\$4,355	\$0	\$3,190	\$0	\$0	\$6,958	\$0	\$212,010	\$238,509	\$701,694		\$701,694
91600 Office Expenses	\$95,422	\$7,878	\$0	\$13,971	\$26,755	\$0	\$12,692	\$5,484	\$385,709	\$400,075	\$947,986		\$947,986
91700 Legal Expense	\$19,567	\$35,654	\$0	\$513	\$0	\$0	\$14	\$0	\$2,640	\$88,317	\$146,705		\$146,705
91800 Travel	\$1,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,915	\$42,673		\$42,673
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
91900 Other	\$87,121	\$34,002	\$0	\$185,153	\$0	\$0	\$18,015	\$0	\$141,783	\$52,546	\$518,620		\$518,620
91000 Total Operating - Administrative	\$1,615,750	\$91,654	\$0	\$217,129	\$26,792	\$0	\$90,824	\$5,484	\$1,770,472	\$1,376,736	\$5,184,841	\$-1,365,585	\$3,819,256
92000 Asset Management Fee	\$89,160	\$840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000	\$-90,000	\$0
92100 Tenant Services - Salaries	\$33,128	\$26,564	\$101,122	\$0	\$52,824	\$0	\$0	\$0	\$6,900	\$0	\$220,538		\$220,538
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
92300 Employee Benefit Contributions - Tenant Services	\$14,758	\$15,174	\$37,573	\$0	\$20,428	\$0	\$0	\$0	\$3,617	\$0	\$91,550		\$91,550
92400 Tenant Services - Other	\$10,410	\$4,813	\$0	\$922	\$1,423	\$0	\$0	\$0	\$33	\$0	\$17,601		\$17,601
92500 Total Tenant Services	\$58,296	\$46,551	\$138,695	\$922	\$74,675	\$0	\$0	\$0	\$10,550	\$0	\$329,689	\$0	\$329,689
93100 Water	\$96,195	\$4,162	\$0	\$0	\$0	\$0	\$5,699	\$0	\$871	\$870	\$97,797		\$97,797
93200 Electricity	\$282,107	\$2,831	\$0	\$0	\$936	\$0	\$10,411	\$0	\$9,795	\$10,090	\$316,170		\$316,170
93300 Gas	\$65,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$599	\$599	\$66,830		\$66,830
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
93600 Sewer	\$160,713	\$5,970	\$0	\$0	\$0	\$0	\$10,024	\$0	\$1,407	\$1,408	\$179,522		\$179,522
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
93000 Total Utilities	\$594,647	\$12,963	\$0	\$0	\$936	\$0	\$26,134	\$0	\$12,672	\$12,967	\$660,319	\$0	\$660,319
94100 Ordinary Maintenance and Operations - Labor	\$343,383	\$7,924	\$0	\$0	\$0	\$0	\$10,967	\$0	\$0	\$0	\$362,274		\$362,274
94200 Ordinary Maintenance and Operations - Materials and Other	\$243,020	\$4,865	\$0	\$0	\$0	\$0	\$13,324	\$0	\$2,155	\$10,055	\$273,419		\$273,419
94300 Ordinary Maintenance and Operations Contracts	\$545,827	\$19,855	\$0	\$0	\$0	\$0	\$27,490	\$0	\$15,524	\$36,202	\$644,898		\$644,898

Fort Wayne Housing Authority (IN003)
 FORT WAYNE, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.169 Housing Counseling Assistance Program	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
94500 Employee Benefit Contributions - Ordinary Maintenance	\$158,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,986	\$0	\$158,986
94000 Total Maintenance	\$1,291,216	\$32,644	\$0	\$0	\$0	\$0	\$51,781	\$0	\$17,679	\$46,257	\$1,439,577	\$0	\$1,439,577
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$257,032	\$585	\$0	\$0	\$0	\$0	\$840	\$0	\$981	\$447	\$259,885	\$0	\$259,885
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$257,032	\$585	\$0	\$0	\$0	\$0	\$840	\$0	\$981	\$447	\$259,885	\$0	\$259,885
96110 Property Insurance	\$139,438	\$1,852	\$0	\$0	\$0	\$0	\$21,754	\$0	\$7,881	\$2,568	\$173,493	\$0	\$173,493
96120 Liability Insurance	\$49,397	\$732	\$0	\$627	\$0	\$0	\$0	\$0	\$17,732	\$3,732	\$72,220	\$0	\$72,220
96130 Workmen's Compensation	\$21,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,279	\$12,676	\$53,311	\$0	\$53,311
96140 All Other Insurance	\$16,758	\$0	\$0	\$0	\$0	\$0	\$5,506	\$0	\$6,209	\$14,368	\$42,841	\$0	\$42,841
96100 Total Insurance Premiums	\$226,949	\$2,584	\$0	\$627	\$0	\$0	\$27,260	\$0	\$51,101	\$33,344	\$341,865	\$0	\$341,865
96200 Other General Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$592	\$0	\$11,302	\$0	\$11,894	\$0	\$11,894
96210 Completed Absences	\$67,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,945	\$55,624	\$155,075	\$0	\$155,075
96300 Payments in Lieu of Taxes	\$52,484	\$512	\$0	\$0	\$0	\$0	\$30,369	\$0	\$0	\$0	\$83,365	\$0	\$83,365
96400 Bad debt - Tenant Rents	\$79,616	\$0	\$0	\$0	\$0	\$0	\$790	\$0	\$178,867	\$0	\$259,273	\$0	\$259,273
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$135,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,300	\$0	\$135,300
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$199,606	\$135,812	\$0	\$0	\$0	\$0	\$31,751	\$0	\$222,114	\$55,624	\$644,907	\$0	\$644,907
96710 Interest of Mortgage (or Bonds) Payable	\$76,728	\$6,500	\$0	\$0	\$0	\$0	\$48,604	\$0	\$0	\$0	\$133,832	\$0	\$133,832
96720 Interest on Notes Payable (Short and Long Term)	\$125,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,100	\$0	\$125,100
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$2,624	\$0	\$0	\$0	\$2,624	\$0	\$2,624
96700 Total Interest Expense and Amortization Cost	\$201,828	\$6,500	\$0	\$0	\$0	\$0	\$51,228	\$0	\$0	\$0	\$261,556	\$0	\$261,556
96900 Total Operating Expenses	\$4,534,484	\$332,133	\$138,695	\$218,678	\$102,403	\$0	\$269,818	\$5,484	\$2,085,569	\$1,525,375	\$9,212,639	\$-1,455,585	\$7,757,054
97000 Excess of Operating Revenue over Operating Expenses	\$587,925	\$3,682	\$0	\$-2,406	\$0	\$1	\$34,879	\$178,239	\$15,384,973	\$-31,997	\$16,155,296	\$0	\$16,155,296
97100 Extraordinary Maintenance	\$18,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,030	\$0	\$18,030
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$447	\$0	\$0	\$0	\$0	\$0	\$0	\$447	\$0	\$447
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,707	\$15,770,670	\$0	\$15,781,377	\$0	\$15,781,377
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,381	\$0	\$9,381	\$0	\$9,381
97400 Depreciation Expense	\$1,080,787	\$61,235	\$0	\$4,567	\$0	\$0	\$105,745	\$0	\$45,985	\$56,719	\$1,355,038	\$0	\$1,355,038
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97700 Debt Principal Payment - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$5,633,301	\$393,368	\$138,695	\$223,692	\$102,403	\$0	\$375,563	\$16,191	\$17,911,605	\$1,582,094	\$26,376,912	\$-1,455,585	\$24,921,327
10010 Operating Transfer in	\$214,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,167	\$-214,167	\$0
10020 Operating transfer Out	\$-214,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-214,167	\$214,167	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$8,295	\$8,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10060 Proceeds from Property Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$-8,295	\$8,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Fort Wayne Housing Authority (IN003)
 FORT WAYNE, IN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.169 Housing Counseling Assistance Program	6.1 Component Unit - Discretely Presented	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	COCC	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$519,187	-\$49,258	\$0	-\$7,420	\$0	\$1	-\$70,866	\$167,532	-\$441,063	-\$88,716	-\$1,008,977	\$0	-\$1,008,977
11020 Required Annual Debt Principal Payments	\$240,000	\$12,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,767	\$0	\$252,767
11030 Beginning Equity	\$11,186,354	\$1,155,412	\$0	\$938,543	\$0	-\$16,548	\$1,977,694	\$0	\$546,546	\$2,116,582	\$17,904,584	\$0	\$17,904,584
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$68,998	\$0	-\$68,998	\$0	\$0	\$0	\$0	\$0	\$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									\$105,485		\$105,485		\$105,485
11180 Housing Assistance Payments Equity									\$0		\$0		\$0
11190 Unit Months Available	9000	128	0	0	0	0	624		37188	0	46940		46940
11210 Number of Unit Months Leased	8947	125	0	0	0	0	606		33223	0	42801		42801
11270 Excess Cash	\$2,289,936										\$2,289,936		\$2,289,936
11610 Land Purchases	\$0									\$0	\$0		\$0
11620 Building Purchases	\$92,855									\$0	\$92,855		\$92,855
11630 Furniture & Equipment - Dwelling Purchases	\$0										\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0										\$0		\$0
11650 Leasehold Improvements Purchases	\$0										\$0		\$0
11660 Infrastructure Purchases	\$0										\$0		\$0
13510 OFFP Debt Service Payments	\$212,000										\$212,000		\$212,000
13901 Replacement Housing Factor Funds	\$0										\$0		\$0

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 STATEMENT OF CAPITAL FUNDS COST - UNCOMPLETED
 FOR THE YEAR ENDED JUNE 30, 2018**

EXHIBIT G

<p>ANNUAL CONTRIBUTION CONTRACT PHASES IN36P003501 - 14, 15, 16 and 17</p>

	501-14	501-15	501-16	501-17	Total
Funds Approved	\$ 906,829	\$ 995,349	\$ 1,039,892	\$ 1,070,835	\$ 2,942,070
Funds Expended	906,829	986,889	956,065	65,401	2,849,783
Excess\ (Deficit) of Funds Approved	\$ -	\$ 8,460	\$ 83,827	\$ 1,005,434	\$ 92,287
Funds Advanced	\$ 906,829	\$ 986,889	\$ 956,065	\$ 65,401	\$ 2,849,783
Funds Expended	906,829	986,889	956,065	65,401	2,849,783
Excess\ (Deficit) of Funds Advanced	\$ -	\$ -	\$ -	\$ -	\$ -

- 1 Capital Fund Program costs for Phases IN36P003 - 501-14, 15, 16 and 17 are shown above.
- 2 Cost additions during the audit period were as follows: IN36P003- 501-14 - \$16,885, 501-15 - \$90,684, 501-16 - \$687,622, 501-17 - \$65,401 and, accordingly, were audited by Velma Butler & Company, Ltd.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 STATEMENT OF CAPITAL FUNDS COST - COMPLETED
 FOR THE YEAR ENDED JUNE 30, 2018

EXHIBIT H

<p>ANNUAL CONTRIBUTION CONTRACT PHASES IN36E003501 - 14S</p>

	501-14S	501-13	Total
Funds Approved	\$ 248,718	\$ 881,486	\$ 1,130,204
Funds Expended	<u>248,718</u>	<u>881,486</u>	<u>1,130,204</u>
Excess\ (Deficit) of Funds Approved	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Funds Advanced	\$ 248,718	\$ 881,486	\$ 1,130,204
Funds Expended	<u>248,718</u>	<u>881,486</u>	<u>1,130,204</u>
Excess\ (Deficit) of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

- 1 That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown above:
- 2 That all modernization work in connection with the Comprehensive Grant has been completed;
- 3 That the entire Actual Modernization Cost or liabilities therefore incurred by the PHA have been fully paid;
- 4 That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- 5 That the time in which such could be filed has expired.

SINGLE AUDIT REPORTS

**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 Fort Wayne
Fort Wayne, IN 46816

U.S. Department of Housing and Urban
Development, Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

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 primary government business type activities and the discretely presented component unit of the Housing Authority of the City of Fort Wayne, Indiana (Authority), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 10, 2020. We did not audit the financial statements of the discretely presented component unit for the year ended December 31, 2018. These financial statements were audited by other auditors, whose report dated March 22, 2019, express an unmodified opinion, and our opinion, in so far as it relates to the amounts included for the discretely presented component unit of the Authority, is based on the report of other auditors.

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 opinions 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 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.

Our consideration of the 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

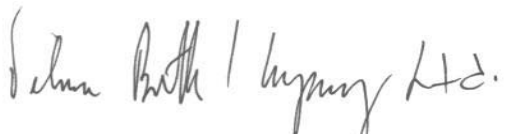
that might be material weakness or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from 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.



Velma Butler & Company, Ltd.
Chicago, Illinois

January 10, 2020

Report on Compliance for Each Major Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Fort Wayne
Fort Wayne, IN 46816

U.S. Department of Housing and Urban
Development, Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Fort Wayne (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2018. The Authority's major federal programs are identified in the summary of auditor's 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.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs 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 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 each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal controls 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 each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with 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.

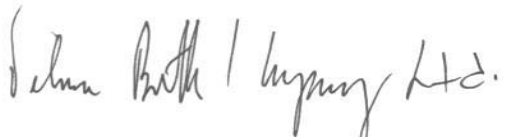
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement 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 type of 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 the internal controls 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 that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the Authority as of and for the year ended June 30, 2019, and have issued our report thereon dated January 10, 2020, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purpose of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. 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. The 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 our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in cursive script that reads "Velma Butler & Company, Ltd." The signature is written in dark ink and is positioned above the printed name of the firm.

Velma Butler & Company, Ltd.
Chicago, Illinois

January 10, 2020

SCHEDULE OF FINDINGS AND QUESTIONED COST

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SUMMARY OF AUDITOR'S RESULTS
FOR THE YEAR ENDED JUNE 30, 2019

Section I - Summary of Auditor's Results

Financial Statements

The type of report issued: **Unmodified**

Internal control over financial reporting:

Material weakness(es) identified? Yes X No

Deficiencies identified not considered to be material weaknesses?
Yes X None reported

Noncompliance material to financial statements noted?
Yes X None reported

Federal Awards

Internal control over major programs:

Material weakness(es) identified? Yes X No

Deficiencies identified not considered to be material weaknesses?
Yes X None reported

Type of auditors' report issued on compliance for major programs: **Unmodified**

Any audit findings disclosed that are required to be reported in accordance with Uniform Audit Guidance?

Yes X No

Identification of major program:

U.S. Department of Housing and Urban Development

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.850	Public and Indian Housing Program
14.872	Capital Fund Program
14.879	Mainstream Vouchers
14.850	PIH Family Self-Sufficiency Program
14.850	Resident Opportunities and Supportive Services

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

Auditee qualified as low-risk auditee? X Yes No

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CURRENT YEAR
FOR THE YEAR ENDED JUNE 30, 2019**

Section II - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2019.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2019.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - PRIOR YEAR
FOR THE YEAR ENDED JUNE 30, 2019**

Section IV - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2018.

Section V - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2018.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF COMPLIANCE WITH
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
FOR THE YEAR ENDED JUNE 30, 2019**

Velma Butler & Company, Ltd. audited the Authority's compliance with the Section 8 Housing Management Assessment Program and did not observe any material instances of noncompliance.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF COMPLIANCE WITH
PUBLIC HOUSING ASSESSMENT SYSTEM
FOR THE YEAR ENDED JUNE 30, 2019**

Velma Butler & Company, Ltd. audited the Authority's compliance with the Public Housing Assessment System Program and did not note any material instances of noncompliance.