



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

B56396

STATE BOARD OF ACCOUNTS
302 WEST WASHINGTON STREET
ROOM E418
INDIANAPOLIS, INDIANA 46204-2765

Telephone: (317) 232-2513
Fax: (317) 232-4711
Web Site: www.in.gov/sboa

February 12, 2021

Board of Directors
Columbus Housing Authority
799 McClure Road
Columbus, IN 47201

We have reviewed the audit report of the Columbus Housing Authority, which was opined upon by Barry Gaudette, CPA, Independent Public Accountant, for the period July 1, 2019 to June 30, 2020. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Columbus Housing Authority as of June 30, 2020, and the results of its operations for the period then ended, on the basis of accounting described in the report.

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

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

Paul D. Joyce
Paul D. Joyce, CPA
State Examiner

**COLUMBUS HOUSING AUTHORITY
COLUMBUS, INDIANA
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED JUNE 30, 2020
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

COLUMBUS HOUSING AUTHORITY
TABLE OF CONTENTS
JUNE 30, 2020

	Page
Independent Auditor’s Report.....	1
Management’s Discussion and Analysis (Unaudited).....	4
Basic Financial Statements:	
Statement of Net Position.....	9
Statement of Revenue, Expenses, and Changes in Net Position.....	10
Statement of Cash Flows.....	11
Notes to Financial Statements.....	13
 OTHER INFORMATION	
Independent Accountant’s Report on Applying Agreed-Upon Procedure.....	23
Schedule of Expenditures of Federal Awards and Notes to the Schedule of Federal Awards.....	25
Financial Data Schedule.....	26
 REPORTS ON INTERNAL CONTROL AND COMPLIANCE	
Independent Auditor’s 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>	30
Independent Auditor’s Report on Compliance for Each Major Program and on Internal Control over Compliance Required on the Uniform Guidance.....	32
Status of Prior Audit Findings.....	34
Schedule of Findings and Questioned Costs:	
Section I - Summary of Auditor Results.....	35
Section II - Financial Statement Findings.....	35
Section III - Federal Awards Findings.....	35

INTRODUCTION

Barry E. Gaudette, CPA, PC
731 S. Garfield Avenue
Traverse City, Michigan 49686

Independent Auditor's Report

Board of Commissioners
Columbus Housing Authority
Columbus, Indiana

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Columbus Housing Authority, Indiana, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Columbus Housing Authority, Indiana's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the 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, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Columbus Housing Authority, Indiana, as of June 30, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 to 8 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 of forming opinions on the financial statements that collectively comprise the Columbus Housing Authority, Indiana's basic financial statements. The financial data schedule shown on pages 26 to 29 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis 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 is also not a required part of the basic financial statements.

The financial data schedule and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to 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 financial data schedule and the schedule of expenditures of federal awards are 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 December 30, 2020, on our consideration of the Columbus Housing Authority, Indiana'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 the effectiveness of the Columbus Housing Authority, Indiana's 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 Columbus Housing Authority, Indiana's internal control over financial reporting and compliance.

Barry E. Gaudette, CPA, PC

December 30, 2020

Columbus Housing Authority
Management’s Discussion and Analysis (MD&A)
June 30, 2020
(Unaudited)

As management of the Housing Authority of the City of Columbus (“Authority”), we offer readers of the Housing Authority’s financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with the Housing Authority’s financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$6,658,446.
- The Housing Authority’s cash and investment balance at June 30, 2020 was \$1,701,284 representing an increase of \$108,992 from June 30, 2019.
- Department of Housing & Urban Development grants amounting to \$3,909,892 were reported as revenues, an increase of \$248,360 from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Housing Authority adopted the provisions of Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – Management’s Discussion and Analysis –for State and Local Governments*, Statement No. 37, *Basic Financial Statements-and Management’s Discussion and Analysis-For State and Local Governments: Omnibus*, Statement No. 38, *Certain Financial Statement Note Disclosures and Interpretation No. 6 Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statements*.

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

The *statement of net position* presents information on all of the Housing Authority’s assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating.

The *statement of revenues, expenses and changes in net position* presents information showing how the Housing Authority’s net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving 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 the future fiscal periods (e.g., earned but unused vacation leave).

The basic financial statements can be found on pages 9 to 12 of this report.

Notes to the financial statements – The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The notes to the financial statements can be found on pages 13 to 22 of this report.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2020
(Continued)

FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. In the case of the Housing Authority, assets exceeded liabilities by \$6,658,446 at the close of the most recent fiscal year.

By far, the largest portion of the Housing Authority's net assets reflects its investment in capital assets (e.g., land, buildings, furniture, equipment and machinery); less any related debt used to acquire those assets that is still outstanding. The Housing Authority used these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending.

Columbus Housing Authority – Net Position
June 30, 2020

ASSETS	2020	2019	Change
Current Assets	1,760,577	1,638,198	122,379
Capital Assets (Net)	5,246,793	5,293,603	(46,810)
Total Assets	7,007,370	6,931,801	75,569
LIABILITIES			
Current Liabilities	203,663	151,390	52,273
Long Term Liabilities	145,261	166,176	(20,915)
Total Liabilities	348,924	317,566	31,358
NET ASSETS			
Investment Cap Assets	5,246,793	5,293,603	(46,810)
Unrestricted	1,328,978	1,219,038	109,940
Restricted	82,675	101,594	(18,919)
Total Net Position	6,658,446	6,614,235	44,211

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2020
(Continued)

FINANCIAL ANALYSIS (Continued)

Columbus Housing Authority – Changes in Net Position

For the Year Ended June 30, 2020

OPERATING REVENUE	2020	2019	Change
Dwelling Rental	348,669	349,707	(1,038)
Tenant Revenue - Other	26,408	35,919	(9,511)
Total Operating Revenue	375,077	385,626	(10,549)

OPERATING EXPENSES	2020	2019	Change
Administration	654,596	633,188	21,408
Tenant Services	36,174	21,044	15,130
Utilities	59,053	63,709	(4,656)
Ordinary Maintenance & Operations	250,566	276,757	(26,191)
General	182,533	167,775	14,758
Net Operating Expenses	1,182,922	1,162,473	20,449
Operating Income (Loss)	(807,845)	(776,847)	(30,998)

NON-OPERATING INCOME (EXPENSES)	2020	2019	Change
HUD Grants	3,909,892	3,661,532	248,360
Interest on Investments	14,679	21,090	(6,411)
Other Revenue	226,882	162,009	64,873
Other Expense	(3,305,319)	(3,208,957)	(96,362)
Net Non-Operating Income	846,134	635,674	210,460

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2020
(Continued)

FINANCIAL ANALYSIS (Continued)

NET ASSETS	2020	2019	Change
Beginning of Year	6,614,235	6,755,408	(141,173)
Prior Period Adjustments	5,922	0	5,922
End of Year	6,658,446	6,614,235	44,211

BUDGETS

The Housing Authority is required by contractual agreements to adopt annual, appropriated budgets for funds receiving federal expenditure awards. All budgets are prepared on a basis prescribed by HUD which is materially consistent with generally accepted accounting principles. All annual appropriations lapse at year-end.

CAPITAL ASSET AND DEBT ADMINISTRATION

CAPITAL ASSETS	2020	2019
Land	3,360,190	3,360,190
Buildings	6,813,560	6,740,287
Furniture, Equipment & Machinery		
Dwellings		
Administrative	156,542	153,175
Leasehold Improvements		
Construction in Progress	163,771	72,110
Less Accumulated Depreciation	(5,247,270)	(5,032,159)
Net Capital Assets	5,246,793	5,293,603

FUTURE EVENTS (NEW BUSINESS)

Additionally, the Authority plans on using capital funds to make misc. renovations to our properties and buildings. These budgeted amounts total \$237,680.

Columbus Housing Authority
Management's Discussion and Analysis (MD&A)
June 30, 2020
(Continued)

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Housing Authority received \$311,617 in operating subsidy for fiscal year end June 30, 2020. We have not been notified as to our subsidy eligibility for fiscal year end June 30, 2021 but estimate we will receive approximately \$322,073 in operating subsidy for fiscal year end June 30, 2021. The Authority budgeted \$120,000 in operations (1406 Operations) from the FFY 2020 capital funds and budgeted \$120,000 in operations (1406 Operations) from the FFY 2021 capital funds.

The Housing Authority received \$9,713 more in operating subsidy from HA fiscal year 2020 than in 2019. In the Low Rent program the Housing Authority closed out FYE June 30, 2020 with a \$212,125 gain which includes both Low Rent and CFP, exclusive of prior year adjustments and depreciation.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest in the Housing Authority's finances. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Executive Director, Columbus Housing Authority, 799 McClure Road, Columbus, Indiana 47201.

FINANCIAL STATEMENTS

Columbus Housing Authority
Statement of Net Position
June 30, 2020

ASSETS

Current Assets:

Cash and cash equivalents	\$ 1,701,284
Accounts receivable-tenants, net	4,336
Prepaid expenses	54,957
Total Current Assets	1,760,577

Capital Assets:

Land	3,360,190
Buildings	6,813,560
Equipment	156,542
Construction in Progress	163,771
	10,494,063
Less: accumulated depreciation	(5,247,270)
Net Capital Assets	5,246,793

Total Assets	\$ 7,007,370
--------------	--------------

LIABILITIES and NET POSITION

Current Liabilities:

Accounts payable	\$ 32,472
Accrued expenses	54,085
Tenant security deposit liability	39,538
Unearned revenue	77,568
Total Current Liabilities	203,663

Non-Current Liabilities:

Accrued compensated absences	20,555
Non-Current Liabilities - other	124,706
Total Non-Current Liabilities	145,261

Total Liabilities	348,924
-------------------	---------

Net Position:

Net investment in capital assets	5,246,793
Restricted net position	82,675
Unrestricted net position	1,328,978
Total Net Position	6,658,446

Total Liabilities and Net Position	\$ 7,007,370
------------------------------------	--------------

See notes to financial statements

Columbus Housing Authority
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended June 30, 2020

OPERATING REVENUES:

Dwelling rent	\$ 375,077
Operating grants	3,741,591
	4,116,668

Total operating revenues 4,116,668

OPERATING EXPENSES:

Administrative	654,596
Tenant services	36,174
Utilities	59,053
Maintenance	250,566
Insurance	70,374
General expenses	112,159
Extraordinary maintenance	33,734
Casualty Losses	5,214
Housing assistance payments	2,933,041
HAP Portability-In	118,219
Depreciation	215,111
	4,488,241

Total operating expenses 4,488,241

Operating income (loss) (371,573)

NONOPERATING REVENUES:

Investment interest income - Unrestricted	13,213
Investment interest income - Restricted	1,466
Fraud recovery	433
Other revenue	226,449
	241,561

Total non operating revenues 241,561

CAPITAL CONTRIBUTIONS

168,301

Change in net position 38,289

Net Position, beginning	6,614,235
Prior period adjustment	5,922
	6,658,446

Net Position, ending \$ 6,658,446

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows
Year Ended June 30, 2020

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non dwelling rents	\$ 449,127
Cash received from operating grants	3,741,920
Cash payments to other suppliers of goods and services	(3,590,373)
Cash payments to employees for services	(710,456)
Cash payments for payments in lieu of taxes	<u>(26,296)</u>
Net cash (used) by operating activities	<u>(136,078)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Fraud recovery	2,390
Tenant security deposits	<u>1,552</u>
Net cash provided by noncapital financing activities	<u>3,942</u>

CASH FLOW FROM CAPITAL AND RELATED FINANCING

Payments for capital acquisitions	(168,301)
Capital grants	<u>168,301</u>
Net cash (used) by capital and related financing activities	<u>0</u>

CASH FLOWS FROM INVESTING ACTIVITIES:

Other revenue	226,449
Receipts of interest income - unrestricted	13,213
Receipts of interest income - restricted	<u>1,466</u>
Net cash provided by investing activities	<u>241,128</u>

Net increase (decrease) in cash	108,992
Cash and cash equivalents, beginning	<u>1,592,292</u>
Cash and cash equivalents, ending	<u><u>\$ 1,701,284</u></u>

See notes to financial statements

Columbus Housing Authority
Statement of Cash Flows (Continued)
Year Ended June 30, 2020

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

Operating income (loss)	\$	(371,573)
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		215,111
Allowance for doubtful accounts		(607)
Prior period adjustment		5,922
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable-tenants		(351)
Accounts receivable-miscellaneous		50
Prepaid expenses		(14,436)
Increase (decrease) in liabilities:		
Accounts payable-trade		(14,450)
Accounts payable-HUD		(5,593)
Accrued wages/payroll taxes payable		8,725
PILOT		56
Accrued compensated absences		(38,358)
Accrued liabilities - other		869
Unearned revenue		75,008
Non-current liabilities – other		3,549
		3,549
Net cash (used) by operating activities	\$	(136,078)

See notes to financial statements

Columbus Housing Authority
Notes to Financial Statements
June 30, 2020

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Columbus Housing Authority (“CHA” or “Housing Authority”) is an independent municipal entity created by the City of Columbus in on December 18, 1972 pursuant to Indiana state law and the National Housing Act of 1937. Although the Housing Authority maintains close ties with the City of Columbus in several respects, the Housing Authority is not a component unit of the City, as defined by the Governmental Accounting Standards Board, since the City is not financially accountable for the operations of the Housing Authority, and has no responsibility to fund its deficits or receive its surpluses. The Housing Authority operates under a Board of Commissioner form of government to provide safe and decent housing for eligible low and moderate income families and elderly individuals. The Board is comprised of seven members, all City residents, appointed by the City Mayor. The Board appoints an Executive Director who acts as the Secretary of the Housing Authority.

1. Reporting Entity

The Housing Authority’s financial statements include the accounts of all of the Housing Authority’s operations. The Housing Authority maintains its accounting records by program and operates the following programs:

Low Income Public Housing

This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by the Housing Authority. These units are rented to low income families and low income elderly, disabled, and special needs individuals. The properties were constructed with grants and/or loans provided by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority receives grants from HUD to subsidize operating costs. Tenants are charged rents based on a percentage of their incomes. HUD subsidizes 157 federal public housing units through this program.

Public Housing Capital Fund

HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Housing Authority under the Low Income Public Housing Program. A designated portion of these funds may also be used to support operations and to make improvements in the management and operation of the Housing Authority’s Low Income Public Housing Program.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Section 8 Housing Choice Vouchers

HUD provides grants to the Housing Authority to subsidize rents paid by low income families and issued vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 544 families and individuals this year.

CARES Act Funding

HUD provided funding to help low income families during the coronavirus pandemic. This funding can be used by the Housing Authority to help families prevent, prepare for and respond to the coronavirus.

Supportive Housing for Persons with Disabilities

HUD provides grants to the Housing Authority to subsidize rents for individuals and families with disabilities. HUD provides issued mainstream vouchers affording them choices in renting from private landlords. The Housing Authority subsidizes the landlord for the differences between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard. This program provided rental assistance to approximately 75 families and individuals this year.

PIH Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a program administered by The Housing Authority of the City of Columbus, Indiana and is federally funded through the Department of Housing and Urban Development (HUD). FSS is a voluntary program. The goal of an FSS family is to attain economic security and self-sufficiency by or before the end of the Contract of Participation. FSS includes a financial incentive through the establishment of an escrow account.

State and Local

This program represents the Family Self Sufficiency Direct Assistance program. Funds represent donations from individuals and organizations within Columbus' community to assist FSS participants with living expenses such as car repairs, insurance, rent assistance, and tuition assistance.

Business Activities

This program represents management fees earned by the Housing Authority for managing Heritage Woods Phase II, L.P. Tax Credit. The Housing Authority earns annual management fees for managing 22 units for Columbus Housing Finance Corporation.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities (the government-wide financial statements) present information for the primary government. For the most part, interfund activity has been eliminated in the preparation of these statements.

The Housing Authority is a special-purpose government entity engaged only in business-type activities and, as such, the financial statements are presented as a single enterprise fund.

3. Measurement Focus

The government-wide financial statements are presented using the economic resources measurement focus, similar to that used by business enterprises

4. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

Proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

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 Housing Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the nonoperating revenue and expense.

If/when, both restricted and unrestricted resources are available for use, it is the Housing Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

5. Budgets and Budgetary Accounting

The Housing Authority adopts a formal operating budget each year for its operating programs and on a project-length basis for its capital expenditures, which are approved by the board of Commissioners and submitted to the U.S. Department of Housing and Urban Development for their approval, if required.

6. Cash and Cash Equivalents

Cash and cash equivalents consist of checking accounts. The cash equivalents are recorded at cost, which approximates market.

7. Tenant Accounts Receivable and Allowance for Bad Debts

Accounts receivable have been adjusted for all known uncollectible accounts.

8. Prepaid Expenses

Prepaid expenditures, such as insurance premiums and deferred costs, which are expected to be written off within the next fiscal year, are included in net current assets.

9. Compensated Absences

Housing Authority employees are granted vacation days, personal time, comp time, and sick leave in varying amounts. In the event of termination, retirement, or death, an employee is paid for all accumulated vacation days and personal time as well as up to an additional 160 hours of accumulated comp time according to contract or personnel policies. However, accumulated sick leave is not payable to employees upon termination, retirement, or death.

10. Inter-Program Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting inter-program receivables and payables as well as offsetting inter-program transfers are eliminated for financial statement presentation. For the year ended June 30, 2020, there were no inter-program receivables or payable, and there was \$143,372 in operating transfers.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

11. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$5,000 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Buildings and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	15	-	40 years
Equipment	5	-	10 years
Leasehold improvements	10	-	15 years

Land and land improvements include approximately \$3,360,190 of capitalized land that is not subject to depreciation.

12. Income Taxes

The Housing Authority is a quasi-governmental entity. The Housing Authority is not subject to Federal or State income taxes.

13. 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 revenue and expenses during the period. Actual results could differ from those estimates.

14. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will, when applicable, report separate sections for deferred outflows or resources and deferred inflows of resources. *Deferred outflows of resources*, a separate financial statement element, represents a consumption of net position or fund balance, respectively, that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that time. *Deferred inflows of resources* a separate financial statement element, represents an acquisition of net position or fund balance, respectively, that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

The Housing Authority does not have any items that qualifies for reporting in these categories.

15. Unearned Revenue

The Housing Authority reports unearned revenue in connection with resources that have been received, but not yet earned.

NOTE A: DESCRIPTION OF THE HOUSING AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

16. Comparative Data

Comparative data for the prior year has not been presented in the accompanying financial statements since their inclusion would make the statements unduly complex and difficult to read.

17. Net Position

Net positions are comprised of three categories (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The Housing Authority's positive value of unrestricted net position in the primary government may be used to meet ongoing obligations. When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Housing Authority's policy is to first apply restricted resources. Each component of net position is reported separately on the statement of net position.

- i. Net Investment in capital assets – This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.
- ii. Restricted – This category equals the restricted cash of the Housing Authority and consists of net position restricted for use by (1) external groups such as grantors, creditors, or laws and regulations of other governments or (2) law through constitutional provisions or enabling legislation.
- iii. Unrestricted – This category includes all of the remaining net position that do not meet the definition of the other two categories.

18. Subsequent Events

The financial statements and related disclosures include evaluation of events through and including December 30, 2020, which is the date the financial statements were available to be issued.

NOTE B: CASH AND CASH EQUIVALENTS

Indiana Code authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Indiana. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Indiana or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Indiana.

The Housing Authority has designated one bank for the deposit of its funds. The Housing Authority's deposits are included on the balance sheet under the classification cash and cash equivalents and consist of the following:

Cash – operations	<u>\$ 1,701,284</u>
Total	<u><u>\$ 1,701,284</u></u>

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of June 30, 2020:

Bank deposits (checking, savings, and treasury obligation accounts)	\$ 1,701,084
Petty cash	<u>200</u>
Total	<u><u>\$ 1,701,284</u></u>

Custodial Credit Risk of Bank Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Housing Authority's deposits may not be returned to it. At year end, the Housing Authority had no bank deposits that were uninsured and uncollateralized.

NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2020, was as follows:

	<u>Balance 06/30/19</u>	<u>Additions/ Transfers</u>	<u>Retirements/ Transfers</u>	<u>Balance 06/30/20</u>
Low Rent Program				
Land	\$ 3,360,190	\$ 0	\$ 0	\$ 3,360,190
Buildings	6,653,916	73,273	0	6,727,189
Furniture, equipment & machinery - dwellings	0	0	0	0
Furniture, equipment & machinery - administration	98,916	3,367	0	102,283
Construction in progress	72,110	91,661	0	163,771
	<u>10,185,132</u>	<u>\$ 168,301</u>	<u>\$ 0</u>	<u>10,353,433</u>
Less accumulated depreciation	<u>(4,931,137)</u>	<u>\$ (212,415)</u>	<u>\$ 0</u>	<u>(5,143,552)</u>
Total	<u>\$ 5,253,995</u>			<u>\$ 5,209,881</u>
 Housing Choice Voucher Program				
Buildings	\$ 86,371	\$ 0	\$ 0	\$ 86,371
Furniture, equipment & machinery - administration	54,259	0	0	54,259
	<u>140,630</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>140,630</u>
Less accumulated depreciation	<u>(101,022)</u>	<u>\$ (2,696)</u>	<u>\$ 0</u>	<u>(103,718)</u>
Total	<u>\$ 39,608</u>			<u>\$ 36,912</u>
Combined Totals				<u>\$ 5,246,793</u>

Depreciation expense was charged to functions/programs of the government as follows:

Business-type activities:	
Low Rent Program	\$ 212,415
Housing Choice Voucher Program	2,696
	<u>\$ 215,111</u>

NOTE D: NON-CURRENT LIABILITIES

As of June 30, 2020, the non-current liabilities are comprised of the following:

Accrued compensated absences- noncurrent portion	\$ 20,555
Non-current liabilities - other	124,706
	<u>\$ 145,261</u>

The following is a summary of changes in non-current liabilities for the year ended June 30, 2020:

	<u>Balance 06/30/19</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 06/30/20</u>	<u>Amounts Due within One Year</u>
Accrued compensated absences	\$ 45,019	\$ 0	\$ (24,464)	\$ 20,555	\$ 21,216
Non-current Liabilities - other	121,157	3,549	0	124,706	0
	<u>\$ 166,176</u>	<u>\$ 3,549</u>	<u>\$ (24,464)</u>	<u>\$ 145,261</u>	<u>\$ 21,216</u>

NOTE E: COMMITMENTS AND CONTINGENCIES

Commitments – Construction

At June 30, 2020, the Housing Authority had the following capital fund grants:

	<u>IN36P058501-17</u>	<u>IN36P058501-18</u>
Funds Approved	\$ 193,273	\$ 321,347
Funds Expended	(193,273)	(314,426)
Excess of Funds Approved	<u>\$ 0</u>	<u>\$ 6,921</u>
Funds Advanced (HUD Grants)	\$ 193,273	\$ 314,426
Funds Expended	(193,273)	(314,426)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>
	<u>IN36P058501-19</u>	<u>IN36P058501-20</u>
Funds Approved	\$ 334,979	\$ 357,680
Funds Expended	(125,243)	(120,000)
Excess of Funds Approved	<u>\$ 209,736</u>	<u>\$ 237,680</u>
Funds Advanced (HUD Grants)	\$ 125,243	\$ 120,000
Funds Expended	(125,243)	(120,000)
Excess of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

The audited costs for the 2017 CFP agree with the costs shown on the Form HUD-53001.

NOTE E: COMMITMENTS AND CONTINGENCIES (continued)

Contingencies

The Housing Authority is subject to possible examination by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Housing Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

NOTE F: RETIREMENT PLAN

The Housing Authority provides pension benefits for all of its full time employees through a Simple IRA plan with AXA Equitable. The plan requires the Housing Authority and the employee to contribute 9% and 1% of covered wages, respectively, however, employees may contribute more. Housing Authority contributions forfeited by employees who leave employment prior to vesting are used to reduce current costs and contribution requirements. In the current year, the total contributions were \$194,717 related to \$486,106 of covered salaries and wages. The plan may only be amended by Board action.

NOTE G: RISK MANAGEMENT

The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. The Housing Authority carries commercial insurance coverage to cover this risk. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

OTHER INFORMATION

Barry E. Gaudette, CPA, PC
731 S. Garfield Avenue
Traverse City, Michigan 49686

Independent Accountant’s Report on Applying Agree-Upon Procedure

To the Board of Commissioners
Columbus Housing Authority

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Columbus Housing Authority (the “Authority”) and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of the Authority and the U.S. Department of Housing and Urban Development, PIH-REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the “UFRS Rule information” column with the corresponding printed documents listed in the “Hard Copy Documents” column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the “UFRS Rule Information” column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We were engaged to perform an audit in accordance with the audit requirements of OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, for the Columbus Housing Authority as of and for the year ended June 30, 2020, and have issued our reports thereon dated December 30, 2020. The information in the “Hard Copy Documents” column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated December 30, 2020, was expressed in relation to the basic financial statements of the Authority taken as a whole.

Independent Accountant’s Report on Applying Agreed-Upon Procedure

Page Two

A copy of the reporting package required by OMB Uniform Administrative Requirements, which includes the auditor’s reports, is available in its entirety from the Columbus Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

The purpose of this report on applying the agreed-upon procedure is solely to describe the procedure performed on the electronic submission of the items listed in the “UFRS Rule Information” column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

December 30, 2020

ATTACHMENT TO INDEPENDENT ACCOUNTANT’S REPORT ON APPLYING AGREED-UPON PROCEDURE

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Business Sheet, Revenue and Expense and Cash Flow Data	Financial Data Templates (i.e. the Financial Data Schedule)	X	
2	Footnotes	Footnotes to Audited Basic Financial Statements	X	
3	Type of Opinion on the Financial Statements and Compliance	Auditor’s Reports on the Financial Statements and Compliance	X	
4	Type of Opinion on Financial Data Templates	Auditor’s Supplemental Report on Financial Data Templates	X	

Columbus Housing Authority
Schedule of Expenditures of Federal Awards
And Notes to the Schedule of Federal Awards
Year Ended June 30, 2020

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Federal Grantor	Type	Federal CFDA #	Expenditures
<u>U.S. Department of HUD</u>			
Housing Voucher Cluster:			
Section 8 Housing Choice Voucher Program	A – Major	14.871	\$ 2,539,073
Ongoing Administrative Fees Earned	B – Major	14.871	310,289
Subtotal Housing Voucher Cluster			<u>2,849,362</u>
Public and Indian Housing:			
Public Housing Program	B – Nonmajor	14.850	309,560
Public Housing Capital Fund	B – Nonmajor	14.872	311,673
Supportive Housing for Persons with Disabilities	B- Nonmajor	14.181	401,066
PIH Family Self-Sufficiency Program	B- Nonmajor	14.896	36,174
Public Housing CARES Act Funding	B- Nonmajor	14.PHC	2,057
Total Federal Financial Awards			<u>\$ 3,909,892</u>
Threshold for Type A/Type B Program			<u>\$ 750,000</u>

NOTES TO THE SCHEDULE OF FEDERAL AWARDS

Basis of Accounting - - The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the Housing Authority under programs of the federal government for the year ended June 30, 2020. Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements, although the basis for determining when federal awards are expended is presented in accordance with the requirements of the Uniform Guidance, Audit of States, Local Governments, and Non-Profit Organizations. In addition, expenditures reported on the Schedule are recognized following the cost principles contained in Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

Because the Schedule presents only a selected portion of the operations of the Housing Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows, if applicable, of the Housing Authority.

Indirect Cost Rate - - The Authority did not elect to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Columbus Housing Authority
Financial Data Schedule
Year Ended June 30, 2020

FDS Line Item No.		Low Rent Program 14.850	PIH Family Self-Sufficiency Program 14.896	Public Housing CARES Act Funding 14.PHC
	ASSETS			
	Current assets:			
111	Cash-unrestricted	\$ 355,172	\$ 0	\$ 0
112	Cash-restricted-modernization	61,215	0	0
113	Cash-other restricted	36,340	0	0
114	Cash-tenant security deposits	39,538	0	0
115	Cash-restricted for payment of current liabilities	6,210	0	0
100	Total cash	<u>498,475</u>	<u>0</u>	<u>0</u>
	Receivables:			
125	A/R-miscellaneous	0	0	0
126	A/R-tenants-dwelling rents	4,478	0	0
126.1	Allowance for doubtful accounts	(142)	0	0
128	Fraud Recovery	0	0	0
128.1	Allowance for doubtful- fraud	0	0	0
120	Total receivables, net	<u>4,336</u>	<u>0</u>	<u>0</u>
	Other Current Assets:			
142	Prepaid expenses	48,062	0	0
144	Inter Program Due From	0	0	0
	Total other current assets	<u>48,062</u>	<u>0</u>	<u>0</u>
150	Total current assets	<u>550,873</u>	<u>0</u>	<u>0</u>
	Noncurrent Assets:			
	Fixed Assets:			
161	Land	3,360,190	0	0
162	Buildings	6,727,189	0	0
164	Furn, equip & mach-admin	102,283	0	0
166	Accumulated depreciation	(5,143,552)	0	0
167	Construction in Progress	163,771	0	0
160	Total fixed assets, net	<u>5,209,881</u>	<u>0</u>	<u>0</u>
180	Total non-current assets	<u>5,209,881</u>	<u>0</u>	<u>0</u>
290	Total Assets and Deferred Outflow of Resources	<u><u>5,760,754</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

Housing Choice Vouchers 14.871	Supportive Housing for Persons with Disabilities 14.181	2 State/Local	1 Business Activities	Mainstream Vouchers 14.879	Total
\$ 553,366	\$ 0	\$ 157,518	\$ 310,741	\$ 0	\$ 1,376,797
0	0	0	0	0	61,215
100,523	0	0	0	9,303	146,166
0	0	0	0	0	39,538
62,630	0	0	0	8,728	77,568
<u>716,519</u>	<u>0</u>	<u>157,518</u>	<u>310,741</u>	<u>18,031</u>	<u>1,701,284</u>
0	0	0	0	0	0
0	0	0	0	0	4,478
0	0	0	0	0	(142)
461	0	0	0	0	461
(461)	0	0	0	0	(461)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,336</u>
6,895	0	0	0	0	54,957
0	0	0	0	0	0
<u>6,895</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>54,957</u>
<u>723,414</u>	<u>0</u>	<u>157,518</u>	<u>310,741</u>	<u>18,031</u>	<u>1,760,577</u>
0	0	0	0	0	3,360,190
86,371	0	0	0	0	6,813,560
54,259	0	0	0	0	156,542
(103,718)	0	0	0	0	(5,247,270)
0	0	0	0	0	163,771
<u>36,912</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,246,793</u>
<u>36,912</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,246,793</u>
<u>760,326</u>	<u>0</u>	<u>157,518</u>	<u>310,741</u>	<u>18,031</u>	<u>7,007,370</u>

Columbus Housing Authority
Financial Data Schedule
(Continued)
Year Ended June 30, 2020

FDS Line Item No.	Low Rent Program 14.850	PIH Family Self-Sufficiency Program 14.896	Public Housing CARES Act Funding 14.PHC
LIABILITIES and NET POSITION			
Current liabilities:			
312	\$ 4,976	\$ 0	\$ 0
321	18,248	0	0
322	13,496	0	0
331	0	0	0
333	26,352	0	0
341	39,538	0	0
342	6,210	0	0
346	3,090	0	0
347	0	0	0
310	<u>111,910</u>	<u>0</u>	<u>0</u>
Non-current liabilities:			
353	36,340	0	0
354	12,540	0	0
350	<u>48,880</u>	<u>0</u>	<u>0</u>
300	<u>160,790</u>	<u>0</u>	<u>0</u>
Net Position:			
508.4	5,209,881	0	0
511.4	61,215	0	0
512.4	<u>328,868</u>	<u>0</u>	<u>0</u>
513	<u>5,599,964</u>	<u>0</u>	<u>0</u>
600	<u>\$ 5,760,754</u>	<u>\$ 0</u>	<u>\$ 0</u>

Housing Choice Vouchers 14.871	Supportive Housing for Persons with Disabilities 14.181	2 State/Local	1 Business Activities	Mainstream Vouchers 14.879	Total
\$ 560	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,536
11,418	0	0	0	0	29,666
7,720	0	0	0	0	21,216
584	0	0	0	0	584
0	0	0	0	0	26,352
0	0	0	0	0	39,538
62,630	0	0	0	8,728	77,568
113	0	0	0	0	3,203
0	0	0	0	0	0
<u>83,025</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,728</u>	<u>203,663</u>
88,366	0	0	0	0	124,706
8,015	0	0	0	0	20,555
<u>96,381</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>145,261</u>
<u>179,406</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,728</u>	<u>348,924</u>
36,912	0	0	0	0	5,246,793
12,157	0	0	0	9,303	82,675
531,851	0	157,518	310,741	0	1,328,978
<u>580,920</u>	<u>0</u>	<u>157,518</u>	<u>310,741</u>	<u>9,303</u>	<u>6,658,446</u>
<u>\$ 760,326</u>	<u>\$ 0</u>	<u>\$ 157,518</u>	<u>\$ 310,741</u>	<u>\$ 18,031</u>	<u>\$ 7,007,370</u>

Columbus Housing Authority
Financial Data Schedule
(Continued)
Year Ended June 30, 2020

FDS Line Item No.		Low Rent Program 14.850	PIH Family Self-Sufficiency Program 14.896	Public Housing CARES Act Funding 14.PHC
	Revenues			
70300	Net tenant rental revenue	\$ 348,669	\$ 0	\$ 0
70400	Tenant revenue-other	26,408	0	0
70500	Total tenant revenue	375,077	0	0
70600	HUD PHA operating grants	452,932	36,174	2,057
70610	Capital Grants	168,301	0	0
71100	Investment income – unrestricted	1,960	0	0
71400	Fraud recovery	0	0	0
71500	Other revenue	64,585	0	0
72000	Investment income – restricted	1,466	0	0
70000	Total Revenue	1,064,321	36,174	2,057
	Expenses			
	Administrative:			
91100	Administrative salaries	231,118	0	0
91200	Auditing fees	2,380	0	0
91400	Advertising and marketing	0	0	0
91500	Employee benefit contributions	80,074	0	0
91600	Office expenses	19,290	0	0
91700	Legal expense	87	0	0
91800	Travel	68	0	0
91900	Other	20,610	0	2,057
91000	Total operating-administrative	353,627	0	2,057
	Tenant services:			
92100	Tenant services – salaries	0	27,130	0
92300	Employee benefit contributions	0	9,044	0
92500	Total tenant services	0	36,174	0
	Utilities:			
93100	Water	7,972	0	0
93200	Electricity	45,247	0	0
93300	Gas	3,302	0	0
93000	Total utilities	56,521	0	0
	Ordinary maintenance and operations:			
94100	Labor	71,258	0	0
94200	Materials and other	46,786	0	0
94300	Contracts	94,733	0	0
94500	Employee benefit contributions	36,796	0	0
94000	Total maintenance	249,573	0	0

Housing Choice Vouchers 14.871	Supportive Housing for Persons with Disabilities 14.181	2 State/Local	1 Business Activities	Mainstream Vouchers 14.879	Total
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 348,669
0	0	0	0	0	26,408
0	0	0	0	0	375,077
2,849,362	0	0	0	401,066	3,741,591
0	0	0	0	0	168,301
6,281	0	1,648	3,324	0	13,213
433	0	0	0	0	433
135,352	0	7,609	18,903	0	226,449
0	0	0	0	0	1,466
2,991,428	0	9,257	22,227	401,066	4,526,530
126,649	0	0	0	29,951	387,718
6,270	0	0	0	0	8,650
0	0	0	0	0	0
59,009	0	0	0	9,794	148,877
38,101	0	0	0	616	58,007
108	0	0	0	0	195
232	0	0	0	0	300
15,177	0	0	13,005	0	50,849
245,546	0	0	13,005	40,361	654,596
0	0	0	0	0	0
0	0	0	0	0	27,130
0	0	0	0	0	9,044
0	0	0	0	0	36,174
155	0	0	0	0	8,127
1,933	0	0	0	0	47,180
444	0	0	0	0	3,746
2,532	0	0	0	0	59,053
0	0	0	0	0	71,258
881	0	0	0	0	47,667
112	0	0	0	0	94,845
0	0	0	0	0	36,796
993	0	0	0	0	250,566

Columbus Housing Authority
Financial Data Schedule
(Continued)
Year Ended June 30, 2020

FDS Line Item No.	Low Rent Program 14.850	PIH Family Self-Sufficiency Program 14.896	Public Housing CARES Act Funding 14.PHC
	Expenses (continued)		
	Insurance:		
96110	21,124	0	0
96120	17,054	0	0
96130	5,775	0	0
96140	14,095	0	0
96100	<u>58,048</u>	<u>0</u>	<u>0</u>
	Other general expenses:		
96200	28,816	0	0
96210	25,414	0	0
96300	26,352	0	0
96400	16,954	0	0
96000	<u>97,536</u>	<u>0</u>	<u>0</u>
96900	<u>815,305</u>	<u>36,174</u>	<u>2,057</u>
97000	<u>249,016</u>	<u>0</u>	<u>0</u>
	Other Expenses:		
97100	33,734	0	0
97200	5,214	0	0
97300	0	0	0
97350	0	0	0
97400	212,415	0	0
	<u>251,363</u>	<u>0</u>	<u>0</u>
90000	<u>1,066,668</u>	<u>36,174</u>	<u>2,057</u>
	Other Financing Sources (Uses):		
10010	143,372	0	0
10020	(143,372)	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
10000	(2,347)	0	0
11030	5,602,311	0	0
11040	0	0	0
	<u>\$ 5,599,964</u>	<u>\$ 0</u>	<u>\$ 0</u>

Housing Choice Vouchers 14.871	Supportive Housing for Persons with Disabilities 14.181	2 State/Local	1 Business Activities	Mainstream Vouchers 14.879	Total
0	0	0	0	0	21,124
0	0	0	0	0	17,054
4,725	0	0	0	0	10,500
7,601	0	0	0	0	21,696
<u>12,326</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>70,374</u>
173	0	0	0	0	28,989
14,450	0	0	0	0	39,864
0	0	0	0	0	26,352
0	0	0	0	0	16,954
<u>14,623</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>112,159</u>
<u>276,020</u>	<u>0</u>	<u>0</u>	<u>13,005</u>	<u>40,361</u>	<u>1,182,922</u>
<u>2,715,408</u>	<u>0</u>	<u>9,257</u>	<u>9,222</u>	<u>360,705</u>	<u>3,343,608</u>
0	0	0	0	0	33,734
0	0	0	0	0	5,214
2,570,630	0	0	0	362,411	2,933,041
118,219	0	0	0	0	118,219
2,696	0	0	0	0	215,111
<u>2,691,545</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>362,411</u>	<u>3,305,319</u>
<u>2,967,565</u>	<u>0</u>	<u>0</u>	<u>13,005</u>	<u>402,772</u>	<u>4,488,241</u>
0	0	0	0	0	143,372
0	0	0	0	0	(143,372)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
23,863	0	9,257	9,222	(1,706)	38,289
551,135	11,009	148,261	301,519	0	6,614,235
5,922	(11,009)	0	0	11,009	5,922
<u>\$ 580,920</u>	<u>\$ 0</u>	<u>\$ 157,518</u>	<u>\$ 310,741</u>	<u>\$ 9,303</u>	<u>\$ 6,658,446</u>

REPORTS ON INTERNAL CONTROL AND COMPLIANCE

Barry E. Gaudette, CPA, PC
731 S. Garfield Avenue
Traverse City, Michigan 49686

**Independent Auditor's 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***

To the Board of Housing Commissioners
Columbus Housing Authority
Columbus, Indiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Columbus Housing Authority, Indiana, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Columbus Housing Authority, Indiana's basic financial statements, and have issued our report thereon dated December 30, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Columbus Housing Authority, Indiana'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 Columbus Housing Authority, Indiana's internal control. Accordingly, we do not express an opinion on the effectiveness of the Columbus Housing Authority, Indiana's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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 internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Columbus Housing Authority, Indiana'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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Barry E. Gaudette, CPA, PC

December 30, 2020

Barry E. Gaudette, CPA, PC
731 S. Garfield Avenue
Traverse City, Michigan 49686

**Independent Auditor's Report on Compliance for Each Major Program
and on Internal Control over Compliance Required by the Uniform Guidance**

To the Board of Housing Commissioners
Columbus Housing Authority
Columbus, Indiana

Report on Compliance for Each Major Federal Program

We have audited the Columbus Housing Authority, Indiana's 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 Columbus Housing Authority, Indiana's major federal programs for the year ended June 30, 2020. Columbus Housing Authority, Indiana'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 federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Columbus Housing Authority, Indiana'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 Columbus Housing Authority, Indiana'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 Columbus Housing Authority, Indiana's compliance.

Opinion on Each Major Federal Program

In our opinion, the Columbus Housing Authority, Indiana, 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, 2020.

Report on Internal Control over Compliance

Management of the Columbus Housing Authority, Indiana, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Columbus Housing Authority, Indiana'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 the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Columbus Housing Authority, Indiana'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 internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

Barry E. Gaudette, CPA, PC

December 30, 2020

**Columbus Housing Authority
Status of Prior Audit Findings
June 30, 2020**

There were no prior year findings.

Columbus Housing Authority
Schedule of Findings and Questioned Costs
June 30, 2020

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? none reported

Noncompliance material to financial statements noted? No

Federal Awards

Internal control over major programs:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? 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 *Audit Requirements for Federal Awards* (Uniform Guidance)? No

Identification of major programs;

<i>CFDA Number</i>	<i>Name of Federal Program or Cluster</i>
--------------------	---

14.871	Housing Choice Vouchers Program
--------	---------------------------------

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

Auditee qualified as low-risk auditee? Yes

Section II - Findings Related to the Financial Statements

There were no findings which are required to be reported under *Government Auditing Standards*.

Section III - Findings and Questioned Costs for Federal Awards

There were no findings or questioned costs.