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June 28, 2021

Board of Commissioners
Housing Authority of the City of Charlestown
200 Jennings Street
Charlestown, IN 47111

We have reviewed the audit report of the Housing Authority of the City of Charlestown, which was opined upon by MCM CPAs & Advisors LLP, Independent Public Accountants, for the period October 1, 2019 to September 30, 2020. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Charlestown as of September 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, MCM CPAs & Advisors LLP prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

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

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

Paul D. Joyce, CPA
State Examiner

Housing Authority of the City of Charlestown

**Report on Audit of Financial Statements
and Supplementary Information**

Year Ended September 30, 2020

Housing Authority of the City of Charlestown
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Year Ended September 30, 2020

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Charlestown

Report on the Financial Statements

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

Management's Responsibility for the Financial Statements

The Authority 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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority as of September 30, 2020, and its 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.

MCM CPAs & Advisors LLP

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Independent Auditor's Report (Continued)

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 3 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 of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards, as required by the audit requirements of Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying financial data schedule is also presented for purposes of additional analysis and is not a required part of the basic financial statements.

This information is the responsibility of management and was derived from and relates 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 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 June 7, 2021, 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 solely 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 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.

MUM CPAs & Advisors LLP

Jeffersonville, Indiana
June 7, 2021

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis
Year Ended September 30, 2020**

As management of the Housing Authority of the City of Charlestown (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2020.

The MD&A is specifically designed to: 1) assist the reader in focusing on significant financial issues; 2) provide a broad scope overview of the Authority's financial activities; 3) identify and explain changes in the Authority's financial position and 4) highlight any individual funding source issues or concerns.

Since the MD&A is designed to present basic financial statements in a narrative, executive summary format, the reader is encouraged to consider the information presented here in conjunction with the Authority's audited financial statements.

Overview of the Authority

The Authority is organized under the laws of the state of Indiana for the purpose of engaging in the development and administration of low-rent housing programs. The Authority owns and operates 250 public housing units and administers 70 Section 8 Housing Choice Vouchers under Annual Contributions Contract 2050-V with the Department of Housing and Urban Development ("HUD"). The Authority is located in Charlestown, Indiana.

The Authority is governed by a seven member Board of Commissioners who are appointed by the mayor of the City of Charlestown. Under the oversight of that Board, the Authority functions independently from the City of Charlestown government. All revenues, expenses, assets, and obligations of the Authority belong solely to the Authority, not the City of Charlestown or any other entity.

Reporting on the Authority as a Whole

The Statements of Revenues, Expenses, and Changes in Net Position report information about the Authority as a whole and about its activities in a format that helps the reader assess the results of operations for the fiscal year ended September 30, 2020. Each statement is a condensed presentation of sources of funding and major activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current fiscal year's revenues and expenses are taken into account regardless of when cash is received or paid.

Financial Highlights

- Net position of the Authority increased \$54,764 as of September 30, 2020 from the prior year. That increase was a direct result of revenues exceeding expenses by \$54,764 during the fiscal year ended September 30, 2020.
- Operating revenue of the Authority increased by \$78,351 compared to the prior fiscal year.
- Operating expenses increased by \$97,747 compared to the prior fiscal year.
- The Authority had unrestricted net position (unrestricted reserves) of \$2,579,918 at September 30, 2020, which is a decrease of \$132,596 from September 30, 2019.

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Fund Financial Statements

All of the funds of the Authority are reported as proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Enterprises operated by state and local governments, such as the Authority, use fund accounting to ensure compliance with finance-related legal requirements.

The Authority's financial statements report its net position and changes in net position. One can think of the Authority's net position - the difference between assets plus deferred outflows of resources, and liabilities plus deferred inflows of resources - as one way to measure the Authority's financial health, or financial position. Over time, increases and decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating. One will need to consider other factors, however, such as the amount of net position (amount of operating reserves), changes in the Authority's occupancy levels, and/or its legal obligations to HUD, to assess the overall health of the Authority. Management of the Authority makes a concerted effort to be fiscally responsible and maintain an operating reserve balance (net position) that is equal to or greater than HUD-recommended operating reserve levels at all times.

Using This Annual Report

The Authority's annual report consists of financial statements that show combined information about the Authority's most significant programs, the Public and Indian Housing Program, the Section 8 Housing Choice Vouchers Program, and the Public Housing Capital Fund Program.

The Authority's auditors provided assurance in their independent auditor's report, located immediately preceding the MD&A, that the financial statements are presented fairly in all material respects in accordance with accounting principles generally accepted in the United States of America. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditor's report carefully to determine the level of assurance provided for each of the other parts of this report.

Reporting the Authority's Most Significant Programs

The Authority's financial statements provide detailed information about the most significant programs. Some funds are required to be established by HUD. However, the Authority establishes other funds to help it control and manage money for particular purposes, or to show that it is meeting legal responsibilities for using grants and other funds.

The Authority uses the following accounting approach for Proprietary funds. The focus of proprietary funds is on income measurement, which together with the maintenance of net position, is an important financial indicator. The statements evaluated include:

- Statement of Net Position - reports the Authority's current financial resources (short term spendable resources) with capital assets and long-term debt obligations, if any.
- Statement of Revenues, Expenses and Changes in Net Position - reports the Authority's operating and non-operating revenues, by major source along with operating and non-operating expenses.

The Authority maintains its books and records utilizing the accrual basis of accounting. Accrual accounting recognizes revenues and expenses when earned regardless of when cash is received or paid.

The following is a description of the programs and services that the Authority provides for its program participants:

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Reporting the Authority's Most Significant Programs (Continued)

Public and Indian Housing Program

The Authority owns 250 units in developments within the City of Charlestown, Indiana. The 250 units owned by the Authority consist of elderly/disabled and family units. The Authority rents those units to individuals and families who meet HUD eligibility guidelines in order to provide them with decent, safe, and sanitary rental housing. The Authority is responsible for the management and maintenance of all units, sites and certain utilities. On an annual basis, the Authority submits a request for funding to HUD, known as the Calculation of Operating Subsidy. The basic concept of the Calculation of Operating Subsidy is that the Authority has an Allowable Operating Expense Level, Allowable Utilities Expenses Level, Allowable Add-ons and Audit Cost that becomes the Authority's Total Allowable Expenses. HUD will fund the difference between the Total Allowable Expenses and the amount of rents that the Authority can charge their tenants based upon HUD eligibility calculations. However, funding is subject to proration due to congressional appropriation and may not be sufficient to fund 100% of the requested amount. For calendar year 2020, operating subsidy was funded at approximately 112% of the calculated eligibility amount due to a special award of additional funds from the Coronavirus Aid, Relief, and Economic Security ("CARES") Act. For calendar year 2019 operating subsidy was prorated to approximately 98% of the eligibility amount.

Section 8 Housing Choice Vouchers Program

This grant program provides rental assistance to help extremely low and low-income families afford decent, safe, and sanitary rental housing. Qualifying participants have their income analyzed utilizing HUD's guidelines and their rental assistance is calculated accordingly. The Authority is awarded a fixed amount of Budget Authority from HUD on an annual basis to assist participants. The Authority had approval and funding for 70 vouchers during the year ended September 30, 2020. Similar to Public Housing operating funding, Section 8 Housing Choice Vouchers administrative funding from HUD is subject to proration due to Congressional appropriation. Section 8 Housing Choice Vouchers administrative funding was prorated to approximately 80% of the full eligibility amount for calendar year 2020 and approximately 81% of the full eligibility amount for calendar year 2019.

Capital Fund Program

HUD awards this grant program on an annual basis. The purposes of these grants are to maintain the physical structures within the Authority's sites and the administrative management to ensure completion of site improvements in the most effective and efficient manner. The Authority requisitions funds from HUD as the Authority expends funds. At September 30, 2020 the Authority had approximately \$1,470,500 of capital fund grants that had been awarded by HUD but had not been expended. That grant revenue has not been recognized within the audited financial statements, but those grant funds have been allocated by HUD and will be recognized and expended for capital projects within the next four years.

Central Office Cost Center

In addition to the programs noted above, the Authority maintains a Central Office Cost Center ("COCC") as mandated by HUD. All salaries and costs related to administrative functions of the Authority and other costs which do not directly support the specific programs noted above, are charged to the COCC. Funding flows into the COCC from fees which are allowed to be charged to the Public and Indian Housing program and the Section 8 Housing Choice Voucher program, as well as administrative funding provided through the Capital Fund program. Once funds flow through to the COCC they are deemed to be "defederalized" and can then be used by the Authority in any way needed in order to support the Authority's mission.

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Authority-Wide Condensed Financial Statements

The Authority's overall financial position and operations for the past two years are summarized below based on the information included in the current and prior financial statements.

*The Housing Authority of the City of Charlestown
Statement of Net Position*

	2020	2019	Increase/Decrease Amount	Percentage
Current assets	\$ 2,763,785	\$ 2,922,099	\$ (158,314)	-5.4%
Capital assets, net	4,995,795	4,820,017	175,778	3.6%
Total assets	<u>7,759,580</u>	<u>7,742,116</u>	<u>17,464</u>	0.2%
Current liabilities	171,519	208,819	(37,300)	-17.9%
Total liabilities	<u>171,519</u>	<u>208,819</u>	<u>(37,300)</u>	-17.9%
Net investment in capital assets	4,995,795	4,820,017	175,778	3.6%
Restricted net position	12,348	766	11,582	1512.0%
Unrestricted net position	<u>2,579,918</u>	<u>2,712,514</u>	<u>(132,596)</u>	-4.9%
Total net position	<u>\$ 7,588,061</u>	<u>\$ 7,533,297</u>	<u>\$ 54,764</u>	0.7%

Total Assets

The Authority's total assets at September 30, 2020 were \$7,759,580, an increase of \$17,464, or 0.2%, from September 30, 2019. The minimal change in total assets was a result of the net effect of a reduction in cash and other current assets due to management's efforts to spend down excess operating reserves, and an increase in capital assets due to capital projects undertaken during fiscal year 2020.

Capital Assets

Overall, net capital assets increased by \$175,778, or 3.6%, from September 30, 2019. That was primarily due to capital asset purchases totaling \$446,087 during the fiscal year ended September 30, 2020 exceeding the depreciation expense recognized during the fiscal year ended September 30, 2020 of \$262,613. The fixed asset purchases consisted primarily of bathroom renovations at AMP 1 (Project IN025000001) and new HVAC systems installed at both AMP 1 and AMP 2.

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Authority-Wide Condensed Financial Statements (Continued)

Total Liabilities

The Authority's total liabilities at September 30, 2020 were \$171,519, a decrease of \$37,300 or 17.9%, from September 30, 2019. The change in total liabilities was primarily due to a decrease in accrued compensated absences at September 30, 2020 as compared to September 30, 2019. The decrease in accrued compensated absences was due to the payout of all remaining compensated absences accrued in prior years when unused vacation and sick leave was eligible to be accrued and rolled forward to future years.

Net Position

The Authority's total net position at September 30, 2020 was \$7,588,061, an increase of \$54,764, or 0.7%, from September 30, 2019. The slight increase in net position was primarily due to extra public housing operating subsidy revenue and Section 8 administrative revenue provided by HUD from CARES Act funds during fiscal year 2020.

The results of operations for the Authority are presented on the following page:

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

*The Housing Authority of the City of Charlestown
Statement of Revenues, Expenses and Changes in Net Position*

	2020	2019	Increase/Decrease Amount	Percentage
Operating Revenues				
Tenant revenue	\$ 847,836	\$ 837,209	\$ 10,627	1.3%
HUD PHA operating grants	779,879	700,464	79,415	11.3%
Fraud recovery	3,058	8,169	(5,111)	-62.6%
Other revenue	9,165	15,745	(6,580)	-41.8%
Total Operating Revenues	1,639,938	1,561,587	78,351	5.0%
Operating Expenses				
Administration	467,439	422,283	45,156	10.7%
Tenant services	5,631	3,673	1,958	53.3%
Utilities	197,011	198,489	(1,478)	-0.7%
Ordinary maintenance	595,765	548,175	47,590	8.7%
Protective services	26,000	-	26,000	
Insurance expense	115,411	116,994	(1,583)	-1.4%
Other general expenses	92,003	88,564	3,439	3.9%
Housing assistance payments	230,965	259,227	(28,262)	-10.9%
Depreciation expense	262,613	257,686	4,927	1.9%
Total Operating Expenses	1,992,838	1,895,091	97,747	5.2%
Net Operating Loss	(352,900)	(333,504)	(19,396)	5.8%
Nonoperating Revenue				
Interest and investment revenue	14,838	18,005	(3,167)	-17.6%
Gain on disposal of capital asset	6,304	-	6,304	
Total Nonoperating Revenue	21,142	18,005	3,137	17.4%
Net Loss before Capital Fund Grant	(331,758)	(315,499)	(16,259)	5.2%
Capital Fund Grant	386,522	255,500	131,022	51.3%
Change in Net Position	\$ 54,764	\$ (59,999)	\$ 114,763	-191.3%

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Results of Operations

The change in net position for the year ended September 30, 2020 was \$54,764 compared to \$(59,999) for the year ended September 30, 2019. Revenues of the Authority's activities are generated principally from HUD operating subsidies and tenant rental receipts. Operating expense of the Authority's activities consist primarily of maintenance, depreciation, administration, utilities and housing assistance payments.

Tenant revenue increased by approximately \$10,600 from the fiscal year ended September 30, 2019, which was an increase of only 1.3%. HUD PHA operating grant revenue increased by approximately \$79,400 from the fiscal year ended September 30, 2019. That increase was primarily due to additional operating subsidy revenue and Section 8 administrative revenue provided by the CARES Act in fiscal year 2020. Administration expense increased by approximately \$45,200 from the fiscal year 2019 amount due primarily to hazard pay awarded to the employees for working through the COVID-19 pandemic, slightly increased health insurance costs, and personal protective equipment and other items purchased in response to the pandemic. Maintenance expense increased by approximately \$47,600 from the fiscal year 2019 amount due primarily to hazard pay, increased health insurance costs, and an extra maintenance grounds employee utilized for a portion of the fiscal year. Section 8 housing assistance payment expense decreased by approximately \$28,300 due to a lower voucher utilization percentage for fiscal year 2020 as compared to fiscal year 2019.

However, the primary item causing the change in net position for the year ended September 30, 2020 to be approximately \$114,800 more than the change in net position for the fiscal year ended September 30, 2019 was the fact that approximately \$386,500 of capital fund revenue used to purchase capital assets was recognized during fiscal year 2020 but only \$255,500 of such capital fund revenue was recognized during fiscal year 2019.

Capital Assets

At September 30, 2020, the Authority has approximately \$5 million invested in net capital assets. That is reflected in the following schedule and represents an increase of approximately \$175,800 (net of depreciation) from the preceding year.

***The Housing Authority of the City of Charlestown
Capital Assets***

	<u>2020</u>	<u>2019</u>
Land	\$ 1,296,639	\$ 1,296,639
Buildings	12,349,718	11,972,050
Furniture, equipment and machinery - dwellings	297,801	297,801
Furniture, equipment and machinery - administration	205,823	193,912
Construction in process	<u>19,500</u>	<u>-</u>
Total capital assets	14,169,481	13,760,402
Less: accumulated depreciation	<u>(9,173,686)</u>	<u>(8,940,385)</u>
Capital assets, net	<u>\$ 4,995,795</u>	<u>\$ 4,820,017</u>

For additional information, see Note D within the notes to the financial statements.

**Housing Authority of the City of Charlestown
Management's Discussion and Analysis (Continued)
Year Ended September 30, 2020**

Currently Known Facts, Decisions, or Conditions Expected to Affect Future Financial Position or Results of Operations

The Authority is dependent upon HUD for funding (approximately 57% of fiscal year 2020 revenue came from HUD grants); therefore, the Authority is generally affected more by the federal budget than by local economic conditions.

The amount that the Authority is eligible to receive to cover the gap between public housing rent revenues and operating costs is set by a federal formula. If Congress has failed to provide sufficient funding to cover the full subsidies that the Authority is eligible to receive under the formula, the Authority must find a way to raise revenue, cut costs, or tap other resources to make up for the shortfall. As noted previously, Congress funded the operating subsidy revenue at approximately 112% of the full eligibility amount for calendar year 2020.

Similar to Public Housing operating subsidy funding, HUD also utilizes a formula to determine the amount of Section 8 Administrative funding they provide to the Authority. In recent years cuts to that funding has been far more extreme than the prorations applied to Public Housing operating subsidy. As noted previously, congress funded Section 8 administrative awards at only approximately 80% of full eligibility for calendar year 2020.

During fiscal year 2020 the Authority's operations were significantly impacted by the COVID-19 pandemic. However, from a financial perspective the Authority did not suffer significant negative impacts thanks to the additional funding provided by the CARES Act.

As shown in these financials, Authority management will maintain a fiscally responsible approach regardless of the federal funding situation. This will be done to ensure the Authority is able to continue to serve low income families and individuals to the greatest extent possible for both the near-term and long-term future.

Request for Information

The financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report should be addressed to the following address:

Leigh Bowyer or Laura Dabney
Co-Executive Directors
The Housing Authority of the City of Charlestown
200 Jennings Street
Charlestown, IN 47111

Housing Authority of the City of Charlestown
Statement of Net Position
September 30, 2020

Assets

Current Assets

Cash and cash equivalents	\$ 1,265,161
Cash - restricted	12,348
Cash - security deposits	36,645
Certificates of deposit	1,108,600
Accounts receivable - HUD	200,739
Accounts receivable - tenants, net	7,831
Accounts receivable - fraud recovery, net	343
Inventory - materials and supplies	44,185
Prepaid expenses	87,933

Total Current Assets	<u>2,763,785</u>
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Capital Assets

Land	1,296,639
Buildings	12,349,718
Furniture, equipment and machinery - dwellings	297,801
Furniture, equipment and machinery - administration	205,823
Construction in process	19,500

Total Capital Assets	14,169,481
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Less: accumulated depreciation	<u>(9,173,686)</u>
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Capital Assets, Net	<u>4,995,795</u>
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Total Assets	7,759,580
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Deferred Outflows of Resources

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Total Assets and Deferred Outflows of Resources	<u><u>\$ 7,759,580</u></u>
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Liabilities

Current Liabilities

Accounts payable	\$ 53,985
Accounts payable - HUD	152
Accounts payable - other government	65,752
Security deposits	36,645
Unearned revenue	14,985

Total Current Liabilities	<u>171,519</u>
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Total Liabilities	171,519
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Deferred Inflows of Resources

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Total Liabilities and Deferred Inflows of Resources	<u>171,519</u>
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Net Position

Net investment in capital assets	4,995,795
Restricted net position	12,348
Unrestricted net position	2,579,918

Total Net Position	<u><u>\$ 7,588,061</u></u>
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See accompanying notes.

Housing Authority of the City of Charlestown
Statement of Revenues, Expenses and Changes in Net Position
Year Ended September 30, 2020

Operating Revenues	
Tenant revenue	\$ 847,836
HUD PHA operating grants	779,879
Fraud recovery	3,058
Other revenue	9,165
	<hr/>
Total Operating Revenues	1,639,938
	<hr/>
Operating Expenses	
Administration	467,439
Tenant services	5,631
Utilities	197,011
Ordinary maintenance	595,765
Protective services	26,000
Insurance expense	115,411
Other general expenses	92,003
Housing assistance payments	230,965
Depreciation expense	262,613
	<hr/>
Total Operating Expenses	1,992,838
	<hr/>
Net Operating Loss	(352,900)
Nonoperating Revenue	
Interest and investment revenue	14,838
Gain on disposal of capital asset	6,304
	<hr/>
Net Loss Before Capital Fund Grant	(331,758)
Capital Fund Grant	386,522
	<hr/>
Change in Net Position	54,764
Net Position, Beginning of Year	7,533,297
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Net Position, End of Year	\$ 7,588,061
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See accompanying notes.

Housing Authority of the City of Charlestown
Statement of Cash Flows
Year Ended September 30, 2020

Operating Activities	
Cash received from tenants	\$ 849,039
Cash received from HUD PHA operating grants	590,240
Other cash received	9,167
Cash payments for operating expenses	<u>(1,795,990)</u>
Net Cash Used for Operating Activities	<u>(347,544)</u>
Investing Activities	
Interest earned	14,838
Proceeds from certificate of deposit	63,086
Reinvestment of interest earned	<u>(7,970)</u>
Net Cash Provided by Investing Activities	<u>69,954</u>
Capital and Related Financing Activities	
Capital grant receipts	386,522
Purchase of capital assets	(424,619)
Proceeds from sale of capital assets	<u>14,000</u>
Net Cash Used for Capital and Related Financing Activities	<u>(24,097)</u>
Net Decrease in Cash and Cash Equivalents	(301,687)
Cash and Cash Equivalents	
Beginning of year	<u>1,615,841</u>
End of Year	<u>\$ 1,314,154</u>
* Cash reconciliation as reported on the Statement of Net Position	
Cash and cash equivalents	\$ 1,265,161
Cash - restricted	12,348
Cash - security deposits	<u>36,645</u>
	<u>\$ 1,314,154</u>
Supplemental disclosure of noncash capital and financing activities:	
Purchase of capital assets included in accounts payable at year end	<u>\$ 21,468</u>

See accompanying notes.

Housing Authority of the City of Charlestown
Statement of Cash Flows (Continued)
Year Ended September 30, 2020

Operating Activities	
Net operating loss	\$ (352,900)
Adjustments to reconcile net operating loss to net cash used for operating activities:	
Depreciation expense	262,613
Bad debt expense	24,041
(Increase) decrease in	
Accounts receivable - HUD	(189,639)
Accounts receivable - tenants	(29,251)
Accounts receivable - fraud recovery	121
Inventory - materials and supplies	(5,363)
Prepaid expenses	1,603
Increase (decrease) in	
Accounts payable	8,553
Accounts payable - other government	1,084
Accrued compensated absences	(71,642)
Security deposits	(117)
Unearned revenue	3,353
	<u>3,353</u>
Net Cash Used for Operating Activities	<u>\$ (347,544)</u>

See accompanying notes.

Housing Authority of the City of Charlestown
Notes to Financial Statements
Year Ended September 30, 2020

Note A - Nature of Organization

The Housing Authority of the City of Charlestown (the "Authority"), a governmental organization, is organized under the laws of the State of Indiana for the purpose of engaging in the development and administration of low-rent housing programs. The Authority owns and operates 250 public housing units and administers 70 Section 8 Housing Choice Vouchers under Annual Contributions Contract 2050-V in Charlestown, Indiana.

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of Charlestown (the "City") and concluded that the City does not bear responsibility for the Authority's operations. The Mayor of the City appoints an independent Board of Commissioners to oversee the activities of the Authority. The Authority recruits and employs its executive staff and has substantial legal authority to control its affairs without requiring approval of the City government. Debt incurred by the Authority is not an obligation of the City; the City does not review or approve the Authority's budget; is not entitled to any surplus funds generated by the Authority's operations; and is not responsible for any deficits incurred by the Authority. Consequently, in accordance with the Governmental Accounting Standards Board, management has concluded that the Authority is a separate reporting entity.

Funding for the Authority is primarily from HUD and from payments received from tenants of the Authority-owned housing. Under the Public and Indian Housing Program, tenants pay a portion of the rental cost of public housing, based upon their household income. Through operating subsidies, HUD funds the difference between the actual costs to operate an efficiently operated Public and Indian Housing Program and the amounts paid by tenants. These subsidy payments are made to, or on behalf of, the Authority under the terms and conditions of the annual contributions contract with HUD.

The Section 8 Housing Choice Vouchers Program provides rental supplements to the owners of existing private housing who rent to qualifying individuals. The Authority processes all applicants for the Section 8 Housing Choice Vouchers Program, places approved applicants in housing and pays the owner of the private housing a monthly rental supplement. Under the conditions of an annual contributions contract, HUD provides Housing Assistance Payment revenue and Administrative revenue to the Authority for the rental supplements and the administrative cost of managing the Program.

Note B - Summary of Significant Accounting Policies

The accounting policies of the Authority conform to U.S. generally accepted accounting principles ("GAAP") as applicable to proprietary funds of governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The more significant of the Authority's accounting policies are described below:

1. **Basis of Accounting**: The financial statements of the Authority have been prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables and other liabilities.
2. **Basis of Presentation**: All of the Authority's programs are accounted for as one business-type activity (enterprise) for financial reporting purposes. This financial statement presentation provides an indication of the financial performance of the Authority as a whole. Enterprise designations are used to account for activities (a) which are financed with debt that is solely secured by pledge of the net revenues from fees and charges of the activity; (b) which are governed by laws or regulations that require that the activity's costs of providing services be recovered with fees and charges, rather than taxes or similar revenues; or (c) that the pricing policies of the activity establish fees and charges designated to recover its costs.

In accordance with GASB requirements, the Authority's proprietary funds follow all GASB pronouncements.

Housing Authority of the City of Charlestown
Notes to Financial Statements (Continued)
Year Ended September 30, 2020

Note B - Summary of Significant Accounting Policies (Continued)

3. 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, if any) at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
4. Cash Equivalents: The Authority considers all short-term investments with an original maturity of three months or less to be cash equivalents.
5. Allowance for Doubtful Accounts: The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable, which is based on historical experience, coupled with a review of the current status of existing receivables. Management has determined the allowance for doubtful accounts to be \$11,260 for accounts receivable - tenants at September 30, 2020. Additionally, management has determined the allowance related to accounts receivable - fraud recovery to be \$500 at September 30, 2020.
6. Inventories: Inventories, consisting of materials and supplies, are stated at the lower of cost or market, reported on a first-in, first-out basis.
7. Capital Assets: Capital Assets are recorded at cost. Maintenance and repairs are charged to expense as incurred; renewals or betterments are capitalized. Gain or loss on retirements and disposition of assets is credited or charged to operations, and respective costs and accumulated depreciation are eliminated from the accounts.

The capitalization policy for the Authority is that items purchased or betterments, not repairs, in excess of \$3,000 and a useful life of more than one (1) year will be capitalized.

Depreciation is provided on the basis of the estimated useful lives of the assets using the straight-line method. The estimated useful lives are 10 - 39 years for building and improvements and 5 - 7 years for building equipment, furniture, maintenance equipment and miscellaneous assets.

8. Revenues and Expenses: Revenue from rentals is recorded as earned over the life of the lease, and expenses are charged against such revenue as incurred without regard to the date of receipt or payment of cash. Rental agreements generally do not exceed one year but are renewable.

The Authority has entered into annual contribution contracts with HUD to develop, manage and own public housing projects and to administer the federal Section 8 programs whereby the Authority pays the owner a portion of the rent, a housing assistance payment ("HAP"), on behalf of the family. Such contributions are reflected as HUD grants in the accompanying financial statements.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are tenant rents and HUD grants. Operating expenses include administration, tenant services, utilities, maintenance, protective services, insurance, depreciation, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses. This includes capital subsidies for the Public Housing Capital Fund Program.

**Housing Authority of the City of Charlestown
Notes to Financial Statements (Continued)
Year Ended September 30, 2020**

Note B - Summary of Significant Accounting Policies (Continued)

9. Use of Restricted and Unrestricted Resources: When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.
10. Subsequent Events: The Authority has evaluated events and transactions for potential recognition or disclosure through the date of the Independent Auditor's Report, the date the accompanying financial statements were available for issuance.

Note C - Cash Deposits

In accordance with Section 401-(E) of the HUD/PHA Annual Contributions Contract, it is the policy of the Authority to invest its funds in a manner which will provide the highest investment return with maximum security while meeting the daily cash flow needs of the Authority, and comply with all federal, state and local statutes or ordinances governing the investment of public funds.

- A. Custodial Credit Risk: Custodial credit risk for deposits and investments is the risk that, in the event of failure by a financial institution, the Authority may not be able to recover the value of its deposits and investments or collateral securities that are in the possession of the financial institution. Statutes authorize the Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities. All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation ("FDIC") or other equivalent insurance company of depository financial institutions. The deposits exceeding the insured or registered limits are public funds covered in full by the State of Indiana Public Deposit Insurance Fund.
- B. Interest Rate Risk: Interest rate risk is the risk that changes in interest rates of investments will adversely affect the fair value of an investment. The Authority's investment policy limits investments to provide the optimum return on the investment consistent with the cash management program of the Authority.

Investments are made based upon prevailing market conditions at the time of the transaction. The Authority reviews its cash and investment needs in order to maintain adequate liquidity to meet its cash flow needs. Investments will typically be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the Authority.

- C. Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments are made under the 'prudent investor' standard to ensure that (a) due diligence is exercised in accordance with State law, (b) any negative deviations are reported timely and (c) reasonable action is taken to control any adverse developments. The Authority's investment policy requires investment in instruments authorized by HUD Notice PIH 95-27. All investments at September 30, 2020 were held in certificates of deposit which carry no credit risk.
- D. Concentration of Credit Risk: The Authority's investment policy requires diversification of the overall portfolio to eliminate the risk of loss resulting from an over-concentration of assets in a specific maturity, a specific issuer and/or a specific class of securities.
- E. Foreign Currency Risk: Foreign currency risk is the risk that changes in exchange rates will adversely affect fair value of an investment or a deposit. All of the Authority's deposits and investments are denominated in United States currency.

At September 30, 2020, the carrying value of cash and certificates of deposit was \$1,314,154 and \$1,108,600, respectively. The bank balance of cash and certificates of deposit owned at September 30, 2020, was \$1,328,266 and \$1,108,600, respectively.

Housing Authority of the City of Charlestown
Notes to Financial Statements (Continued)
Year Ended September 30, 2020

Note D - Capital Assets

The following is the detailed transactions of capital assets during the year ended September 30, 2020:

	Balance at 09/30/19	Additions	Disposals	Transfers	Balance at 09/30/20
Land	\$ 1,296,639	\$ -	\$ -	\$ -	\$ 1,296,639
Buildings	11,972,050	387,076	(9,408)	-	12,349,718
Furniture, equipment and machinery - dwellings	297,801	-	-	-	297,801
Furniture, equipment and machinery - administration	193,912	39,511	(27,600)	-	205,823
Construction in process	-	19,500	-	-	19,500
	13,760,402	446,087	(37,008)	-	14,169,481
Less: accumulated depreciation	(8,940,385)	(262,613)	29,312	-	(9,173,686)
Total	<u>\$ 4,820,017</u>	<u>\$ 183,474</u>	<u>\$ (7,696)</u>	<u>\$ -</u>	<u>\$ 4,995,795</u>

Total depreciation expense for the year ended September 30, 2020 was \$262,613.

Note E - Restricted Net Position

In accordance with guidelines established by HUD, any housing assistance payment ("HAP") budget authority disbursed to a housing authority in excess of actual program expenses for the same period must be maintained as restricted net position to be used only for future HAP payments incurred in the running of the Section 8 Housing Choice Vouchers program. For the year ended September 30, 2020 the Authority's restricted net position was \$12,348.

Note F - Noncurrent Liabilities

The activities of noncurrent liabilities are as follows:

	Balance 09/30/19	Additions	Adjustments/ Payments	Balance 09/30/20	Current Portion
Compensated absences	<u>\$ 71,642</u>	<u>\$ -</u>	<u>\$ (71,642)</u>	<u>\$ -</u>	<u>\$ -</u>

**Housing Authority of the City of Charlestown
Notes to Financial Statements (Continued)
Year Ended September 30, 2020**

Note G - Compensated Absences

Regular full and part-time employees receive sick leave and vacation leave each year based upon length of employment. The vacation and sick leave benefits accumulated prior to December 2015, were carried forward at capped amounts to successive years and were eligible to be paid to employees in good standing upon termination or at earlier times is approved by the Board of Commissioners. During the fiscal year ended September 30, 2020, the Board of Commissioners approved the payout of the remaining pre-2016 accumulated vacation and sick leave benefits, and those accrued compensated absences were paid. No carry over is permitted for vacation and sick leave benefits earned after December 2015. Accordingly, at September 30, 2020, there is no liability for accrued compensated absences.

Note H - Income Taxes

The Authority is exempt from income taxes as it is a governmental entity and therefore is not subject to taxation.

Note I - Major Funding Source

The Authority is substantially funded by Federal awards. The funding is subject to Federal government appropriations and potential funding reductions. Management does not anticipate any material change in funding.

Note J - Risk Management and Contingencies

The Authority is exposed to various risks of loss from torts, theft of, damages to, or destruction of assets, business interruption, errors or omissions, job related illnesses or injuries to employees, and natural disasters. The Authority has purchased commercial insurance to mitigate its exposure to such losses. The various insurance policies are subject to deductible amounts and maximum coverages. If the deductible and maximums are exceeded, this could cause the Authority to suffer losses if a loss is incurred from any such incidents. The ultimate outcome of such uninsured losses cannot presently be determined, and no provision for any liability that may result, if any, has been made in the financial statements. Settled claims have not exceeded coverage levels for the past three years, and insurance coverage levels and insurance coverage, by major categories of risk, is consistent with coverage in the prior year.

The Authority has received several federal grants for specific purposes which are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon experience, management believes such disallowances, if any, will be immaterial.

In March 2020, the World Health Organization declared the global novel coronavirus disease 2019 ("COVID-19") outbreak a pandemic. Further, the United States for Disease Control and Prevention confirmed the spread of the disease throughout the United States. The Authority's operations were significantly impacted by the COVID-19 outbreak due to government health orders. Since the situation surrounding the pandemic remains fluid, the long-term duration, nature, and extent of the impact on the Authority's operations cannot be reasonably estimated at this time.

The Corona Virus Aid, Relief, and Economic Security Act ("CARES") was enacted to provide direct economic assistance to impacted entities. During the fiscal year, the Authority received and expended a total of \$78,446 in CAREs Act funding which is included in operating revenues. Due to this additional funding, COVID-19 did not have a negative impact on the Authority's financial position and management does not expect it to have a significant negative impact in the future. (See page 20 for funds expended by federal program.)

Supplementary Information

**Housing Authority of the City of Charlestown
Schedule of Expenditures of Federal Awards
Year Ended September 30, 2020**

<u>Federal Grantor</u>	<u>Federal CFDA Number</u>	<u>Total Federal Expenditures</u>
U.S. Department of Housing and Urban Development		
Direct Awards:		
Public and Indian Housing	14.850	\$ 473,778
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	280,101
Public Housing Capital Fund	14.872	<u>412,522</u>
Total expenditures of federal awards		<u>\$ 1,166,401</u>

Note A - Basis of Presentation

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

Note B - Indirect Cost Rate

The Authority has not elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note C - CARES Funding

The Authority received funding under the CARES Act of \$67,791 in relation to CFDA #14.850 and \$10,655 in relation to CFDA #14.871 which is included in the above totals.

See independent auditor's report.

Other Reports

**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 Commissioners
Housing Authority of the City of Charlestown

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 Housing Authority of the City of Charlestown (the "Authority"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 7, 2021.

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) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

**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* (Continued)**

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 financial statements. 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.

MCM CPAs & Advisors LLP

Jeffersonville, Indiana

June 7, 2021

Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance

To the Board of Commissioners
Housing Authority of the City of Charlestown

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Charlestown's (the "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 September 30, 2020. The Authority's major federal programs are identified in the summary of independent 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 federal statutes, regulations, and the terms 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 ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

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**Independent Auditor's Report on Compliance for Each Major Federal Program and
Report on Internal Control over Compliance in Accordance with the Uniform Guidance (Continued)**

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 September 30, 2020.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on 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 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 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.

 MCM CPAs & Advisors LLP

Jeffersonville, Indiana
June 7, 2021

**Housing Authority of the City of Charlestown
 Schedule of Findings and Questioned Costs
 Year Ended September 30, 2020**

A. Summary of Independent Auditor's Results

Financial Statements

Type of Auditors' Report Issued: Unmodified

Internal Control over Financial Reporting:
 Material Weakness(es) Identified? __yes x_no
 Significant Deficiency(ies) identified not Considered to
 be Material Weaknesses? __yes x_none reported

Noncompliance Material to Financial Statements Noted? __yes x_no

Federal Awards

Internal Control over Major Programs:
 Material Weakness(es) Identified? __yes x_no
 Significant Deficiency(ies) Identified that are not
 Considered to be Material Weakness(es)? __yes x_no

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

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

Identification of Major Programs:

<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>	
14.850	Public & Indian Housing Program	\$ 473,778

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

Auditee qualified as low-risk auditee? __yes x_no

B. Findings - Financial Statements Audit

None.

C. Findings - Major Federal Award Programs Audit

None.

**Housing Authority of the City of Charlestown
Summary Schedule of Prior Audit Findings
Year Ended September 30, 2020**

There were no prior year findings.



Independent Accountant's Report on Applying Agreed-Upon Procedure

To the Board of Commissioners
Housing Authority of the City of Charlestown

We have performed the procedure described in the second paragraph, which was agreed to by the Housing Authority of the City of Charlestown (the "Authority") and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center ("REAC"), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents included within the Uniform Guidance reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagement contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. 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 Document(s)" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), for the Authority as of and for the year ended September 30, 2020, and have issued our reports thereon dated June 7, 2021. This information in the "Hard Copy Document(s)" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the Authority's Financial Data Schedule ("FDS") dated June 7, 2021, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package required by Uniform Guidance, which includes the auditor's reports, is available in its entirety from the 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, REAC.

This report is intended solely for the information and use of the Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

MCM CPAs & Advisors LLP

Jeffersonville, Indiana
June 7, 2021

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Housing Authority of the City of Charlestown
Attachment to Independent Accountant's Report on Applying Agreed-Upon Procedure
Year Ended September 30, 2020

				DOES
	UFRS RULE	HARD COPY		NOT
PROCEDURE	INFORMATION	DOCUMENT(S)	AGREES	AGREE
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's	X	
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	X	
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	X	
4	Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	X	
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	Uniform Guidance Data Collection Form	X	
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part 1 and Uniform Guidance Data Collection Form	X	
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and Uniform Guidance Data Collection Form	X	
8	Type of Compliance Requirement (G4200-020 & G4000-030)	Uniform Guidance Data Collection Form	X	
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	X	

Housing Authority of the City of Charlestown (IN025)
 CHARLESTOWN, IN
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	Project Total	14.859 Public Housing_Comprehensive Grant Program	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$621,035		\$18,330			\$625,796	\$1,265,161		\$1,265,161
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted			\$12,348				\$12,348		\$12,348
114 Cash - Tenant Security Deposits	\$36,645						\$36,645		\$36,645
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$657,680	\$0	\$30,678	\$0	\$0	\$625,796	\$1,314,154	\$0	\$1,314,154
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects	\$200,739						\$200,739		\$200,739
124 Accounts Receivable - Other Government									
125 Accounts Receivable - Miscellaneous									
126 Accounts Receivable - Tenants	\$19,091						\$19,091		\$19,091
126.1 Allowance for Doubtful Accounts -Tenants	(\$11,260)						(\$11,260)		(\$11,260)
126.2 Allowance for Doubtful Accounts - Other	\$0						\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery	\$843						\$843		\$843
128.1 Allowance for Doubtful Accounts - Fraud	(\$500)						(\$500)		(\$500)
129 Accrued Interest Receivable									
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$208,913	\$0	\$0	\$0	\$0	\$0	\$208,913	\$0	\$208,913
131 Investments - Unrestricted	\$1,108,600						\$1,108,600		\$1,108,600
132 Investments - Restricted									
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$78,470		\$255			\$9,208	\$87,933		\$87,933
143 Inventories	\$44,185						\$44,185		\$44,185
143.1 Allowance for Obsolete Inventories	\$0						\$0		\$0
144 Inter Program Due From						\$15,059	\$15,059	(\$15,059)	\$0
145 Assets Held for Sale									
150 Total Current Assets	\$2,097,848	\$0	\$30,933	\$0	\$0	\$650,063	\$2,778,844	(\$15,059)	\$2,763,785
161 Land	\$1,278,856	\$17,783					\$1,296,639		\$1,296,639
162 Buildings	\$11,555,955	\$793,763					\$12,349,718		\$12,349,718
163 Furniture, Equipment & Machinery - Dwellings	\$297,801						\$297,801		\$297,801
164 Furniture, Equipment & Machinery - Administration	\$125,306					\$80,517	\$205,823		\$205,823
165 Leasehold Improvements									

166 Accumulated Depreciation	(\$8,547,146)	(\$585,446)				(\$41,094)	(\$9,173,686)		(\$9,173,686)
167 Construction in Progress	\$19,500						\$19,500		\$19,500
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$4,730,272	\$226,100	\$0	\$0	\$0	\$39,423	\$4,995,795	\$0	\$4,995,795
171 Notes, Loans and Mortgages Receivable - Non-Current									
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets									
176 Investments in Joint Ventures									
180 Total Non-Current Assets	\$4,730,272	\$226,100	\$0	\$0	\$0	\$39,423	\$4,995,795	\$0	\$4,995,795
200 Deferred Outflow of Resources									
290 Total Assets and Deferred Outflow of Resources	\$6,828,120	\$226,100	\$30,933	\$0	\$0	\$689,486	\$7,774,639	(\$15,059)	\$7,759,580
311 Bank Overdraft									
312 Accounts Payable <= 90 Days	\$53,230					\$755	\$53,985		\$53,985
313 Accounts Payable >90 Days Past Due									
321 Accrued Wage/Payroll Taxes Payable									
322 Accrued Compensated Absences - Current Portion									
324 Accrued Contingency Liability									
325 Accrued Interest Payable									
331 Accounts Payable - HUD PHA Programs			\$152				\$152		\$152
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government	\$65,752						\$65,752		\$65,752
341 Tenant Security Deposits	\$36,645						\$36,645		\$36,645
342 Unearned Revenue	\$14,985						\$14,985		\$14,985
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue									
344 Current Portion of Long-term Debt - Operating Borrowings									
345 Other Current Liabilities									
346 Accrued Liabilities - Other									
347 Inter Program - Due To			\$15,059				\$15,059	(\$15,059)	\$0
348 Loan Liability - Current									
310 Total Current Liabilities	\$170,612	\$0	\$15,211	\$0	\$0	\$755	\$186,578	(\$15,059)	\$171,519
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue									
352 Long-term Debt, Net of Current - Operating Borrowings									
353 Non-current Liabilities - Other									
354 Accrued Compensated Absences - Non Current									
355 Loan Liability - Non Current									
356 FASB 5 Liabilities									
357 Accrued Pension and OPEB Liabilities									
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

300 Total Liabilities	\$170,612	\$0	\$15,211	\$0	\$0	\$755	\$186,578	(\$15,059)	\$171,519
400 Deferred Inflow of Resources									
508.4 Net Investment in Capital Assets	\$4,730,272	\$226,100				\$39,423	\$4,995,795		\$4,995,795
511.4 Restricted Net Position			\$12,348				\$12,348		\$12,348
512.4 Unrestricted Net Position	\$1,927,236	\$0	\$3,374	\$0	\$0	\$649,308	\$2,579,918		\$2,579,918
513 Total Equity - Net Assets / Position	\$6,657,508	\$226,100	\$15,722	\$0	\$0	\$688,731	\$7,588,061	\$0	\$7,588,061
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$6,828,120	\$226,100	\$30,933	\$0	\$0	\$689,486	\$7,774,639	(\$15,059)	\$7,759,580

Housing Authority of the City of Charlestown (IN025)
 CHARLESTOWN, IN
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	Project Total	14.859 Public Housing_Comprehensive Grant Program	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$819,464						\$819,464		\$819,464
70400 Tenant Revenue - Other	\$28,372						\$28,372		\$28,372
70500 Total Tenant Revenue	\$847,836	\$0	\$0	\$0	\$0	\$0	\$847,836	\$0	\$847,836
70600 HUD PHA Operating Grants	\$431,987		\$269,446	\$67,791	\$10,655		\$779,879		\$779,879
70610 Capital Grants	\$386,522						\$386,522		\$386,522
70710 Management Fee						\$194,428	\$194,428	(\$194,428)	\$0
70720 Asset Management Fee						\$30,000	\$30,000	(\$30,000)	\$0
70730 Book Keeping Fee						\$25,425	\$25,425	(\$25,425)	\$0
70740 Front Line Service Fee									
70750 Other Fees									
70700 Total Fee Revenue						\$249,853	\$249,853	(\$249,853)	\$0
70800 Other Government Grants									
71100 Investment Income - Unrestricted	\$14,539		\$175			\$124	\$14,838		\$14,838
71200 Mortgage Interest Income									
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery	\$2,844		\$214				\$3,058		\$3,058
71500 Other Revenue	\$9,165						\$9,165		\$9,165
71600 Gain or Loss on Sale of Capital Assets	(\$1,256)					\$7,560	\$6,304		\$6,304
72000 Investment Income - Restricted									
70000 Total Revenue	\$1,691,637	\$0	\$269,835	\$67,791	\$10,655	\$257,537	\$2,297,455	(\$249,853)	\$2,047,602
91100 Administrative Salaries	\$132,519		\$35,874	\$17,441	\$8,350	\$75,286	\$269,470		\$269,470
91200 Auditing Fees	\$10,958		\$4,082			\$3,760	\$18,800		\$18,800
91300 Management Fee	\$189,340		\$5,088				\$194,428	(\$194,428)	\$0
91310 Book-keeping Fee	\$22,245		\$3,180				\$25,425	(\$25,425)	\$0
91400 Advertising and Marketing						\$500	\$500		\$500
91500 Employee Benefit contributions - Administrative	\$34,024		\$5,500	\$3,787	\$1,243	\$15,724	\$60,278		\$60,278
91600 Office Expenses	\$33,638		\$4,427		\$982	\$44,269	\$83,316		\$83,316
91700 Legal Expense	\$3,893		\$1,097			\$1,133	\$6,123		\$6,123
91800 Travel									
91810 Allocated Overhead									
91900 Other	\$1,052					\$27,900	\$28,952		\$28,952

91000 Total Operating - Administrative	\$427,669	\$0	\$59,248	\$21,228	\$10,575	\$168,572	\$687,292	(\$219,853)	\$467,439
92000 Asset Management Fee	\$30,000						\$30,000	(\$30,000)	\$0
92100 Tenant Services - Salaries									
92200 Relocation Costs									
92300 Employee Benefit Contributions - Tenant Services									
92400 Tenant Services - Other	\$3,735			\$1,896			\$5,631		\$5,631
92500 Total Tenant Services	\$3,735	\$0	\$0	\$1,896	\$0	\$0	\$5,631	\$0	\$5,631
93100 Water	\$129,916					\$951	\$130,867		\$130,867
93200 Electricity	\$39,975					\$3,512	\$43,487		\$43,487
93300 Gas	\$20,429					\$2,228	\$22,657		\$22,657
93400 Fuel									
93500 Labor									
93600 Sewer									
93700 Employee Benefit Contributions - Utilities									
93800 Other Utilities Expense									
93000 Total Utilities	\$190,320	\$0	\$0	\$0	\$0	\$6,691	\$197,011	\$0	\$197,011
94100 Ordinary Maintenance and Operations - Labor	\$266,445			\$37,319			\$303,764		\$303,764
94200 Ordinary Maintenance and Operations - Materials and Other	\$48,898					\$113	\$49,011		\$49,011
94300 Ordinary Maintenance and Operations Contracts	\$159,405					\$7,783	\$167,188		\$167,188
94500 Employee Benefit Contributions - Ordinary Maintenance	\$68,454			\$7,348			\$75,802		\$75,802
94000 Total Maintenance	\$543,202	\$0	\$0	\$44,667	\$0	\$7,896	\$595,765	\$0	\$595,765
95100 Protective Services - Labor									
95200 Protective Services - Other Contract Costs	\$26,000						\$26,000		\$26,000
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services									
95000 Total Protective Services	\$26,000	\$0	\$0	\$0	\$0	\$0	\$26,000	\$0	\$26,000
96110 Property Insurance	\$84,413					\$1,688	\$86,101		\$86,101
96120 Liability Insurance	\$7,975					\$4,591	\$12,566		\$12,566
96130 Workmen's Compensation	\$7,876		\$498		\$80	\$1,254	\$9,708		\$9,708
96140 All Other Insurance	\$4,966					\$2,070	\$7,036		\$7,036
96100 Total insurance Premiums	\$105,230	\$0	\$498	\$0	\$80	\$9,603	\$115,411	\$0	\$115,411
96200 Other General Expenses			\$905				\$905		\$905
96210 Compensated Absences									
96300 Payments in Lieu of Taxes	\$65,752						\$65,752		\$65,752
96400 Bad debt - Tenant Rents	\$25,346						\$25,346		\$25,346
96500 Bad debt - Mortgages									
96600 Bad debt - Other									
96800 Severance Expense									

96000 Total Other General Expenses	\$91,098	\$0	\$905	\$0	\$0	\$0	\$92,003	\$0	\$92,003
96710 Interest of Mortgage (or Bonds) Payable									
96720 Interest on Notes Payable (Short and Long Term)									
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,417,254	\$0	\$60,651	\$67,791	\$10,655	\$192,762	\$1,749,113	(\$249,853)	\$1,499,260
97000 Excess of Operating Revenue over Operating Expenses	\$274,383	\$0	\$209,184	\$0	\$0	\$64,775	\$548,342	\$0	\$548,342
97100 Extraordinary Maintenance									
97200 Casualty Losses - Non-capitalized									
97300 Housing Assistance Payments			\$230,965				\$230,965		\$230,965
97350 HAP Portability-In									
97400 Depreciation Expense	\$227,606	\$28,865				\$6,142	\$262,613		\$262,613
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense									
90000 Total Expenses	\$1,644,860	\$28,865	\$291,616	\$67,791	\$10,655	\$198,904	\$2,242,691	(\$249,853)	\$1,992,838
10010 Operating Transfer In									
10020 Operating transfer Out									
10030 Operating Transfers from/to Primary Government									
10040 Operating Transfers from/to Component Unit									
10050 Proceeds from Notes, Loans and Bonds									
10060 Proceeds from Property Sales									
10070 Extraordinary Items, Net Gain/Loss									
10080 Special Items (Net Gain/Loss)									
10091 Inter Project Excess Cash Transfer In									
10092 Inter Project Excess Cash Transfer Out									
10093 Transfers between Program and Project - In									
10094 Transfers between Project and Program - Out									
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$46,777	(\$28,865)	(\$21,781)	\$0	\$0	\$58,633	\$54,764	\$0	\$54,764
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$6,610,731	\$254,965	\$37,503	\$0	\$0	\$630,098	\$7,533,297		\$7,533,297
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors									
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		\$3,374			\$3,374		\$3,374
11180	Housing Assistance Payments Equity		\$12,348			\$12,348		\$12,348
11190	Unit Months Available	3000	840			3840		3840
11210	Number of Unit Months Leased	2976	448			3424		3424
11270	Excess Cash	\$1,688,644				\$1,688,644		\$1,688,644
11610	Land Purchases	\$0			\$0	\$0		\$0
11620	Building Purchases	\$406,576			\$0	\$406,576		\$406,576
11630	Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0		\$0
11640	Furniture & Equipment - Administrative Purchases	\$0			\$39,511	\$39,511		\$39,511
11650	Leasehold Improvements Purchases	\$0			\$0	\$0		\$0
11660	Infrastructure Purchases	\$0			\$0	\$0		\$0
13510	CFFP Debt Service Payments	\$0			\$0	\$0		\$0
13901	Replacement Housing Factor Funds	\$0			\$0	\$0		\$0

Housing Authority of the City of Charlestown (IN025)
 CHARLESTOWN, IN
 Project Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	IN025000001	IN025000002	OTHER PROJ	Total
111 Cash - Unrestricted	\$567,135	\$53,900		\$621,035
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$21,825	\$14,820		\$36,645
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$588,960	\$68,720	\$0	\$657,680
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects	\$144,493	\$56,246		\$200,739
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$17,495	\$1,596		\$19,091
126.1 Allowance for Doubtful Accounts - Tenants	(\$10,430)	(\$830)		(\$11,260)
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery	\$843			\$843
128.1 Allowance for Doubtful Accounts - Fraud	(\$500)			(\$500)
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$151,901	\$57,012	\$0	\$208,913
131 Investments - Unrestricted	\$592,698	\$515,902		\$1,108,600
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$40,180	\$38,290		\$78,470
143 Inventories	\$25,130	\$19,055		\$44,185
143.1 Allowance for Obsolete Inventories	\$0	\$0		\$0
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$1,398,869	\$698,979	\$0	\$2,097,848
161 Land	\$301,863	\$976,993		\$1,278,856
162 Buildings	\$6,371,847	\$5,184,108		\$11,555,955
163 Furniture, Equipment & Machinery - Dwellings	\$163,405	\$134,396		\$297,801
164 Furniture, Equipment & Machinery - Administration	\$59,714	\$65,592		\$125,306
165 Leasehold Improvements				
166 Accumulated Depreciation	(\$4,019,804)	(\$4,527,342)		(\$8,547,146)
167 Construction in Progress	\$19,500			\$19,500

168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,896,525	\$1,833,747	\$0	\$4,730,272
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$2,896,525	\$1,833,747	\$0	\$4,730,272
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$4,295,394	\$2,532,726	\$0	\$6,828,120
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$35,620	\$17,610		\$53,230
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable				
322 Accrued Compensated Absences - Current Portion				
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$38,118	\$27,634		\$65,752
341 Tenant Security Deposits	\$21,825	\$14,820		\$36,645
342 Unearned Revenue	\$10,530	\$4,455		\$14,985
343 Current Portion of Long-term Debt - Capital				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$106,093	\$64,519	\$0	\$170,612
351 Long-term Debt, Net of Current - Capital Projects/Mortgage				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current				
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300 Total Liabilities	\$106,093	\$64,519	\$0	\$170,612

400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$2,896,525	\$1,833,747		\$4,730,272
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$1,292,776	\$634,460	\$0	\$1,927,236
513 Total Equity - Net Assets / Position	\$4,189,301	\$2,468,207	\$0	\$6,657,508
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$4,295,394	\$2,532,726	\$0	\$6,828,120

Housing Authority of the City of Charlestown (IN025)
 CHARLESTOWN, IN
 Project Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	IN025000001	IN025000002	OTHER PROJ	Total
70300 Net Tenant Rental Revenue	\$475,095	\$344,369		\$819,464
70400 Tenant Revenue - Other	\$17,315	\$11,057		\$28,372
70500 Total Tenant Revenue	\$492,410	\$355,426	\$0	\$847,836
70600 HUD PHA Operating Grants	\$295,444	\$136,543		\$431,987
70610 Capital Grants	\$261,680	\$124,842		\$386,522
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$6,388	\$8,151		\$14,539
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery	\$2,844			\$2,844
71500 Other Revenue	\$6,756	\$2,409		\$9,165
71600 Gain or Loss on Sale of Capital Assets		(\$1,256)		(\$1,256)
72000 Investment Income - Restricted				
70000 Total Revenue	\$1,065,522	\$626,115	\$0	\$1,691,637
91100 Administrative Salaries	\$82,291	\$50,228		\$132,519
91200 Auditing Fees	\$6,338	\$4,620		\$10,958
91300 Management Fee	\$110,181	\$79,159		\$189,340
91310 Book-keeping Fee	\$12,945	\$9,300		\$22,245
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$21,034	\$12,990		\$34,024
91600 Office Expenses	\$14,944	\$18,694		\$33,638
91700 Legal Expense	\$3,893			\$3,893
91800 Travel				
91810 Allocated Overhead				
91900 Other	\$576	\$476		\$1,052
91000 Total Operating - Administrative	\$252,202	\$175,467	\$0	\$427,669

92000 Asset Management Fee	\$17,520	\$12,480		\$30,000
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$2,173	\$1,562		\$3,735
92500 Total Tenant Services	\$2,173	\$1,562	\$0	\$3,735
93100 Water	\$98,313	\$31,603		\$129,916
93200 Electricity	\$7,771	\$32,204		\$39,975
93300 Gas	\$5,145	\$15,284		\$20,429
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$111,229	\$79,091	\$0	\$190,320
94100 Ordinary Maintenance and Operations - Labor	\$150,725	\$115,720		\$266,445
94200 Ordinary Maintenance and Operations - Materials and	\$37,215	\$11,683		\$48,898
94300 Ordinary Maintenance and Operations Contracts	\$76,007	\$83,398		\$159,405
94500 Employee Benefit Contributions - Ordinary Maintenance	\$38,526	\$29,928		\$68,454
94000 Total Maintenance	\$302,473	\$240,729	\$0	\$543,202
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs	\$15,080	\$10,920		\$26,000
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$15,080	\$10,920	\$0	\$26,000
96110 Property Insurance	\$48,960	\$35,453		\$84,413
96120 Liability Insurance	\$4,625	\$3,350		\$7,975
96130 Workmen's Compensation	\$4,715	\$3,161		\$7,876
96140 All Other Insurance	\$2,880	\$2,086		\$4,966
96100 Total insurance Premiums	\$61,180	\$44,050	\$0	\$105,230
96200 Other General Expenses				
96210 Compensated Absences				
96300 Payments in Lieu of Taxes	\$38,118	\$27,634		\$65,752
96400 Bad debt - Tenant Rents	\$24,041	\$1,305		\$25,346
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$62,159	\$28,939	\$0	\$91,098

96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$824,016	\$593,238	\$0	\$1,417,254
97000 Excess of Operating Revenue over Operating Expenses	\$241,506	\$32,877	\$0	\$274,383
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$170,293	\$57,313		\$227,606
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$994,309	\$650,551	\$0	\$1,644,860
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$71,213	(\$24,436)	\$0	\$46,777
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$4,118,088	\$2,492,643	\$0	\$6,610,731
11040 Prior Period Adjustments, Equity Transfers and				
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				

11100	Changes in Allowance for Doubtful Accounts - Other				
11170	Administrative Fee Equity				
11180	Housing Assistance Payments Equity				
11190	Unit Months Available	1752	1248	0	3000
11210	Number of Unit Months Leased	1731	1245	0	2976
11270	Excess Cash	\$1,160,055	\$528,589	\$0	\$1,688,644
11610	Land Purchases	\$0	\$0	\$0	\$0
11620	Building Purchases	\$261,680	\$144,896	\$0	\$406,576
11630	Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0
11640	Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0
11650	Leasehold Improvements Purchases	\$0	\$0	\$0	\$0
11660	Infrastructure Purchases	\$0	\$0	\$0	\$0
13510	CFFP Debt Service Payments	\$0	\$0	\$0	\$0
13901	Replacement Housing Factor Funds	\$0	\$0	\$0	\$0