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July 9, 2021

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

We have reviewed the audit report of the Housing Authority of the City of Bloomington, which was opined upon by Aprio, LLP, Independent Public Accountants, for the period October 1, 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 Bloomington, 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, Aprio, 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
BLOOMINGTON, INDIANA

REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA

YEAR ENDED SEPTEMBER 30, 2020

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Bloomington, Indiana as of and for the year ended September 30, 2020, and the related notes to the financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of September 30, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

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

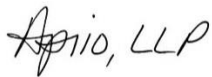
Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2021 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



Birmingham, Alabama
June 3, 2021

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Authority, as of and for the year ended September 30, 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 3, 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 audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

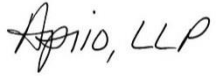
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies*. Given these limitations, during our audit we did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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the 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.

Handwritten signature of Aprio, LLP in black ink.

Birmingham, Alabama
June 3, 2021

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

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

Report on Compliance for the Major Federal Program

We have audited the Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended September 30, 2020. The Authority's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

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

Auditor's Responsibility

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

Opinion on Each Major Program

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal 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 the major federal programs to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal programs and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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

Aprio, LLP

Birmingham, Alabama
June 3, 2021

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

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

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

Financial Highlights

- The Authority's net position increased \$5.3 million during 2020. Net Position was \$7.9 million and \$13.2 million for 2019 and 2020, respectively.
- Revenues increased \$5.3 million during 2020, and were \$12.5 million and \$17.8 million for 2019 and 2020, respectively.
- The total expenses of all Authority programs increased \$.4 million, and were \$12.1 million and \$12.5 million for 2019 and 2020, respectively.

USING THIS ANNUAL REPORT

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

MD&A

*~ MANAGEMENT DISCUSSION
AND ANALYSIS ~*

BASIC FINANCIAL STATEMENTS

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

OTHER REQUIRED SUPPLEMENTARY INFORMATION

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

Authority-Wide Financial Statements

Statement of Net Position

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

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

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

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

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

Statement of Revenues, Expenses, and Changes in Net Position

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

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

Statement of Cash Flows

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

THE AUTHORITY'S MAIN PROGRAMS

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

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

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

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

- Central Office Cost Center
- Community Development Block Grant
- Section 8 Moderate Rehabilitation – Single Room Occupancy Program
- Family Self Sufficiency Program
- Resident Opportunity and Supportive Services Program
- HOME Investment Partnerships Program
- State/Local
- CARES Act Funding through its Public Housing and Housing Choice Voucher Programs, and its COCC

AUTHORITY-WIDE STATEMENTS

Condensed Statement of Net Position

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

TABLE 1
CONDENSED STATEMENT OF NET POSITION

	<u>2020</u>	<u>2019</u>	<u>Variance</u>
Assets and Deferred Outflows of Resources:			
Current and Restricted Assets	\$ 4,179,683	\$ 4,291,208	\$ (111,525)
Capital Assets	4,248,570	6,044,842	(1,796,272)
Notes Receivable	5,237,220	-	5,237,220
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 13,665,473</u>	<u>\$ 10,336,050</u>	<u>\$ 3,329,423</u>
Liabilities and Deferred Inflows of Resources:			
Current Liabilities	\$ 285,866	\$ 2,264,097	\$ (1,978,231)
Non-Current Liabilities	202,193	210,027	(7,834)
Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>\$ 488,059</u>	<u>\$ 2,474,124</u>	<u>\$ (1,986,065)</u>
Net Position:			
Net Investment in Capital Assets	\$ 4,248,570	\$ 4,988,012	\$ (739,442)
Restricted Net Position	489,666	126,573	363,093
Unrestricted Net Position	<u>8,439,178</u>	<u>2,747,341</u>	<u>5,691,837</u>
Total Net Position	<u>\$ 13,177,414</u>	<u>\$ 7,861,926</u>	<u>\$ 5,315,488</u>

Major Factors Affecting the Condensed Statement of Net Position

During 2020 current and restricted assets decreased due primarily to the fiscal year collection and expenditure of a restricted receivable from the trustee bank during October 2019 to pay-off the Fannie Mae loan. Capital assets decreased due to the disposition of one of the dwelling projects through HUD's Rental Assistance Demonstration (RAD) Program. For additional detail see "Capital Assets" in Tables 4 and 5, and the Notes to the Financial Statements. The fiscal year 2020 notes receivable agreements were also a result of the RAD Program disposition.

Current liabilities decreased due to the pay-off of the Fannie Mae loan balance and the revenue recognition during fiscal year 2020 of fiscal year 2019 unearned capital grant proceeds to pay-off the Fannie Mae loan.

Table 2 presents details on the change in Unrestricted Net Position

TABLE 2

CHANGE IN UNRESTRICTED NET POSITION

Unrestricted Net Position, October 1, 2019	\$ 2,747,341
Results of Operations	953,060
Proceeds Received on the Disposition of Capital Assets	2,000
Promissory Notes Received on RAD Program Disposition	5,237,220
Loaned to Affiliate Upon RAD Conversion	(587,220)
Capital Expenditures from Operating Reserves	(58,258)
Interest Income	23,594
Grant Revenues Recognized and Restricted for Future Housing Assistance Payments	(456,980)
Depreciation Expense	<u>578,421</u>
Unrestricted Net Position, September 30, 2020	<u><u>\$ 8,439,178</u></u>

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

TABLE 3

SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

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

	<u>2020</u>	<u>2019</u>	<u>Variance</u>
Revenues:			
Tenant Rental and Other Revenue	\$ 880,266	\$ 1,030,684	\$ (150,418)
Operating Grants	12,087,278	10,750,503	1,336,775
Capital Grants	1,174,524	459,342	715,182
Interest Income	23,594	19,683	3,911
Other Revenue	490,752	220,399	270,353
Gain on Disposition of Capital Assets	2,000	-	2,000
Gain on RAD Program Disposition	3,162,310	-	3,162,310
Total Revenues	<u>\$ 17,820,724</u>	<u>\$ 12,480,611</u>	<u>\$ 5,340,113</u>
Expenses:			
Administrative Expenses	\$ 1,156,853	\$ 1,139,411	\$ 17,442
Tenant Services	208,076	155,130	52,946
Utilities	355,183	454,532	(99,349)
Maintenance and Operations	754,576	671,037	83,539
Protective Services	16,984	17,391	(407)
General Expense	479,785	398,200	81,585
Interest Expense	-	52,956	(52,956)
Depreciation	578,421	651,570	(73,149)
RAD Conversion Assistance Payments	203,233	-	203,233
Housing Assistance Payments	8,752,125	8,537,067	215,058
Total Expenses	<u>\$ 12,505,236</u>	<u>\$ 12,077,294</u>	<u>\$ 427,942</u>
Excess (Deficiency) of Revenues Over Expenses	<u>\$ 5,315,488</u>	<u>\$ 403,317</u>	<u>\$ 4,912,171</u>

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

Tenant revenues decreased due to a reduction of leasing resulting from the May 2020 RAD conversion. Operating grants increased due mainly to an increase of CARES Act funding subsidies recognized under the Public Housing and Housing Choice Voucher Programs. Capital grants increased due to revenues recognized to pay-off the Fannie Mae loan in October 2019. Other revenue increased due primarily to developer fee income recognized from the RAD conversion. The fiscal year 2020 gain on RAD program disposition is a result of recognizing promissory notes in exchange for the assets disposed of through the RAD conversion.

Utilities and depreciation decreased due predominantly from the reduction of leasing resulting from the RAD conversion. Maintenance expenses increased moderately due to external contracting costs incurred. General expenses increased due primarily to the accrual of a repayment to HUD for subsidies received under the Energy Performance Contract. Fiscal year 2020 RAD conversion assistance payments consisted of housing assistance payments made to the affiliated RAD entity to subsidize rent through the Public Housing and Capital Fund Programs. Housing assistance payments increased due primarily to an increase of leasing.

Capital Assets

As of year-end, the Authority had \$4.2 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$1.8 million from the end of last year. For additional detail see the Notes to the Financial Statements.

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

	<u>2020</u>	<u>2019</u>	<u>Variance</u>	<u>% Change</u>
Land	\$ 615,090	\$ 934,929	\$ (319,839)	-34%
Buildings and Improvements	12,866,250	18,336,866	(5,470,616)	-30%
Furniture and Equipment	176,073	181,434	(5,361)	-3%
Construction in Process	202,881	253,998	(51,117)	-20%
Accumulated Depreciation	<u>(9,611,724)</u>	<u>(13,662,385)</u>	<u>4,050,661</u>	<u>-30%</u>
Net Capital Assets	<u>\$ 4,248,570</u>	<u>\$ 6,044,842</u>	<u>\$ (1,796,272)</u>	<u>-30%</u>

**TABLE 5
CHANGE IN CAPITAL ASSETS**

The following reconciliation summarizes the change in Capital Assets.

Beginning Balance, October 1, 2019	\$ 6,044,842
Additions:	
Capital Fund Program - Improvements	57,905
CDBG Funded Public Housing Improvements	153,676
Other Capital Asset Purchases	58,258
Disposals - net	(1,487,690)
Depreciation Expense	<u>(578,421)</u>
Ending Balance, September 30, 2020	<u>\$ 4,248,570</u>

DEBT

In October of 2019, the Authority paid-off \$1.1 million of outstanding debt obligations, which consisted of its Fannie Mae loan payable financed through the Capital Fund Financing Program (CFFP).

TABLE 6

FISCAL YEAR DEBT PAY-OFF

<u>Debt</u>	<u>2020</u>	<u>2019</u>
CFFP Loan Payable	\$ -	\$ 1,056,830

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

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

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

**ASSETS AND DEFERRED
OUTFLOWS OF RESOURCES**

	Enterprise Fund
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 2,555,510
Accounts Receivable, Net	196,542
Accrued Interest Receivable	619
Investments	700,749
Prepaid Costs	34,908
Inventory	23,384
Total Current Assets	<u>3,511,712</u>
<u>Restricted Assets</u>	
Cash and Cash Equivalents	<u>667,971</u>
Total Restricted Assets	<u>667,971</u>
<u>Capital Assets</u>	
Land	615,090
Buildings and Improvements	12,866,250
Furniture & Equipment	176,073
Construction in Progress	202,881
	<u>13,860,294</u>
(Less): Accumulated Depreciation	<u>(9,611,724)</u>
Net Capital Assets	<u>4,248,570</u>
<u>Other Assets</u>	
Notes Receivable	<u>5,237,220</u>
Total Other Assets	<u>5,237,220</u>
Total Assets	<u>13,665,473</u>
Deferred Outflows of Resources	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u><u>\$ 13,665,473</u></u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

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

	Enterprise Fund
<u>Current Liabilities</u>	
Accounts Payable	\$ 88,763
Accrued Wages and Payroll Taxes	31,026
Accrued Compensated Absences	78,850
Tenant Security Deposits	34,092
Unearned Revenue	53,135
Total Current Liabilities	<u>285,866</u>
<u>Long Term Liabilities</u>	
FSS Escrow Liability	169,748
Accrued Compensated Absences	32,445
Total Long Term Liabilities	<u>202,193</u>
Total Liabilities	<u>488,059</u>
Deferred Inflows of Resources	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>488,059</u>
<u>Net Position</u>	
Net Investment in Capital Assets	4,248,570
Restricted Net Position	489,666
Unrestricted Net Position	8,439,178
Total Net Position	<u>13,177,414</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 13,665,473</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	Enterprise Fund
<u>Operating Revenues</u>	
Dwelling Rent	\$ 880,266
Operating Grants	12,087,278
Other Revenue	490,752
Total Operating Revenues	<u>13,458,296</u>
<u>Operating Expenses</u>	
Administrative	1,156,853
Tenant Services	208,076
Utilities	355,183
Maintenance and Operations	754,576
Protective Services	16,984
General Expense	479,785
RAD Conversion Assistance Payments	203,233
Housing Assistance Payments	8,752,125
Depreciation	578,421
Total Operating Expenses	<u>12,505,236</u>
Operating Income (Loss)	<u>953,060</u>
<u>Non-Operating Revenues (Expenses)</u>	
Interest Income	23,594
Gain on the Disposition of Capital Assets	2,000
Gain on RAD Program Disposition	3,162,310
Total Non-Operating Rev/(Exp)	<u>3,187,904</u>
Increase (decrease) before Capital Contributions	<u>4,140,964</u>
Capital Contributions	<u>1,174,524</u>
Increase (Decrease) in Net Position	5,315,488
Net Position, Beginning	7,861,926
Net Position, Ending	<u>\$ 13,177,414</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	Enterprise Fund
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 803,808
Cash Received from Operating Grants	12,105,519
Cash Received from Other Sources	255,173
Cash Payments for Salaries and Benefits	(1,418,548)
Cash Payments to Vendors and Landlords	<u>(10,267,503)</u>
Net cash provided (used) by operating activities	<u>1,478,449</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	211,400
Capital Outlay	(269,839)
Proceeds Received on Advances to Trustee Bank	1,056,830
Principal paid on Capital Debt	(1,056,830)
Proceeds Received on Dispositions	2,000
Net cash provided (used) by capital & related financing activities	<u>(56,439)</u>
<u>Cash flows from investing activities:</u>	
Interest earned from cash and cash equivalents	24,105
Reinvestment in Certificates of Deposit	(12,943)
Loaned to Affiliate Upon RAD Conversion	<u>(587,220)</u>
Net cash provided (used) by investing activities	<u>(576,058)</u>
Net increase in cash and cash equivalents	845,952
Total cash and restricted cash, beginning of year	<u>2,377,529</u>
Total cash and restricted cash, end of year	<u><u>\$ 3,223,481</u></u>

Continued on next page

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
STATEMENT OF CASH FLOWS - CONTINUED
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

**Reconciliation of operating income (loss) to net cash
provided (used) by operating activities:**

Operating Income (Loss)	\$ 953,060
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	578,421
Bad Debt Expense (Tenants)	61,868
Bad Debt Expense (Other)	101,350
Change in Tenant Accounts Receivable	(67,703)
Change in Accounts Receivable (Grants)	(19,613)
Change in Other Accounts Receivable	(190,017)
Change in Prepaid Costs and Inventory	27,375
Change in Accounts Payable - Operating	25,426
Change in Accrued Expenses	24,745
Change in Unearned Revenue (Grants)	37,854
Change in Unearned Revenue (Tenants)	(8,755)
Change in Security Deposits and Escrows Held	(45,562)
Net cash provided (used) by operating activities	<u>\$ 1,478,449</u>

See the accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

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

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

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded when are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability.

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

Cash and Investments

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

Accounts Receivable

Accounts receivable are reported at amounts management expects to collect and consisted of tenant and fraud receivables, grants receivable, operating advances to an affiliate and other miscellaneous receivables. Gross accounts receivable totaled \$273,286 and are reported net of allowances of \$76,744. See Note K for additional detail regarding accounts receivable.

Prepaid Items and Inventory

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Property and Equipment

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

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

Authority management has assessed the carrying values of capital asset balances as of September 30, 2020, and as of June 3, 2021. No significant capital asset value impairments exist as of the noted dates.

PILOT Agreement

The Authority has entered into a Payment-in-Lieu of Taxes (PILOT) Agreement with the City of Bloomington, whereby the Authority agrees to pay a negotiated sum in lieu of local real property taxes. However, the City has waived the Authority's PILOT applicable to fiscal year 2020, estimated at \$47,738. Therefore, the Authority has not accrued a PILOT liability as of September 30, 2020 on its Statement of Net Position.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under unearned revenue. As of September 30, 2020, the Authority's unearned revenue balance consisted of grant proceeds of \$37,854 and tenant rent prepayments of \$15,281.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of assets by the Authority that is applicable to a future reporting period. Conversely, a deferred inflow of resources is an acquisition of assets by the Authority that is applicable to a future reporting period. As of September 30, 2020, the Authority did not have any deferred outflows or inflows of resources.

Revenue Accounting Policies

Dwelling rent income, HUD grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

Indirect Costs Recovery

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

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority was established by the City of Bloomington pursuant to the laws of the State of Indiana to provide assisted housing for qualified individuals. An independent Board of Commissioners, appointed by the Mayor, is responsible for the activities of the Authority. The Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners, funded primarily by the U.S. Department of Housing and Urban Development (HUD) based upon performance funding and program and capital grants. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards, Statement No. 14 (amended)*, of the *Governmental Accounting Standards Board: The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units*, and *Statement No. 61: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

Based upon the application of these criteria, the Authority has the following component units:

Summit Hill Community Development Corporation (the Corporation) – is a legally separate not-for-profit corporation, organized for the purpose of assisting the Authority in providing affordable housing for low-moderate income individuals and families in the Bloomington area. The Corporation is a blended component unit of the Authority and had a September 30 fiscal year end. The Corporation's fiscal year end was amended in April of 2021 to a December 31 year end. The Corporation did not have any significant financial activity during, or balances as of, its previous fiscal year ended September 30, 2020.

Bloomington RAD I Manager, LLC (the LLC) – is a limited liability company organized for the purpose of acquiring a general partnership interest in Bloomington RAD I, LP (an affiliated limited partnership), in order to facilitate the Authority's participation in HUD's Rental Assistance Demonstration (RAD) Program. The LLC is a discrete component unit of the Authority and has a December 31 year end. The LLC did not have any financial activity during, or balances as of, the year ended December 31, 2019. Therefore, the Authority has not discretely presented financial activity or balances of the LLC with these financial statements for the Authority's fiscal year ended September 30, 2020.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE C - CASH AND INVESTMENT DEPOSITS

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

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

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

The Housing Authority's cash, and cash equivalents consist of funds held in interest bearing checking accounts with reconciled balances totaling \$3,222,731. Investments consist of certificates of deposit totaling \$700,749, yielding interest at varying rates up to 1.40%. The remaining \$750 is held in the form of petty cash. Deposits with financial institutions are secured as follows:

	Bank Deposits
Insured by FDIC	\$ 500,000
Public Funds collateralized by the State of Indiana Public Deposit Fund	450,749
Collateralized with specific securities in the Authority's name which are held by a third-party financial institution	<u>3,021,218</u>
	<u>\$ 3,971,967</u>

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

NOTE D - CONTRACTUAL COMMITMENTS

The Authority did not have any significant outstanding contractual commitments as September 30, 2020.

NOTE E - SIGNIFICANT ESTIMATES

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

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE F – CONCENTRATION OF RISK

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

NOTE G – RISK MANAGEMENT

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

NOTE H – INTER-PROGRAM ACTIVITY

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

Central Office Cost Center	\$	41,529
Family Self Sufficiency Program		(34,272)
Resident Opportunity and Supportive Services Program		<u>(7,257)</u>
	\$	<u><u>-</u></u>

NOTE I – DEFINED CONTRIBUTION RETIREMENT PLANS

The Authority provides retirement benefits for all of its eligible full-time employees through a defined contribution plan, known as the Housing Authority of the City of Bloomington Retirement Plan. The plan is administered by One American (American United Life). In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority contributes 10% of the eligible employees' base salary and employees are not required to contribute to the plan. Contributions and allocated investment earnings are fully vested after 5 years of continuous service. During 2020, the Authority made the required contributions in the amount of \$91,531, and there were no significant unpaid pension liabilities outstanding as of September 30, 2020.

The Authority also provides a 457 Deferred Compensation Plan and a Roth Individual Retirement Account (IRA) for eligible full-time employees. During the fiscal year, employees contributed \$5,745 to the 457 Deferred Compensation Plan and \$2,575 to the Roth IRA.

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

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE J – RESTRICTED ASSETS AND RESTRICTED NET POSITION

The Authority's restricted assets consisted of the following as of the end of the fiscal year:

Funds held for Housing Assistance Payments	\$	489,666
HCV CARES Act Funding held for Housing Assistance Payments		8,557
FSS Escrow Funds		169,748
Total Restricted Assets	\$	667,971

There is no off-setting liability for funds held for housing assistance payments. Therefore, \$489,666 is reported as Restricted Net Position in the Statement of Net Position.

NOTE K – ACCOUNTS RECEIVABLE

As of September 30, 2020, the Authority's accounts receivable consisted of the following:

	<u>Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Receivable</u>
Tenant Rent Receivables	\$ 36,201	\$ (22,066)	\$ 14,135
Fraud Recovery Receivables	63,839	(43,145)	20,694
Grants Receivable due from HUD	43,917	-	43,917
Operating Advances due from RAD Affiliate	117,796	-	117,796
Other Miscellaneous Receivables	<u>11,533</u>	<u>(11,533)</u>	<u>-</u>
Total Receivables, Net of Allowances	<u>\$ 273,286</u>	<u>\$ (76,744)</u>	<u>\$ 196,542</u>

NOTE L – COMPENSATED ABSENCES

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

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE M – LONG TERM LIABILITIES

In September of 2006, the Authority obtained a loan from Fannie Mae in the amount of \$2,275,000. The loan was issued to finance significant renovations to two of the Authority’s public housing properties and was scheduled to mature in February of 2025. The outstanding principal balance was paid in full in October of 2019.

A summary of long-term liability activity and balances as of September 30, 2020, is as follows:

	<u>October 1,</u> <u>2019 Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>September 30,</u> <u>2020 Balance</u>	<u>Due Within</u> <u>One Year</u>
CFFP Loan Payable	\$ 1,056,830	\$ -	\$ 1,056,830	\$ -	\$ -
Compensated Absences	90,221	114,470	93,396	111,295	(78,850)
FSS Escrow Liability	194,378	-	24,630	169,748	-
Less: Current portion	<u>(1,131,402)</u>			<u>(78,850)</u>	
Long Term Liabilities	<u>\$ 210,027</u>	<u>\$ 114,470</u>	<u>\$ 1,174,856</u>	<u>\$ 202,193</u>	<u>\$ (78,850)</u>

NOTE N – COMMITMENTS AND CONTINGENCIES

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

NOTE O – CAPITAL ASSETS

A summary of capital asset balances as of September 30, 2020, is as follows:

	<u>PUBLIC</u> <u>HOUSING</u> <u>& CFP</u>	<u>SECTION 8</u> <u>HOUSING CHOICE</u> <u>VOUCHER</u>	<u>COCC</u>	<u>TOTAL</u>
Land	\$ 580,030	\$ -	\$ 35,060	\$ 615,090
Building and Improvements	12,718,215	-	148,035	12,866,250
Furniture and Equipment	60,566	35,276	80,231	176,073
Construction in Process	202,881	-	-	202,881
Less Accumulated Depreciation	<u>(9,390,176)</u>	<u>(17,891)</u>	<u>(203,657)</u>	<u>(9,611,724)</u>
Total Capital Assets	<u>\$ 4,171,516</u>	<u>\$ 17,385</u>	<u>\$ 59,669</u>	<u>\$ 4,248,570</u>

NOTE O – CAPITAL ASSETS - Continued

A summary of capital asset activity for the fiscal year ended September 30, 2020, is as follows:

	October 1, 2019		Transfers &	September 30, 2020
	Balance	Additions	Deletions	Balance
Land	\$ 934,929	\$ -	\$ (319,839)	\$ 615,090
Construction in Process	<u>253,998</u>	<u>249,834</u>	<u>(300,951)</u>	<u>202,881</u>
Total Assets not being depreciated	1,188,927	249,834	(620,790)	817,971
Buildings and Improvements	18,336,866	-	(5,470,616)	12,866,250
Furniture and Equipment	<u>181,434</u>	<u>20,005</u>	<u>(25,366)</u>	<u>176,073</u>
Total Capital Assets	19,707,227	269,839	(6,116,772)	13,860,294
Less Accumulated Depreciation				
Buildings and Improvements	(13,510,273)	(570,540)	4,606,385	(9,474,428)
Furniture and Equipment	<u>(152,112)</u>	<u>(7,881)</u>	<u>22,697</u>	<u>(137,296)</u>
Net Book Value	<u>\$ 6,044,842</u>	<u>\$ (308,582)</u>	<u>\$ (1,487,690)</u>	<u>\$ 4,248,570</u>

In May of 2020, the Authority disposed of one of its dwelling projects through a long-term land lease to Bloomington RAD I, LP, an affiliated limited partnership through HUD's RAD Program. The applicable property had a cost basis of \$6,096,723 and accumulated depreciation of \$4,609,033 at the time of the disposition. Other dispositions unrelated to the RAD conversion consisted of a vehicle with a cost basis of \$20,049 and accumulated depreciation of \$20,049.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

NOTE P – NOTES RECEIVABLE

As consideration for the lease of the property described above in Note O, and cash in the amount of \$587,220 transferred to Bloomington RAD I, LP at the time of the RAD conversion, the partnership issued promissory notes to the Authority as follows:

Due from Bloomington RAD I, LP			
Seller Note Receivable	\$	4,650,000	
Accrued Interest		65,391	
Allowance for Doubtful Accounts		(65,391)	4,650,000
			<hr/>
Due from Bloomington RAD I, LP			
Sponsor Note Receivable		587,220	
Accrued Interest		5,505	
Allowance for Doubtful Accounts		(5,505)	587,220
			<hr/>
Notes and Interest Receivable, Net of Allowances			<u><u>\$ 5,237,220</u></u>

Each of the notes are secured with leasehold mortgages against the property and mature on May 1, 2050. The Authority recognized a gain on the transaction of \$3,162,310.

NOTE Q – SUBSEQUENT EVENTS

In preparing the financial statements, management evaluated subsequent events through June 3, 2021, the date the financial statements were available to be issued.

**HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
 STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM
 FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	IN36P02250117
Funds Approved	\$ 495,307
Funds Expended	495,307
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 495,307
Funds Expended	495,307
Excess of Funds Advanced	<u>\$ -</u>

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

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2020

EXPENDITURES

Community Development Block Grant - Passed through the City of Bloomington Total CFDA Number 14.218	<u>\$ 153,676</u>
HOME Investment Partnerships Program - Passed through the City of Bloomington Total CFDA Number 14.239	<u>9,193</u>
Section 8 Moderate Rehabilitation - SRO Total CFDA Number 14.249*	<u>34,590</u>
Public Housing Program Total CFDA Number 14.850a	<u>1,231,743</u>
Public Housing CARES Act Funding Total CFDA Number 14.PHC	<u>197,368</u>
Section 8 Housing Choice Voucher Program Total CFDA Number 14.871**	<u>9,297,622</u>
Housing Choice Voucher CARES Act Funding Total CFDA Number 14.HCC	<u>865,930</u>
Public Housing Capital Fund Program Total CFDA Number 14.872	<u>1,311,769</u>
Resident Opportunity and Supportive Services Program Total CFDA Number 14.870	<u>64,116</u>
PIH Family Self Sufficiency Program Total CFDA Number 14.896	<u>95,795</u>
TOTAL HUD EXPENDITURES	<u>13,261,802</u>
TOTAL FEDERAL EXPENDITURES	<u><u>\$ 13,261,802</u></u>

* - Section 8 Project-Based Cluster

** - Housing Choice Voucher Cluster

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON, INDIANA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED SEPTEMBER 30, 2020

NOTE 1 – BASIS OF PRESENTATION

The above Schedule of Expenditures of Federal Awards includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2020. The information on this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial net position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 – INDIRECT COST RATE

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

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
111 Cash - Unrestricted	\$ 745,415	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 2,904
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-
113 Cash - Other Restricted	-	-	-	-	-	-	-
114 Cash - Tenant Security Deposits	34,092	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	15,281	-	-	-	-	-	-
100 Total Cash	\$ 794,788	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 2,904
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	2,388	-	-	34,272	-	-	-
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	-	-	-
126 Accounts Receivable - Tenants	36,201	-	-	-	-	-	-
126.1 Allowance for Doubtful Accounts - Tenants	(22,066)	-	-	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-
129 Accrued Interest Receivable	421	-	-	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 16,944	\$ -	\$ -	\$ 34,272	\$ -	\$ -	\$ -
131 Investments - Unrestricted	380,915	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	22,627	-	-	-	-	-	-
143 Inventories	23,384	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-
145 Assets Held for Sale	-	-	-	-	-	-	-
150 Total Current Assets	\$ 1,238,658	\$ -	\$ -	\$ 34,272	\$ -	\$ 35	\$ 2,904
161 Land	580,030	-	-	-	-	-	-
162 Buildings	12,718,215	-	-	-	-	-	-
163 Furniture, Equipment & Machinery - Dwellings	3,280	-	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	57,286	-	-	-	-	-	-

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
165 Leasehold Improvements	-	-	-	-	-	-	-
166 Accumulated Depreciation	(9,390,176)	-	-	-	-	-	-
167 Construction in Progress	202,881	-	-	-	-	-	-
168 Infrastructure	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 4,171,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
171 Notes, Loans and Mortgages Receivable - Non-Current	5,237,220	-	-	-	-	-	-
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	\$ 9,408,736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 10,647,394	\$ -	\$ -	\$ 34,272	\$ -	\$ 35	\$ 2,904
311 Bank Overdraft	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	19,214	-	-	-	-	-	-
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	9,094	-	-	-	-	-	-
322 Accrued Compensated Absences - Current Portion	14,443	-	-	-	-	-	-
324 Accrued Contingency Liability	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	47,547	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-
341 Tenant Security Deposits	34,092	-	-	-	-	-	-
342 Unearned Revenue	44,083	-	-	-	-	35	-
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	17,175	-	-	-	-	-	-
347 Inter Program - Due To	-	-	-	34,272	-	-	-

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
348 Loan Liability - Current	-	-	-	-	-	-	-
310 Total Current Liabilities	\$ 185,648	\$ -	\$ -	\$ 34,272	\$ -	\$ 35	\$ -
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	4,796	-	-	-	-	-	-
355 Loan Liability - Non Current	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 4,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
300 Total Liabilities	\$ 190,444	\$ -	\$ -	\$ 34,272	\$ -	\$ 35	\$ -
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	4,171,516	-	-	-	-	-	-
511.4 Restricted Net Position	-	-	-	-	-	-	-
512.4 Unrestricted Net Position	6,285,434	-	-	-	-	-	2,904
513 Total Equity - Net Assets / Position	\$ 10,456,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,904
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 10,647,394	\$ -	\$ -	\$ 34,272	\$ -	\$ 35	\$ 2,904

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
70300 Net Tenant Rental Revenue	\$ 702,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400 Tenant Revenue - Other	177,604	-	-	-	-	-	-
70500 Total Tenant Revenue	\$ 880,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600 HUD PHA Operating Grants	1,522,664	197,368	-	95,795	-	-	9,193
70610 Capital Grants	1,020,848	-	153,676	-	-	-	-
70710 Management Fee	-	-	-	-	152,096	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	50,040	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-
70700 Total Fee Revenue	\$ 2,543,512	\$ 197,368	\$ 153,676	\$ 95,795	\$ 202,136	\$ -	\$ 9,193
70800 Other Government Grants	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	9,472	-	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-
71500 Other Revenue	199,465	-	-	-	-	498	-
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-	-	-
70000 Total Revenue	\$ 3,632,715	\$ 197,368	\$ 153,676	\$ 95,795	\$ 202,136	\$ 498	\$ 9,193
91100 Administrative Salaries	110,305	48,070	-	-	202,136	-	-
91200 Auditing Fees	3,576	-	-	-	-	-	-
91300 Management Fee	207,985	56,044	-	-	-	-	-
91310 Book-keeping Fee	15,915	-	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	40,615	17,424	-	-	-	-	-
91600 Office Expenses	60,974	-	-	-	-	-	-
91700 Legal Expense	536	-	-	-	-	-	-
91800 Travel	826	-	-	-	-	-	-
91810 Allocated Overhead	-	-	-	-	-	-	-

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
91900 Other	21,333	-	-	-	-	498	-
91000 Total Operating - Administrative	\$ 462,065	\$ 121,538	\$ -	\$ -	\$ 202,136	\$ 498	\$ -
92000 Asset Management Fee	\$ 30,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92100 Tenant Services - Salaries	-	-	-	95,795	-	-	-
92200 Relocation Costs	3,603	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-
92400 Tenant Services - Other	4,118	19,294	-	-	-	-	-
92500 Total Tenant Services	\$ 7,721	\$ 19,294	\$ -	\$ 95,795	\$ -	\$ -	\$ -
93100 Water	53,595	-	-	-	-	-	-
93200 Electricity	161,225	-	-	-	-	-	-
93300 Gas	62,122	-	-	-	-	-	-
93400 Fuel	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-
93600 Sewer	78,241	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-
93000 Total Utilities	\$ 355,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
94100 Ordinary Maintenance and Operations - Labor	129,819	58,025	-	-	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	116,718	-	-	-	-	-	-
94300 Ordinary Maintenance and Operations Contracts	310,246	-	-	-	-	-	-
94500 Employee Benefit Contributions - Ordinary Maintenance	48,478	17,805	-	-	-	-	-
94000 Total Maintenance	\$ 605,261	\$ 75,830	\$ -	\$ -	\$ -	\$ -	\$ -
95100 Protective Services - Labor	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	16,984	-	-	-	-	-	-
95300 Protective Services - Other	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-
95000 Total Protective Services	\$ 16,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96110 Property Insurance	67,091	-	-	-	-	-	-
96120 Liability Insurance	16,675	-	-	-	-	-	-

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
96130 Workmen's Compensation	5,572	-	-	-	-	-	-
96140 All Other Insurance	6,531	-	-	-	-	-	-
96100 Total Insurance Premiums	\$ 95,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96200 Other General Expenses	347,402	-	-	-	-	-	-
96210 Compensated Absences	32,267	-	-	-	-	-	-
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	61,868	-	-	-	-	-	-
96500 Bad debt - Mortgages	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 441,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900 Total Operating Expenses	\$ 2,015,120	\$ 216,662	\$ -	\$ 95,795	\$ 202,136	\$ 498	\$ -
97000 Excess of Operating Revenue over Operating Expenses	\$ 1,617,595	\$ (19,294)	\$ 153,676	\$ -	\$ -	\$ -	\$ 9,193
97100 Extraordinary Maintenance	20,653	-	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	50,419	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-	-	6,289
97350 HAP Portability-In	-	-	-	-	-	-	-
97400 Depreciation Expense	572,892	-	-	-	-	-	-
97500 Fraud Losses	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-
90000 Total Expenses	\$ 2,659,084	\$ 216,662	\$ -	\$ 95,795	\$ 202,136	\$ 498	\$ 6,289
10010 Operating Transfer In	219,377	19,294	-	-	-	-	-

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.218 Community Development Block Grants/Entitlement Grants	14.896 PIH Family Self-Sufficiency Program	14.CCC Central Office Cost Center CARES Act Funding	2 State/Local	14.239 HOME Investment Partnerships Program
10020 Operating transfer Out	(238,671)	-	-	-	-	-	-
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)	3,162,310	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	55,652	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	(55,652)	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	\$ 3,143,016	\$ 19,294	\$ -	\$ -	\$ -	\$ -	\$ -
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ 4,116,647	\$ -	\$ 153,676	\$ -	\$ -	\$ -	\$ 2,904
11020 Required Annual Debt Principal Payments	\$ 962,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030 Beginning Equity	\$ 6,186,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	153,676	-	(153,676)	-	-	-	-
11170 Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11190 Unit Months Available	3,086	-	-	-	-	-	18
11210 Number of Unit Months Leased	3,047	-	-	-	-	-	18
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	57,905	-	-	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	962,943	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
111 Cash - Unrestricted	\$ 563,890	\$ -	\$ -	\$ 18,026	\$ 1,175,867	\$ -	\$ 2,506,137
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-
113 Cash - Other Restricted	659,414	-	8,557	-	-	-	667,971
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	34,092
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	15,281
100 Total Cash	\$ 1,223,304	\$ -	\$ 8,557	\$ 18,026	\$ 1,175,867	\$ -	\$ 3,223,481
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	-	7,257	-	-	-	-	43,917
124 Accounts Receivable - Other Government	-	-	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-	129,329	-	129,329
126 Accounts Receivable - Tenants	-	-	-	-	-	-	36,201
126.1 Allowance for Doubtful Accounts - Tenants	-	-	-	-	-	-	(22,066)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	(11,533)	-	(11,533)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128 Fraud Recovery	63,839	-	-	-	-	-	63,839
128.1 Allowance for Doubtful Accounts - Fraud	(43,145)	-	-	-	-	-	(43,145)
129 Accrued Interest Receivable	198	-	-	-	-	-	619
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 20,892	\$ 7,257	\$ -	\$ -	\$ 117,796	\$ -	\$ 197,161
131 Investments - Unrestricted	319,834	-	-	-	-	-	700,749
132 Investments - Restricted	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	7,630	-	-	-	4,651	-	34,908
143 Inventories	-	-	-	-	-	-	23,384
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	41,529	(41,529)	-
145 Assets Held for Sale	-	-	-	-	-	-	-
150 Total Current Assets	\$ 1,571,660	\$ 7,257	\$ 8,557	\$ 18,026	\$ 1,339,843	\$ (41,529)	\$ 4,179,683
161 Land	-	-	-	-	35,060	-	615,090
162 Buildings	-	-	-	-	148,035	-	12,866,250
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-	-	3,280
164 Furniture, Equipment & Machinery - Administration	35,276	-	-	-	80,231	-	172,793

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
165 Leasehold Improvements	-	-	-	-	-	-	-
166 Accumulated Depreciation	(17,891)	-	-	-	(203,657)	-	(9,611,724)
167 Construction in Progress	-	-	-	-	-	-	202,881
168 Infrastructure	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 17,385	\$ -	\$ -	\$ -	\$ 59,669	\$ -	\$ 4,248,570
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	5,237,220
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	\$ 17,385	\$ -	\$ -	\$ -	\$ 59,669	\$ -	\$ 9,485,790
200 Deferred Outflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
290 Total Assets and Deferred Outflow of Resources	\$ 1,589,045	\$ 7,257	\$ 8,557	\$ 18,026	\$ 1,399,512	\$ (41,529)	\$ 13,665,473
311 Bank Overdraft	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	2,217	-	-	-	2,610	-	24,041
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	13,144	-	-	-	8,788	-	31,026
322 Accrued Compensated Absences - Current Portion	31,592	-	-	-	32,815	-	78,850
324 Accrued Contingency Liability	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	460	-	-	-	-	-	48,007
332 Account Payable - PHA Projects	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-
341 Tenant Security Deposits	-	-	-	-	-	-	34,092
342 Unearned Revenue	-	-	8,557	-	-	-	52,675
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	-	-	-	-	-	-	17,175
347 Inter Program - Due To	-	7,257	-	-	-	(41,529)	-

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

Entity Wide Balance Sheet Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
348 Loan Liability - Current	-	-	-	-	-	-	-
310 Total Current Liabilities	\$ 47,413	\$ 7,257	\$ 8,557	\$ -	\$ 44,213	\$ (41,529)	\$ 285,866
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	169,748	-	-	-	-	-	169,748
354 Accrued Compensated Absences - Non Current	10,365	-	-	-	17,284	-	32,445
355 Loan Liability - Non Current	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	\$ 180,113	\$ -	\$ -	\$ -	\$ 17,284	\$ -	\$ 202,193
300 Total Liabilities	\$ 227,526	\$ 7,257	\$ 8,557	\$ -	\$ 61,497	\$ (41,529)	\$ 488,059
400 Deferred Inflow of Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
508.4 Net Investment in Capital Assets	17,385	-	-	-	59,669	-	4,248,570
511.4 Restricted Net Position	489,666	-	-	-	-	-	489,666
512.4 Unrestricted Net Position	854,468	-	-	18,026	1,278,346	-	8,439,178
513 Total Equity - Net Assets / Position	\$ 1,361,519	\$ -	\$ -	\$ 18,026	\$ 1,338,015	\$ -	\$ 13,177,414
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$ 1,589,045	\$ 7,257	\$ 8,557	\$ 18,026	\$ 1,399,512	\$ (41,529)	\$ 13,665,473

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702,662
70400 Tenant Revenue - Other	-	-	-	-	-	-	177,604
70500 Total Tenant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,266
70600 HUD PHA Operating Grants	9,297,622	64,116	865,930	34,590	-	-	12,087,278
70610 Capital Grants	-	-	-	-	-	-	1,174,524
70710 Management Fee	-	-	-	-	319,417	(471,513)	-
70720 Asset Management Fee	-	-	-	-	30,500	(30,500)	-
70730 Book Keeping Fee	-	-	-	-	85,560	(135,600)	-
70740 Front Line Service Fee	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-
70700 Total Fee Revenue	\$ 9,297,622	\$ 64,116	\$ 865,930	\$ 34,590	\$ 435,477	\$ (637,613)	\$ 13,261,802
70800 Other Government Grants	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	8,012	-	-	-	6,110	-	23,594
71200 Mortgage Interest Income	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-
71400 Fraud Recovery	105,463	-	-	-	-	-	105,463
71500 Other Revenue	3,370	-	-	-	200,156	(18,200)	385,289
71600 Gain or Loss on Sale of Capital Assets	2,000	-	-	-	-	-	2,000
72000 Investment Income - Restricted	-	-	-	-	-	-	-
70000 Total Revenue	\$ 9,416,467	\$ 64,116	\$ 865,930	\$ 34,590	\$ 641,743	\$ (655,813)	\$ 14,658,414
91100 Administrative Salaries	141,916	-	123,808	7,713	73,263	-	707,211
91200 Auditing Fees	1,669	-	-	-	2,702	-	7,947
91300 Management Fee	111,432	-	96,052	-	-	(471,513)	-
91310 Book-keeping Fee	69,645	-	50,040	-	-	(135,600)	-
91400 Advertising and Marketing	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	61,100	-	45,423	710	66,305	-	231,577
91600 Office Expenses	31,246	-	-	-	72,188	(18,200)	146,208
91700 Legal Expense	1,808	-	-	-	2,377	-	4,721
91800 Travel	2,549	-	-	-	2,052	-	5,427
91810 Allocated Overhead	-	-	-	-	-	-	-

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
91900 Other	6,345	-	-	-	25,586	-	53,762
91000 Total Operating - Administrative	\$ 427,710	\$ -	\$ 315,323	\$ 8,423	\$ 244,473	\$ (625,313)	\$ 1,156,853
92000 Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30,500)	\$ -
92100 Tenant Services - Salaries	-	53,684	-	-	-	-	149,479
92200 Relocation Costs	-	-	-	-	-	-	3,603
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-
92400 Tenant Services - Other	-	10,432	6,424	-	14,726	-	54,994
92500 Total Tenant Services	\$ -	\$ 64,116	\$ 6,424	\$ -	\$ 14,726	\$ -	\$ 208,076
93100 Water	-	-	-	-	-	-	53,595
93200 Electricity	-	-	-	-	-	-	161,225
93300 Gas	-	-	-	-	-	-	62,122
93400 Fuel	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	78,241
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-
93000 Total Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,183
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	187,844
94200 Ordinary Maintenance and Operations - Materials and Other	363	-	-	-	-	-	117,081
94300 Ordinary Maintenance and Operations Contracts	2,050	-	-	-	-	-	312,296
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	66,283
94000 Total Maintenance	\$ 2,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 683,504
95100 Protective Services - Labor	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	16,984
95300 Protective Services - Other	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-
95000 Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,984
96110 Property Insurance	-	-	-	-	-	-	67,091
96120 Liability Insurance	15,365	-	-	-	9,491	-	41,531

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
96130 Workmen's Compensation	4,601	-	-	-	2,842	-	13,015
96140 All Other Insurance	6,523	-	-	-	3,859	-	16,913
96100 Total Insurance Premiums	\$ 26,489	\$ -	\$ -	\$ -	\$ 16,192	\$ -	\$ 138,550
96200 Other General Expenses	5,467	-	-	-	9,772	-	362,641
96210 Compensated Absences	40,522	-	-	-	28,110	-	100,899
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	19,060	-	-	-	-	-	80,928
96500 Bad debt - Mortgages	-	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	-	-	-	-
96000 Total Other General Expenses	\$ 65,049	\$ -	\$ -	\$ -	\$ 37,882	\$ -	\$ 544,468
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900 Total Operating Expenses	\$ 521,661	\$ 64,116	\$ 321,747	\$ 8,423	\$ 313,273	\$ (655,813)	\$ 3,103,618
97000 Excess of Operating Revenue over Operating Expenses	\$ 8,894,806	\$ -	\$ 544,183	\$ 26,167	\$ 328,470	\$ -	\$ 11,554,796
97100 Extraordinary Maintenance	-	-	-	-	-	-	20,653
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	50,419
97300 Housing Assistance Payments	8,172,586	-	550,607	22,643	-	-	8,752,125
97350 HAP Portability-In	-	-	-	-	-	-	-
97400 Depreciation Expense	2,620	-	-	-	2,909	-	578,421
97500 Fraud Losses	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-
90000 Total Expenses	\$ 8,696,867	\$ 64,116	\$ 872,354	\$ 31,066	\$ 316,182	\$ (655,813)	\$ 12,505,236
10010 Operating Transfer In	-	-	6,424	-	-	(245,095)	-

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

Entity Wide Revenue and Expense Summary

Fiscal Year

End: 09/30/2020

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HCV CARES Act Funding	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	COCC	ELIM	Total Enterprise Fund
10020 Operating transfer Out	(6,424)	-	-	-	-	245,095	-
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)	-	-	-	-	-	-	3,162,310
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	(55,652)	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	55,652	-
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	\$ (6,424)	\$ -	\$ 6,424	\$ -	\$ -	\$ -	\$ 3,162,310
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ 713,176	\$ -	\$ -	\$ 3,524	\$ 325,561	\$ -	\$ 5,315,488
11020 Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962,943
11030 Beginning Equity	\$ 648,343	\$ -	\$ -	\$ 14,502	\$ 1,012,454	\$ -	\$ 7,861,926
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-
11170 Administrative Fee Equity	\$ 871,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 871,853
11180 Housing Assistance Payments Equity	\$ 489,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489,666
11190 Unit Months Available	16,368	-	-	144	-	-	19,616
11210 Number of Unit Months Leased	15,944	-	-	103	-	-	19,112
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	-	-	-	-	-	-	57,905
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	962,943
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2020

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued: Unmodified

Internal Control over financial reporting:

Are material weaknesses identified? Yes No

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

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

FEDERAL AWARDS

Internal control over major programs:

Are material weaknesses identified? Yes No

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

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

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

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Public Housing Program	14.850a
Public Housing CARES Act Funding	14.PHC
Section 8 Housing Choice Voucher Program	14.871
Housing Choice Voucher CARES Act Funding	14.HCC
Capital Fund Program	14.872

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

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

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
BLOOMINGTON, INDIANA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2020

Section II: Financial Statement Findings:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None

Section III: Federal Award Findings and Questioned Costs:

Summary Schedule of Prior Year Findings:

None

Current Year Findings and Questioned Costs:

None