



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF ACCOUNTS
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August 5, 2022

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

We have reviewed the audit report of Fort Wayne Housing Authority, which was opined upon by Velma Butler & Company, Ltd., Independent Public Accountants, for the period July 1, 2020 to June 30, 2021. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of the Fort Wayne Housing Authority, as of June 30, 2021 and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Velma Butler & Company, Ltd. 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.

Tammy R. White, CPA
Deputy State Examiner

FORT WAYNE HOUSING AUTHORITY

**INDEPENDENT AUDITOR'S REPORT,
FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION
FOR THE YEAR ENDED
JUNE 30, 2021,
INCLUDING SINGLE AUDIT REPORTS
AND SUMMARY OF AUDITORS' RESULTS**

FORT WAYNE HOUSING AUTHORITY (FWHA)

TABLE OF CONTENTS

	<u>EXHIBIT</u>	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT		1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS		4-10
BASIC FINANCIAL STATEMENTS:		
Statement of Net Position-Enterprise Funds	A	11
Statement of Revenues, Expenses, and Change in Net position-Enterprise Funds	B	12
Statement of Cash Flows - All Enterprise Funds - All Fund Types and Account Groups	C	13
Notes to the Financial Statements		14-27
SUPPLEMENTAL INFORMATION:		
Statement of Net Position - Programs	D	28
Statement of Revenues, Expenses, and Change in Net position - Programs	E	29
Schedule of Expenditures of Federal Awards		30
Notes to the Schedule of Expenditures of Federal Awards	F	31
Financial Data Schedules -Audited REAC Submittal		32-35
Statement of Capital Fund Costs - Uncompleted	G	36
Statement of Capital Fund Costs - Completed	H	37
SINGLE AUDIT REPORTS:		
Report on Internal Control Over Financial Reporting and on Compliance And Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		38-39
Report on Compliance for Each Major Federal Program; Report on Internal Control over Compliance; Report on Schedule of Federal Expenditures Of Federal Awards Required by Uniform Guidance		40-42
Independent Auditor's Report of Applying Agreed-Upon Procedures		43-44
SCHEDULE OF FINDINGS AND QUESTIONED COSTS:		
Summary of Auditor's Results		45
Schedule of Findings and Questioned Costs - Current Year		46
Schedule of Findings and Questioned Costs - Prior Year		47
Statement of Compliance with Section 8 Management Assessment Program		48
Statement of Compliance with Public Housing Assessment System Program		49

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Fort Wayne
Fort Wayne, IN46816

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

Report on the Financial Statements

We have audited the accompanying financial statements of the primary government business type activities and the discretely presented component unit of the Housing Authority of the City of Fort Wayne (Authority), for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents. We did not audit the financial statements of the discretely presented components unit for the year ended December 31, 2020. These financial statements were audited by other auditors, whose report dated March 19, 2021 and March 30, 2021, express an unmodified opinion, and our opinion, in so far as it relates to the amounts included for the discretely presented component units of the Authority, is based on the report of other auditors.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk of assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, based on our audit and the audit report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government and the discretely presented component unit of the Authority, as of June 30, 2021, and the respective changes in financial position and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose for forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanied financial data schedules and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the other information are presented for purposes of additional analysis and are not a required part of the basic financial statements.


The accompanying supplementary information such as financial data schedules and schedule of expenditures of federal awards is the responsibility of management and was derived from the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Authority's 2020 financial statements, and we expressed an unmodified opinion on those audited financial statements dated April 8, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Velma Butler & Company, Ltd.
Chicago, Illinois

March 28, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

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

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

MANAGEMENT’S DISCUSSION AND ANALYSIS

This section of the Housing Authority of the City of Fort Wayne, Indiana (Authority) annual financial report presents management’s discussion and analysis of the Authority’s financial performance during the fiscal year that ended on June 30, 2021. The management’s discussion and analysis includes information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by the Authority. It focuses on analysis of the financial statements and the improvements in the Authority’s management.

We are pleased to submit the financial statements of the Authority for the year ended June 30, 2021. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority’s financial affairs have been included in the footnotes accompanying the general purpose financial statements. The purpose of the financial statements is to provide complete and accurate financial information that complies with reporting requirements of the U.S. Department of Housing and Urban Development (“HUD”) and the Governmental Accounting Standards Board. The Authority’s financial statements are prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to government units.

FINANCIAL HIGHLIGHTS

- Total assets were \$33 million at June 30, 2021, and increased by \$9.3 million from \$23.6 million at June 30, 2020, mainly due to changes in capital assets.
- Net capital assets were \$24.4 million at June 30, 2021, and had an increase of approximately \$8.1 million from \$16.3 million at June 30, 2020. This was primarily due to sale and addition of capital assets.
- Total liabilities \$17.1 million at June 30, 2021, and increased by \$9.9 million from \$7.2 million at June 30, 2020, mainly due to changes in notes payable.
- Total net position was \$15.9 million at June 30, 2021, a decrease of \$578 thousand from prior year balance of \$16.5 million, or a decrease of 3.5 percent.

- Total revenue was \$27.9 million at June 30, 2021, an increase of approximately \$1.5 million from the June 30, 2020, balance of \$26.4 million. The increase was primarily due to an increase from operating subsidies.
- Total expenses increased by \$1.8 million to \$28.5 million at June 30, 2021 from \$26.8 million at June 30, 2020. The increase was mostly in HAP expenses.

USING THIS REPORT

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Fund Financial Statements are groupings of accounts used to maintain control over resources segregated for specific activities or objectives. The Authority, like other state, local, or quasi-governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority's funds only consisted of a *Proprietary Fund*.

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

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

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

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

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

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

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

These component units' funds are blended into those of the Authority's by appropriate activity type to compose the primary government presentation. The Authority has included as a blended component unit the activity for Housing Opportunities Program, Inc. (HOP) and Southside Senior Villas, LLC. HOP is a non-profit development corporation whose mission is to promote home ownership among participants. Southside Senior Villas, LLC is a limited liability company

organized and has ownership of the project, Southside Senior Villas. These entities are blended component units because the authority owns 100 percent of both entities.

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

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

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position

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

Table 1
Fort Wayne Housing Authority
(in thousands dollars)

	<u>2021</u>	<u>2020</u>	<u>Change</u>	<u>Percent of Change</u>
Current Assets	\$ 8,180	\$ 7,241	\$ 939	13.0%
Capital Assets	24,741	16,328	8,413	51.5%
Other Non-Current Assets	50	77	(27)	-35.1%
Total Assets	<u>\$ 32,971</u>	<u>\$ 23,646</u>	<u>\$ 9,325</u>	39.4%
Current Liabilities	\$ 2,563	\$ 1,405	\$ 1,158	82.4%
Notes Payable - Long-Term	13,367	5,225	8,142	155.8%
Other Non Current Liabilities	1,139	536	603	112.5%
Total Liabilities	<u>17,069</u>	<u>7,166</u>	<u>9,903</u>	138.2%
Invested in Capital Assets, Net	10,955	10,758	197	1.8%
Unrestricted	4,573	3,891	682	17.5%
Restricted	374	1,831	(1,457)	-79.6%
Total Net Position	<u>15,902</u>	<u>16,480</u>	<u>(578)</u>	-3.5%
Total Liab. and Net Position	<u>\$ 32,971</u>	<u>\$ 23,646</u>	<u>\$ 9,325</u>	39.4%

As shown in Table 1, the Authority’s total net position at June 30, 2021 was approximately \$15.9 million, or a 3.5 percent decrease from the June 30, 2020 balance of \$16.5 million.

Capital Assets

Capital assets increased by \$8.1 million from \$16.3 million to \$24.4 million, as shown in the table below:

Table 2
Fort Wayne Housing Authority's Capital Assets

	June 30, 2020	Additions and Transfers in	June 30, 2021
Land	\$ 2,033,917	\$	\$ 2,033,917
Building & Improvements	58,195,029	817,504	59,012,533
Furniture and Equipment	3,467,506	(56,093)	3,411,413
Construction in Progress	34,986	1,809,333	1,844,319
(Less) Accumulated Depr.	(47,403,470)	5,542,061	(41,861,409)
Total Capital Assets	\$ 16,327,968	\$ 8,112,805	\$ 24,440,773

Depreciation expense was \$1,268,812. Construction in progress totaled \$1,844,319 and capital additions were \$8,620,206. Disposals totaled \$6,810,873 in 2021, which is the difference in accumulated depreciation.

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

Revenues

As shown in Table 3, the Authority's total operating revenues increased to \$28.5 million by \$1.8 million or 6.6 percent for the year ended June 30, 2021.

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

Description	2021	2020	Change	Percent of Change
Operating Revenue	\$ 27,836	\$ 25,750	\$ 2,086	8.1%
Non-Operating Revenue	73	622	(549)	-88.3%
Total Revenue	27,909	26,372	1,537	5.8%
Operating Expenses	27,275	25,420	1,855	7.3%
Depreciation	1,269	1,367	(98)	-7.2%
Total Expenses	28,544	26,787	1,757	6.6%
Change in Net Position	(635)	(415)	(220)	53.0%
Beginning Net Position	16,480	16,895	(415)	-2.5%
Prior Period Adjustment	57	-	57	0.0%
Ending Net Position	\$ 15,902	\$ 16,480	\$ (578)	-3.5%

Expenses

Total expenses, including depreciation, increased by \$1.8 million or 6.6 percent for a total balance of \$28.5 million for the year ended June 30, 2021. Changes are shown below in Table 4:

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

Description	2021	2020	Change	Percent of Change
Administrative Expenses	\$ 3,662	\$ 3,781	\$ (119)	-3.1%
Tenant Services	738	403	335	83.1%
Utilities Expenses	774	702	72	10.3%
Ordinary Maintenance	1,467	1,507	(40)	-2.7%
Protective Services	289	267	22	8.2%
Insurance Expense	368	348	20	5.7%
General Expenses	263	271	(8)	-3.0%
Housing Assistance Payments	19,343	17,519	1,824	10.4%
Bad Debt	60	364	(304)	-83.5%
Interest Expense	248	248	-	0.0%
Extra-Ordinary Maintenance	-	10	(10)	-100.0%
Casualty Losses noncapitalized	63		63	
Depreciation Expense	1,269	1,367	(98)	-7.2%
Total Operating Expenses	\$ 28,544	\$ 26,787	\$ 1,757	6.6%

Expenses primarily increased in housing assistance payments.

Notes Payable

The Authority has five notes payable to various financial institutions totaling \$13,785,352. All notes require principal and interest payments and are secured by a mortgage on the property. Current portion of notes total \$418,153 and long term portion totals \$13,367,199. The notes mature in range from 2024 to 2049. The Authority maintains escrow deposits for repairs related to the notes.

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

BUDGETARY CONTROL

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

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

ECONOMIC FACTORS

The Authority is primarily dependent upon HUD for its funding of operations; therefore, operating revenues are more affected by the Federal budget than by local economic conditions.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

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

FINANCIAL STATEMENTS

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF NET POSITION
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
JUNE 30, 2021 (WITH COMPARATIVE TOTALS FOR JUNE 30 2020)

EXHIBIT A

	Primary Government	Discretely Presented Component Unit	2021 TOTAL	2020 TOTAL
ASSETS				
Cash and Cash Equivalents	\$ 4,909,964	\$ 53,245	\$ 4,963,209	\$ 4,366,575
Cash and Cash Equivalents - Restricted	1,237,075	437,543	1,674,618	874,070
Accounts Receivable (net allowances)	647,844	82,595	730,439	470,614
Investments			-	736,684
Investments - Restricted	311,587		311,587	311,554
Prepaid, Deposits and Escrows	401,032	9,681	410,713	396,807
Inventory (net allowances)	75,454	13,689	89,143	85,129
TOTAL CURRENT ASSETS	<u>7,582,956</u>	<u>596,753</u>	<u>8,179,709</u>	<u>7,241,433</u>
Land	1,684,413	649,504	2,333,917	2,033,917
Buildings and Improvements	46,150,697	12,861,836	59,012,533	58,195,029
Furniture and Equipment	3,255,052	156,361	3,411,413	3,467,506
Construction in Progress	1,844,319		1,844,319	34,986
Accumulated Depreciation	<u>(40,144,093)</u>	<u>(1,717,316)</u>	<u>(41,861,409)</u>	<u>(47,403,470)</u>
Total Capital Assets	12,790,388	11,950,385	24,740,773	16,327,968
Other Assets		50,465	50,465	76,737
TOTAL NON-CURRENT ASSETS	<u>12,790,388</u>	<u>12,000,850</u>	<u>24,791,238</u>	<u>16,404,705</u>
TOTAL ASSETS	<u>\$ 20,373,344</u>	<u>\$ 12,597,603</u>	<u>\$ 32,970,947</u>	<u>\$ 23,646,138</u>
LIABILITIES AND NET POSITION				
Accounts Payable	\$ 689,214	\$ 189,058	\$ 878,272	\$ 489,134
Accrued Liabilities - Current	322,844	809,643	1,132,487	417,346
Notes Payable - Current	367,796	50,357	418,153	344,814
Prepaid Rents	47,502		47,502	53,183
Deferred Revenue	81,211	5,473	86,684	100,124
TOTAL CURRENT LIABILITIES	<u>1,508,567</u>	<u>1,054,531</u>	<u>2,563,098</u>	<u>1,404,601</u>
Accrued Liabilities - Non-Current	213,318		213,318	169,897
Notes Payable - Non-Current	4,985,367	8,381,832	13,367,199	5,224,764
FSS Escrow - Non-Current	925,187		925,187	366,657
TOTAL NON-CURRENT LIABILITIES	<u>6,123,872</u>	<u>8,381,832</u>	<u>14,505,704</u>	<u>5,761,318</u>
TOTAL LIABILITIES	<u>7,632,439</u>	<u>9,436,363</u>	<u>17,068,802</u>	<u>7,165,919</u>
Invested in Capital Assets	7,437,225	3,518,196	10,955,421	10,758,390
Unrestricted Net Position	4,929,901	(356,956)	4,572,945	3,890,727
Restricted Net Position	373,779		373,779	1,831,102
TOTAL NET POSITION	<u>12,740,905</u>	<u>3,161,240</u>	<u>15,902,145</u>	<u>16,480,219</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 20,373,344</u>	<u>\$ 12,597,603</u>	<u>\$ 32,970,947</u>	<u>\$ 23,646,138</u>

See accompanying notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
 PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
 FOR THE YEAR ENDED JUNE 30, 2021 (WITH COMPARATIVE TOTALS FOR JUNE 30 2020) EXHIBIT B

	Primary Government	Discretely Presented Component Units	2021 TOTAL	2020 TOTAL
OPERATING REVENUES				
Net Tenant Rental Revenue	\$ 1,605,956	\$ 527,360	\$ 2,133,316	\$ 2,135,981
HUD Operating Grants	24,798,087		24,798,087	22,848,140
Other Income	904,849	180	905,029	765,968
TOTAL OPERATING REVENUES	<u>27,308,892</u>	<u>527,540</u>	<u>27,836,432</u>	<u>25,750,089</u>
OPERATING EXPENSES				
Administrative Expenses	3,527,733	134,325	3,662,058	3,781,329
Tenant Services	702,589	35,577	738,166	402,626
Utilities Expense	723,865	50,180	774,045	702,080
Ordinary Maintenance and Materials	1,355,818	110,738	1,466,556	1,506,945
Protective Services	280,842	8,415	289,257	266,669
Insurance Expense	340,108	27,678	367,786	348,270
General Expenses	232,647	30,189	262,836	270,582
Housing Assistance Payments	19,343,553		19,343,553	17,519,351
Bad Debt	59,989	239	60,228	364,034
Interest Expense	198,888	49,545	248,433	248,037
Extraordinary Maintenance	-		-	9,941
Casualty Losses noncapitalized	62,769		62,769	-
Depreciation Expense	1,102,768	166,044	1,268,812	1,367,385
TOTAL OPERATING EXPENSES	<u>27,931,569</u>	<u>612,930</u>	<u>28,544,499</u>	<u>26,787,249</u>
OPERATING INCOME (LOSS)	<u>(622,677)</u>	<u>(85,390)</u>	<u>(708,067)</u>	<u>(1,037,160)</u>
NON-OPERATING REVENUES (EXPENSES)				
Interest	33,639	757	34,396	49,523
INCOME BEFORE OTHER REVENUES (EXPENSES)	<u>33,639</u>	<u>757</u>	<u>34,396</u>	<u>49,523</u>
CAPITAL GRANTS AND TRANSFERS				
Capital Grants	421,751		421,751	572,249
Gain or (Loss) on Sale of Capital Assets	(1,740,266)		(1,740,266)	-
Extraordinary Gain or (Loss)		1,357,200	1,357,200	-
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	<u>(1,318,515)</u>	<u>1,357,200</u>	<u>38,685</u>	<u>572,249</u>
CHANGE IN NET POSITION	<u>(1,907,553)</u>	<u>1,272,567</u>	<u>(634,986)</u>	<u>(415,388)</u>
NET POSITION AT BEGINNING OF PERIOD	14,591,546	1,888,673	16,480,219	16,895,607
PRIOR PERIOD ADJUSTMENT	56,912		56,912	-
NET POSITION AT END OF PERIOD	<u>\$ 12,740,905</u>	<u>\$ 3,161,240</u>	<u>\$ 15,902,145</u>	<u>\$ 16,480,219</u>

See accompanying notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF CASH FLOWS
PROPRIETARY TYPE FUNDS - ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2021 (WITH COMPARATIVE TOTALS FOR JUNE 30 2020) EXHIBIT C

	2021 Total	2020 Total
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants and Others	\$ 27,836,432	\$ 25,750,089
Payments to Employees	(2,342,568)	(2,154,577)
Payments to Vendors and Suppliers	(23,466,845)	(23,067,157)
Net Cash Provided by Operating Activities	<u>2,027,019</u>	<u>528,355</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/Decrease in Investments	736,651	9,197
Interest Income	34,396	49,523
Net Cash (Used In) Provided by Investing Activities	<u>771,047</u>	<u>58,720</u>
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES		
Capital Grants	421,751	572,249
(Purchase) / Disposal of Capital Assets	(8,298,143)	12,924
Gain/(Loss) on Sale of Capital Assets	(1,740,266)	12,924
(Payments) / Advances on Notes Payable	8,215,774	(291,988)
Net Cash (Used In) Provided by Capital and Related Activities	<u>(1,400,884)</u>	<u>306,109</u>
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	<u>1,397,182</u>	<u>893,184</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF FISCAL YEAR	5,253,569	4,360,385
CASH AND CASH EQUIVALENTS AT END OF FISCAL YEAR	<u>\$ 6,650,751</u>	<u>\$ 5,253,569</u>
June 30 Cash and Cash Equivalents		
Unrestricted Cash and Cash Equivalents	\$ 4,976,133	\$ 4,379,499
Restricted Cash and Cash Equivalents - Current	1,189,199	439,657
Restricted Cash and Cash Equivalents - Non-Current	485,419	434,413
Cash and Cash Equivalents at end of Fiscal Year	<u>\$ 6,650,751</u>	<u>\$ 5,253,569</u>
Reconciliation of Operating Loss to Net Cash (Used) / Provided by Operating Activities		
Operating Income/(Loss)	\$ (708,067)	\$ (1,438,137)
Adjustments To Reconcile	56,912	
Depreciation	1,268,812	1,367,384
Change in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	(259,826)	385,388
(Increase)/Decrease in Material Inventory	(4,014)	(6,347)
(Increase)/Decrease in Prepaid Expenses and Deposits	(13,906)	(38,737)
Increase/(Decrease) in Accounts Payable	389,138	(241,524)
Increase/(Decrease) in Accrued Liabilities	758,562	360,681
Increase/(Decrease) in FSS Escrow	558,530	26,025
Increase/(Decrease) in Prepaid Rents	(5,682)	13,499
Increase/(Decrease) in Deferrals	(13,440)	100,123
Net Cash Provided by Operating Activities	<u>\$ 2,027,019</u>	<u>\$ 528,355</u>
SUPPLEMENTAL DISCLOSURES OF NONCASH ACTIVITIES		
Interest Paid During the Year	\$ 248,433	\$ 248,037

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

Note 1 - Summary Of Significant Accounting Policies

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

A. Organization and Program Description

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

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

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

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

B. Reporting Entity

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

Component Units

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

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

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

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

The Authority's discretely presented component units have a fiscal year end of December 31, 2020, and is audited by another accounting firm. The financials from that audit report are relied on for this reporting period.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

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

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

D. Fund Accounting

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

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

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

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

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

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

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

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

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

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

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

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

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

Pension - The Authority has established a 457(b) deferred compensation plan for its employees in accordance with Internal Revenue Code Section 501. The plan is administrated by a private administrator. All contributions are immediately vested. For calendar year 2021, salary deferral could not exceed \$19,500.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

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

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

Concentration of Risk - During the year ended June 30, 2021, the Authority received approximately 87 percent of its revenue from HUD.

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

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

Financial Information for 2020 - The financial statements include certain prior-year summarized comparative information in total but not by net position class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended June 30, 2020, from which the summarized information was derived.

Note 2 - Budget Information

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2021

Note 3 - Cash and Cash Equivalents

Cash and cash equivalents totaled \$6,637,827 at June 30, 2021, and are maintained in commercial checking accounts and are readily available. Cash amounts in excess of the \$250,000 is insured by the government and collateralized by government securities and held in the pledging financial institutions' trust departments in the Authority's name.

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

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

Unrestricted Cash	\$ 4,963,209
Restricted Cash:	
Tenant Security Deposits	94,191
Escrow Accounts	353,684
Family Self Sufficiency	1,153,743
Capital One Current Payment	<u>73,000</u>
Total Restricted Cash	<u>1,674,618</u>
Total Cash	<u>\$ 6,637,827</u>

Note 4 - Accounts Receivable

At June 30, 2021, accounts receivable totaled \$730,439, and consisted of the following:

Accounts Receivable - Tenants	\$ 163,250
Allowance - Tenants	(40,347)
Accounts Receivable - HUD	225,926
Accounts Receivable - Others	1,176,738
Allowance - Other	<u>(795,128)</u>
Total	<u>\$ 730,439</u>

The Authority reviews the accounts receivable periodically. In fiscal year 2021, the Authority wrote off \$60,228 in receivables, which were deemed uncollectible. Accounts receivable inter-fund was \$512,146, which was offset by the accounts payable component unit of the same amount.

Note 5 - Investments

At June 30, 2021, investments totaled \$311,587, which consisted of certificates of deposit, bonds, and money markets. The Authority's investments are stated at fair value at year-end.

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2021

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

Description	Category 1		Unrealized Gain/(Loss)
	Book Value	Market Value	
Certificates of Deposits	\$ -	\$ -	-
Bonds	311,587	311,587	-
Total	\$ 311,587	\$ 311,587	\$ -

Category 1 - Investments are insured by the Federal Depositor Insurance Corporation and are further fully collateralized by government security and held in the pledging financial institution's trust department in the Authority's name.

Restricted investments total \$311,587, which consists of payments due for bonds.

Note 6- Prepaid Expenses

Prepaid expenses totaled \$410,713 at June 30, 2021, and consisted of primarily prepaid insurances and deposits.

Note 7 -Material Inventories

Material Inventories at June 30, 2021 totaled \$89,143 as follows:

Materials Inventory	\$ 98,116
Allowance for Inventory	<u>(8,973)</u>
Total	\$ <u>89,143</u>

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

Note 8 - Land, Structures and Equipment

The changes in land, structures and equipment for the year ended June 30, 2021, were as follows:

	June 30, 2020	Additions and Transfers in	June 30, 2021
Land	\$ 2,033,917	\$ -	\$ 2,033,917
Building & Improvements	58,195,029	817,504	59,012,533
Furniture and Equipment	3,467,506	(56,093)	3,411,413
Construction in Progress	34,986	1,809,333	1,844,319
(Less) Accumulated Depr.	<u>(47,403,470)</u>	<u>5,542,061</u>	<u>(41,861,409)</u>
Total Capital Assets	\$ <u>16,327,968</u>	\$ <u>8,112,805</u>	\$ <u>24,440,773</u>

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021**

Depreciation expense was \$1,268,812. Construction in progress totaled \$1,844,319 and capital additions were \$8,620,206. Disposals totaled \$6,810,873 in 2021, which is the difference in accumulated depreciation.

Note 9 - Other Assets

Other assets totaled \$50,465 at June 30, 2021, and consisted of insurance and financing deposits.

Note 10 - Accounts Payable

Accounts payable totaled \$878,272 at June 30, 2021, which consisted of the following:

Accounts Payable - Vendors	\$ 784,081
Tenant Security Deposits	94,191
Total	<u>\$ 878,272</u>

Total accounts payable inter-fund was \$512,146, and was offset by the accounts receivable component unit of the same amount.

Note 11 - Accrued Liabilities

Accrued liabilities totaled \$1,345,805, at June 30, 2021, and consisted of accrued wages and other accrued liabilities and compensated absences, as follows:

Accrued Wages	\$ 71,663
Accrued Liabilities - Other	1,037,123
Accrued Comp. Abs. - Current	23,701
Total Accrued Wages and Other	<u>1,132,487</u>
Accrued CompAbs. - Non-Current	213,318
Total Accrued Liabilities	<u>\$ 1,345,805</u>

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

Note 12-Notes Payable

Notes payable at June 30, 2021 totaled \$13,785,352, and consisted of five notes payable to various financial institutions. Current portions due was \$418,153. See below for breakdown of current portion due:

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

Description	Current	Long-Term	Total
Wells Fargo	\$ 215,000	\$ 695,000	\$ 910,000
P/R Mortgage & Investment	23,107	1,152,636	1,175,743
Star Financial Bank	15,614	75,405	91,019
Federal Home Loan Bank		350,000	350,000
Capital One Public Funding	137,182	3,864,962	4,002,144
Merchants Capital Corporation	27,250	7,229,196	7,256,446
Total	\$ 418,153	\$ 13,367,199	\$ 13,785,352

Description	Beginning Balance	Increases Advances	Decreases (Payments)	Ending Balance
Wells Fargo	\$ 1,300,000	\$	\$ (390,000)	\$ 910,000
P/R Mortgage & Investment	1,197,956		(22,213)	1,175,743
Star Financial Bank	105,622		(14,603)	91,019
Federal Home Loan Bank	350,000			350,000
Capital One Public Funding	2,616,000	1,386,144		4,002,144
Merchants Capital Corporation		7,256,446		7,256,446
Total	\$ 5,569,578	\$ 8,642,590	\$ (426,816)	\$ 13,785,352

Aggregate maturities of long-term debt due are \$13,367,199. Future payments in each of the following years are as follows:

Fiscal Year	Principal	Interest	Total
June 30, 2022	\$ 422,078	\$ 224,543	\$ 646,621
June 30, 2023	555,048	211,230	766,278
June 30, 2024	531,023	197,981	729,004
June 30, 2025	563,586	184,728	748,314
June 30, 2026	567,902	171,470	739,372
Thereafter	10,727,562	818,957	11,546,519
Total	\$ 13,367,199	\$ 1,808,908	\$ 15,176,107

The Authority obtained a loan in the form of bonds payable due to Wells Fargo Bank Minnesota, N.A. for the construction of properties owned by the Authority. The bond bears an interest rate of 4.70 percent per annum, and matures on September 1, 2024. The bond is secured by a deed of trust on the property. As of June 30, 2021, the outstanding portion of the bond was \$910,000.

In March 2014, Brooklyn Manor, L.P., a discrete component unit, refinanced its mortgage with American Bank and Trust. The new mortgage is with P/R Mortgage & Investment in the amount of \$1,310,000. The interest rate is 3.95 percent annually and matures on April 1, 2049. Principal and interest payments are \$5,761.13. The note is secured by the real estate. As of June 30, 2021, the outstanding balance was \$1,175,743.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021**

The Authority obtained a construction to permanent loan from Star Financial Bank for the construction of properties owned by the Authority. The construction loan amount was for \$450,000. The balance turned into a permanent loan on November 15, 2014 for the amount of \$197,943. Monthly consecutive principal and interest payments began December 15, 2014 using an interest rate of 6.64% and will be paid off after 15 years. As of June 30, 2021, the balance was \$91,019.

The Authority also has a financing agreement with Federal Home Loan Bank for \$350,000 subject to the Affordable Housing Program to be used for construction projects. As of June 30, 2020, the outstanding balance on this loan was \$350,000.

The Authority obtained funds from Capital One Public Funding to acquire, lease and install equipment. The agreement bears an interest rate of 4.75 percent per annum, and matures on January 1, 2035. As of June 30, 2021, the outstanding portion of the bond was \$4,002,144.

In August 2020, McCormick Rehabilitation, LLC., a discrete component unit, refinanced its bonds payable with Merchants Bank of Indiana in the amount of \$3,823,677. The interest rate is LIBOR rate plus 2.25% and a maturity date of March 10, 2023. Monthly interest only payments are required. There is an additional mortgage payable with Merchants Capital Corporation in the amount of \$8,175,000 with an interest rate of 2.86% annually and matures on December 1, 2062. Principal and interest payments are \$28,609.50. There is third financing in the form of a seller's note payable in the amount of \$6,676,323 with a compounding interest rate of 6.80% and has a maturity date of August 1, 2060. As of June 30, 2021, the total outstanding balance was \$7,256,446.

Note 13 - Prepaid Rents

At June 30, 2021, the Authority had \$47,502, in prepaid rents.

Note 14 - Family Self Sufficiency Escrow

At June 30, 2021 the Authority had Family and Self Sufficiency (FSS) escrow of \$925,187 of amounts due to tenants.

Note 15 - Deferred Revenue

At June 30, 2021 the Authority had unearned revenue of \$86,684 of amounts received on behalf of Cares act.

Note 16 - Employee Benefit Plans

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

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021**

The Plan Document addresses all of the provisions of the plan. The plan is administered by a private plan administrator. Employees can contribute a set dollar amount or 1% to 15% of their bi-weekly paycheck. In no event can those contributions exceed \$19,500 annually for calendar year 2021.

The Authority contributes 3% of salary for those that elect to participate and will match 50% of the employee contributions up to 6%. For the fiscal period ended June 30, 2021, the Authority made contributions to the Plan under these terms in the amount of \$104,333.

The total plan assets at June 30, 2021, were \$1,671,230, as follows:

Description	Amount
Beginning Balance	\$ 1,237,629
Additions	229,521
Withdrawals	(125,862)
Changes in Investments	332,014
Fees and Charges	(2,072)
Ending Balance	<u>\$ 1,671,230</u>

Note 17 - Operating Lease Commitments

The Authority has three operating leases for office equipment (copiers). The first lease began in fiscal year 2020 for a three year period with monthly payments of \$1,093 and expires in fiscal year 2023. The second lease began in fiscal year 2021 for a three year period with monthly payments of \$2,398 and expires in fiscal year 2023. The third lease began in fiscal year 2021 for a four year period with monthly payments of \$1,354 and expires in fiscal year 2025. Future lease payments are as follows:

Fiscal Year	Amount
June 30, 2022	\$ 58,140
June 30, 2023	57,047
June 30, 2024	16,248
June 30, 2025	5,416
Total	<u>\$ 136,851</u>

Note 18 - Administrative Fees

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

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021

Note 19 - Allocation of Cost

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

Note 20 - Subsequent Events

Management has performed an analysis of activities and transactions subsequent to June 30, 2021, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended June 30, 2021. Management has performed their analysis through March 28, 2022, the date the financial statements were issued.

SUPPLEMENTAL INFORMATION

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
PROPRIETARY FUND TYPE - ENTERPRISE FUND
JUNE 30, 2021 (WITH COMPARATIVE TOTALS FOR 2020)

EXHIBIT D

	Low Rent	Housing Choice Vouchers	Discretely Presented Component Unit	Blended Component Unit	CARES ACT Funding	Other Grant Programs	Eliminations	2021 TOTAL	2020 TOTAL
ASSETS									
Cash and Cash Equivalents	\$ 4,059,010	\$ 99,402	\$ 15,267	\$	\$ 36,987	\$ 155,909	\$	\$ 4,366,575	\$ 4,366,575
Cash and Cash Equivalents - Restricted	202,775	318,252	350,694	650	1,699			874,070	874,070
Accounts Receivable (net allowances)	1,037,316	218,621	4,354	72,667	211	82,505	(945,060)	470,614	470,614
Investments						736,684		736,684	736,684
Investments - Restricted	311,554							311,554	311,554
Prepaid, Deposits and Escrows	341,468	44,304	8,493	1,179	1,331	32		396,807	396,807
Inventory (net allowances)	65,630	7,099	12,400					85,129	85,129
TOTAL CURRENT ASSETS	6,017,753	687,678	391,208	74,496	40,228	975,130	(945,060)	7,241,433	7,241,433
Land	1,613,782		349,504	44,544		26,087		2,033,917	2,033,917
Building and Improvements	51,270,252	1,373,451	3,734,375	66,814	1,740,137	10,000		58,195,029	58,195,029
Furniture and Equipment	2,888,800	311,216	156,361		34,432	76,697		3,467,506	3,467,506
Construction in Progress	34,986							34,986	34,986
Accumulated Depreciation	(44,579,016)	(831,179)	(1,551,272)	(38,617)	(341,272)	(62,114)		(47,403,470)	(47,403,470)
Total Capital Assets	11,228,804	853,488	2,688,968	72,741	1,433,297	50,670	-	16,327,968	16,327,968
Other Assets			76,737					76,737	76,737
TOTAL NON-CURRENT ASSETS	11,228,804	853,488	2,765,705	72,741	1,433,297	50,670	-	16,404,705	16,404,705
TOTAL ASSETS	\$ 17,246,557	\$ 1,541,166	\$ 3,156,913	\$ 147,237	\$ 1,473,525	\$ 1,025,800	\$ (945,060)	\$ 23,646,138	\$ 23,646,138
LIABILITIES AND NET POSITION									
Accounts Payable	\$ 351,832	\$ 957,120	\$ 15,212	\$ 29,107	\$ 3,108	\$ 77,815	\$ (945,060)	\$ 489,134	\$ 489,134
Accrued Liabilities - Current	342,304	14,674	55,072			5,296		417,346	417,346
Notes Payable - Current	308,000		22,214		14,600			344,814	344,814
Prepaid Rents	41,621	9,973		650	939			53,183	53,183
Deferred Revenue		99,402				722		100,124	100,124
TOTAL CURRENT LIABILITIES	1,043,757	1,081,169	92,498	29,757	18,647	83,833	(945,060)	1,404,601	1,404,601
Accrued Liabilities - Non-Current	142,732	27,118				47		169,897	169,897
Notes Payable - Non-Current	3,608,000		1,175,742		441,022			5,224,764	5,224,764
FSS Escrow	48,405	318,252						366,657	366,657
TOTAL NON-CURRENT LIABILITIES	3,799,137	345,370	1,175,742	-	441,022	47	-	5,761,318	5,761,318
TOTAL LIABILITIES	4,842,894	1,426,539	1,268,240	29,757	459,669	83,880	(945,060)	7,165,919	7,165,919
Invested in Capital Assets	7,312,804	853,488	1,491,012	72,741	977,675	50,670	-	10,758,390	10,758,390
Unrestricted Net Position	3,259,757	(738,861)	397,661	44,739	36,181	891,250	-	3,890,727	3,890,727
Restricted Net Position	1,831,102							1,831,102	1,831,102
TOTAL NET POSITION	12,403,663	114,627	1,888,673	117,480	1,013,856	941,920	-	16,480,219	16,480,219
TOTAL LIABILITIES AND NET POSITION	\$ 17,246,557	\$ 1,541,166	\$ 3,156,913	\$ 147,237	\$ 1,473,525	\$ 1,025,800	\$ (945,060)	\$ 23,646,138	\$ 23,646,138

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 COMBINING SCHEDULE OF PROGRAM NET POSITION ACCOUNTS
 PROPRIETARY FUND TYPE - ENTERPRISE FUND
 JUNE 30, 2021 (WITH COMPARATIVE TOTALS FOR 2020)**

EXHIBIT E

	Low Rent	Housing Choice Vouchers	Discretely Presented Component Units	Blended Component Units	CARES ACT Funding	Other Grant Programs	Eliminations	2021 TOTAL	2020 TOTAL
OPERATING REVENUES									
Net Tenant Rental Revenue	\$ 1,758,396	\$	\$ 302,059	\$ 7,800	\$ 67,726	\$	\$	\$ 2,135,981	\$ 2,135,981
HUD Operating Grants	3,284,193	18,898,997				664,950		22,848,140	22,848,140
Other Income	1,772,717	189,788	103,783	99,043		178,946	(1,578,309)	765,968	765,968
TOTAL OPERATING REVENUES	6,815,306	19,088,785	405,842	106,843	67,726	843,896	(1,578,309)	25,750,089	25,750,089
OPERATING EXPENSES									
Administrative Expenses	3,378,774	1,409,554	80,530	45,116	16,686	428,978	(1,578,309)	3,781,329	3,781,329
Tenant Services	87,861	326	68	1,580		312,791		402,626	402,626
Utilities Expense	645,714	12,564	29,754	560	13,488			702,080	702,080
Ordinary Maintenance and Materials	1,311,112	20,461	100,012	50,513	24,504	343		1,506,945	1,506,945
Protective Services	262,968	2,021	1,140		540			266,669	266,669
Insurance Expense	269,070	46,090	27,976	2,978	1,281	875		348,270	348,270
General Expenses	188,995	50,973	29,949	665				270,582	270,582
Housing Assistance Payments		17,361,618				157,733		17,519,351	17,519,351
Bad Debt	202,557	125,883				35,594		364,034	364,034
Interest Expense	189,999		50,403		7,635			248,037	248,037
Extrordinary Maintenance	9,941							9,941	9,941
Casualty Losses noncapitalized								-	-
Depreciation Expense	1,143,513	50,153	105,745	1,839	59,396	6,739		1,367,385	1,367,385
TOTAL OPERATING EXPENSES	7,690,504	19,079,643	425,577	103,251	123,530	943,053	(1,578,309)	26,787,249	26,787,249
OPERATING INCOME (LOSS)	(875,198)	9,142	(19,735)	3,592	(55,804)	(99,157)	-	(1,037,160)	(1,037,160)
NON-OPERATING REVENUES (EXPENSES)									
Interest	36,523		1,580			11,420		49,523	49,523
INCOME BEFORE OTHER REVENUES (EXPENSES)	36,523	-	1,580	-	-	11,420	-	49,523	49,523
CAPITAL GRANTS AND TRANSFERS									
Capital Grants	572,249							572,249	572,249
Transfers In / (Out)	(24,944)				8,396	16,548		-	-
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFER	547,305	-	-	-	8,396	16,548	-	572,249	572,249
CHANGE IN NET POSITION	(291,370)	9,142	(18,155)	3,592	(47,408)	(71,189)	-	(415,388)	(415,388)
NET POSITION AT BEGINNING OF PERIOD	12,695,033	105,485	1,906,828	113,888	1,061,264	1,013,109	-	16,895,607	16,895,607
PRIOR PERIOD ADJUSTMENT									
NET POSITION AT END OF PERIOD	\$ 12,403,663	\$ 114,627	\$ 1,888,673	\$ 117,480	\$ 1,013,856	\$ 941,920	\$ -	\$ 16,480,219	\$ 16,480,219

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED JUNE 30, 2021

EXHIBIT F

FEDERAL GRANTOR	PROGRAM OR AWARD CFDA #	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
Major Programs			
<u>U.S. Department of Housing and Urban Development</u>			
Low Rent Public Housing Program			
Low Rent Public Housing	14.850	\$ 2,475,495	\$ 6,398,130
Public Housing Capital Fund Program	14.872	1,062,725	1,062,725
Total Low Rent Housing Programs		3,538,220	7,460,855
Total Major Programs		3,538,220	7,460,855
Non-Major Programs			
<u>U.S. Department of Housing and Urban Development</u>			
Housing Voucher Cluster			
Section 8 Housing Choice Vouchers	14.871	19,324,375	19,177,442
Total Housing Choice Voucher Cluster		19,324,375	19,177,442
Mainstream Voucher	14.879	167,469	260,464
Residential Opportunity and Self Sufficiency	14.870	28,397	28,397
Family Self Sufficiency	14.896	148,179	148,179
Public Housing Cares Act	14.PHC	280,218	280,218
Mainstream Cares Act	14.MSC	5,324	5,324
HCV Cares Act	14.HCC	1,709,256	1,709,256
Emergency Housing Voucher	14.EHV	18,400	18,400
Total Non-Major Programs		21,681,618	21,627,680
Total All Programs		\$ 25,219,838	\$ 29,088,535

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2021**

Note 1 - Basis of Presentation

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

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended June 30, 2021. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended June 30, 2021, and should be read in conjunction with the Authority's consolidated financial statements.

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

Note 2 - Sources of Funding

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

Note 3 - Sub-recipients

There were no sub-recipients for the year ended June 30, 2021.

Note 4 - Loans Outstanding

There were no federal loans outstanding for the year ended June 30, 2021.

Note 5 - Non-Cash Assistance

The Authority provided no non-cash assistance for the year ended June 30, 2021.

Note 6 - Insurance

The Authority had no federal insurance for the year ended June 30, 2021.

Fort Wayne Housing Authority (IN003)

FORT WAYNE, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	1 Business Activities	2 State/Local	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discreetly Presented	6.2 Component Unit - Blended	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	14.895 PHF Family Self-Sufficiency Program	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$4,665,763	\$0	\$0	\$517,858	\$73	\$0	\$0	\$0	\$8,381,832	\$425,405	\$0	\$387,595	\$0	\$0	\$127,178	\$14,505,704	\$0	\$14,505,704
300 Total Liabilities	\$5,777,149	\$0	\$44,707	\$517,858	\$4,016	\$0	\$0	\$2,910	\$9,436,363	\$453,942	\$0	\$1,040,743	\$12,348	\$80,500	\$210,412	\$17,580,948	-\$512,146	\$17,068,802
400 Deferred Inflow of Resources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
508.4 Net Investment in Capital Assets	\$4,910,722	\$0	\$0	\$92,000	\$45,785	\$0	\$0	\$0	\$3,518,196	\$1,003,785	\$0	\$972,194	\$0	\$0	\$412,739	\$10,955,421		\$10,955,421
511.4 Restricted Net Position	\$287,513	\$62,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,074	\$373,779		\$373,779
512.4 Unrestricted Net Position	\$3,358,972	\$0	\$0	-\$517,858	\$693,401	\$0	\$0	\$0	-\$356,956	\$461,513	\$0	-\$498,449	\$0	\$18,400	\$1,413,922	\$4,572,945		\$4,572,945
513 Total Equity - Net Assets / Position	\$8,537,207	\$62,192	\$0	-\$425,858	\$739,186	\$0	\$0	\$0	\$3,161,240	\$1,465,298	\$0	\$473,745	\$0	\$18,400	\$1,870,735	\$15,902,145	\$0	\$15,902,145
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$14,314,356	\$62,192	\$44,707	\$92,000	\$743,202	\$0	\$0	\$2,910	\$12,597,603	\$1,919,240	\$0	\$1,514,488	\$12,348	\$98,900	\$2,081,147	\$33,483,093	-\$512,146	\$32,970,947

Fort Wayne Housing Authority (IN003)

FORT WAYNE, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	1 Business Activities	2 State/Local	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discreetly Presented	6.2 Component Unit - Blended	14.HCC HCVC CARES Act Funding	14.871 Housing Choice Vouchers	14.896 PH Family Self-Sufficiency Program	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,396,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,230	\$70,422	\$0	\$0	\$0	\$0	\$0	\$1,994,456	\$0	\$1,994,456
70400 Tenant Revenue - Other	\$138,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$138,860	\$0	\$138,860
70500 Total Tenant Revenue	\$1,535,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,360	\$70,422	\$0	\$0	\$0	\$0	\$0	\$2,133,316	\$0	\$2,133,316
70600 HUD PHA Operating Grants	\$3,116,469	\$167,469	\$280,218	\$0	\$0	\$5,324	\$0	\$28,397	\$0	\$0	\$1,709,256	\$19,324,375	\$148,179	\$18,400	\$0	\$24,798,087	\$0	\$24,798,087
70610 Capital Grants	\$421,751											\$0			\$0	\$421,751		\$421,751
70710 Management Fee															\$1,088,167	\$1,088,167	-\$1,088,167	\$0
70720 Asset Management Fee															\$80,600	\$80,600	-\$80,600	\$0
70730 Book Keeping Fee															\$316,703	\$316,703	-\$316,703	\$0
70740 Front Line Service Fee															\$0	\$0	\$0	\$0
70750 Other Fees				\$0											\$17,436	\$17,436		\$17,436
70700 Total Fee Revenue															\$1,502,906	\$1,502,906	-\$1,485,470	\$17,436
70800 Other Government Grants	\$0	\$0	\$0	\$0	\$172,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,598	\$0	\$172,598
71100 Investment Income - Unrestricted	\$603	\$0	\$0	\$0	\$2,220	\$0	\$0	\$0	\$757	\$0	\$0	\$0	\$0	\$0	\$30,816	\$34,396	\$0	\$34,396
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,560	\$0	\$28,560
71500 Other Revenue	\$95,628	\$0	\$0	\$5,819	\$0	\$0	\$54,190	\$0	\$180	\$550,988	\$0	\$10,293	\$0	\$0	\$23,527	\$740,625	-\$54,190	\$686,435
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	-\$1,740,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,740,266	\$0	-\$1,740,266
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70000 Total Revenue	\$5,169,985	\$167,469	\$280,218	-\$1,734,447	\$174,818	\$5,324	\$54,190	\$28,397	\$528,297	\$821,410	\$1,709,256	\$19,363,228	\$148,179	\$18,400	\$1,557,249	\$28,091,973	-\$1,539,660	\$26,552,313
91100 Administrative Salaries	\$506,388	\$18,902	\$0	\$0	\$38,498	\$4,121	\$0	\$0	\$64,401	\$56,370	\$206,028	\$145,929	\$0	\$0	\$695,624	\$1,736,271	\$0	\$1,736,271
91200 Auditing Fees	\$8,998	\$0	\$0	\$0	\$276	\$0	\$0	\$0	\$4,700	\$0	\$0	\$1,200	\$0	\$0	\$1,858	\$17,052	\$0	\$17,052
91300 Management Fee	\$670,003	\$0	\$54,190	\$0	\$0	\$0	\$0	\$0	\$0	\$5,400	\$0	\$412,764	\$0	\$0	\$1,142,357	\$0	-\$1,142,357	\$0
91310 Book-keeping Fee	\$58,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630	\$0	\$357,977	\$0	\$0	\$316,703	-\$316,703	\$0	\$0
91400 Advertising and Marketing	\$232	\$0	\$0	\$0	\$2,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$2,367	\$0	\$2,367
91500 Employee Benefit Contributions - Administrative	\$121,697	\$5,808	\$0	\$0	\$30,213	\$1,203	\$0	\$0	\$14,467	\$19,050	\$61,633	\$41,031	\$0	\$0	\$182,623	\$477,625	\$0	\$477,625
91600 Office Expenses	\$219,386	\$0	\$0	\$0	\$4,375	\$0	\$0	\$351	\$30,043	\$7,778	\$0	\$394,257	\$0	\$0	\$457,623	\$1,113,813	\$0	\$1,113,813
91700 Legal Expense	\$49,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41	\$8,895	\$0	\$6,143	\$0	\$0	\$23,143	\$97,467	\$0	\$97,467
91800 Travel	\$607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$0	\$0	\$564	\$1,189	\$0	\$1,189
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91900 Other	\$16,478	\$0	\$0	\$0	\$141,368	\$0	\$0	\$0	\$20,673	\$2,809	\$0	\$34,278	\$0	\$0	\$10,688	\$226,294	\$0	\$226,294
91000 Total Operating - Administrative	\$1,651,140	\$24,710	\$54,190	\$0	\$216,765	\$5,324	\$0	\$351	\$134,325	\$100,932	\$267,561	\$1,293,997	\$0	\$0	\$1,372,223	\$5,121,118	-\$1,459,060	\$3,662,058
92000 Asset Management Fee	\$79,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840	\$0	\$0	\$0	\$0	\$0	\$80,600	-\$80,600	\$0
92100 Tenant Services - Salaries	\$46,444	\$0	\$0	\$0	\$0	\$0	\$0	\$22,179	\$0	\$0	\$0	\$0	\$111,813	\$0	\$180,436	\$0	\$180,436	
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$152,650	\$0	\$0	\$0	\$0	\$0	\$0	\$5,867	\$0	\$0	\$0	\$0	\$36,366	\$0	\$194,883	\$0	\$194,883	
92400 Tenant Services - Other	\$7,970	\$0	\$226,028	\$0	\$0	\$0	\$54,190	\$0	\$35,577	\$1,401	\$37,681	\$0	\$0	\$0	\$362,847	\$0	\$362,847	
92500 Total Tenant Services	\$207,064	\$0	\$226,028	\$0	\$0	\$0	\$54,190	\$28,046	\$35,577	\$1,401	\$37,681	\$0	\$148,179	\$0	\$738,166	\$0	\$738,166	
93100 Water	\$113,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,037	\$4,341	\$0	\$822	\$0	\$0	\$902	\$129,513	\$0	\$129,513
93200 Electricity	\$268,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,949	\$3,865	\$0	\$9,338	\$0	\$0	\$9,338	\$309,498	\$0	\$309,498
93300 Gas	\$69,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$937	\$0	\$0	\$937	\$71,217	\$0	\$71,217
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$233,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,194	\$6,467	\$0	\$1,379	\$0	\$0	\$1,517	\$263,817	\$0	\$263,817
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$684,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,180	\$14,673	\$0	\$12,476	\$0	\$0	\$12,694	\$774,045	\$0	\$774,045
94100 Ordinary Maintenance and Operations - Labor	\$344,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,177	\$46,523	\$0	\$0	\$0	\$0	\$0	\$425,861	\$0	\$425,861
94200 Ordinary Maintenance and Operations - Materials and Other	\$213,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,372	\$15,291	\$0	\$4,429	\$0	\$0	\$2,799	\$262,947	\$0	\$262,947
94300 Ordinary Maintenance and Operations Contracts	\$551,344	\$0	\$0	\$0	\$686	\$0	\$0	\$0	\$48,189	\$46,065	\$0	\$21,270	\$0	\$0	\$27,660	\$695,214	\$0	\$695,214
94500 Employee Benefit Contributions - Ordinary Maintenance	\$82,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,534	\$0	\$82,534
94000 Total Maintenance	\$1,191,095	\$0	\$0	\$0	\$686	\$0	\$0	\$0	\$110,738	\$107,879	\$0	\$25,699	\$0	\$0	\$30,459	\$1,466,556	\$0	\$1,466,556
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$279,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,415	\$495	\$0	\$385	\$0	\$0	\$420	\$289,257	\$0	\$289,257
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$279,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,415	\$495	\$0	\$385	\$0	\$0	\$420	\$289,257	\$0	\$289,257
96110 Property Insurance	\$186,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,366	\$2,507	\$0	\$2,430	\$0	\$0	\$4,200	\$217,607	\$0	\$217,607
96120 Liability Insurance	\$43,911	\$0	\$0	\$0	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$22,583	\$0	\$0	\$8,892	\$75,418	\$0	\$75,418
96130 Workmen's Compensation	\$15,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,525	\$0	\$0	\$9,085	\$40,211	\$0	\$40,211
96140 All Other Insurance	\$9,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,312	\$0	\$0	\$8,254	\$0	\$0	\$11,827	\$34,550	\$0	\$34,550
96100 Total Insurance Premiums	\$254,773	\$0	\$0	\$0	\$32	\$0	\$0	\$0	\$27,678	\$2,507	\$0	\$48,792	\$0	\$0	\$34,004	\$367,786	\$0	\$367,786
96200 Other General Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297	\$0	\$0	\$11,498	\$0	\$0	\$50	\$11,845	\$0	\$11,845
96210 Compensated Absences	\$59,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,859	\$0	\$0	\$91,356	\$184,091	\$0	\$184,091
96300 Payments in Lieu of Taxes	\$35,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,892	\$1,243	\$0	\$0	\$0	\$0	\$0	\$66,900	\$0	\$66,900
96400 Bad debt - Tenant Rents	\$45,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239	\$0	\$0	\$0	\$0	\$0	\$0	\$45,914	\$0	\$45,914
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,314	\$0	\$0	\$14,314	\$0	\$14,314	

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

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2021

	Project Total	14.879 Mainstream Vouchers	14.PHC Public Housing CARES Act Funding	1 Business Activities	2 State/Local	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discreetly Presented	6.2 Component Unit - Blended	14.HCC HCV CARES Act Funding	14.871 Housing Choice Vouchers	14.896 PH Family Self-Sufficiency Program	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
96900 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Other General Expenses	\$141,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,428	\$1,243	\$0	\$58,671	\$0	\$0	\$91,406	\$323,064	\$0	\$323,064
96710 Interest of Mortgage (or Bonds) Payable	\$51,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,921	\$0	\$0	\$0	\$0	\$0	\$0	\$98,855	\$0	\$98,855
96720 Interest on Notes Payable (Short and Long Term)	\$140,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,663	\$0	\$0	\$0	\$0	\$0	\$146,954	\$0	\$146,954
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,624	\$0	\$0	\$0	\$0	\$0	\$0	\$2,624	\$0	\$2,624
96700 Total Interest Expense and Amortization Cost	\$192,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,545	\$6,663	\$0	\$0	\$0	\$0	\$0	\$248,433	\$0	\$248,433
96900 Total Operating Expenses	\$4,680,937	\$24,710	\$280,218	\$0	\$217,483	\$5,324	\$54,190	\$28,397	\$446,886	\$236,633	\$305,242	\$1,439,620	\$148,179	\$0	\$1,541,206	\$9,409,025	-\$1,539,660	\$7,869,365
97000 Excess of Operating Revenue over Operating Expenses	\$489,048	\$142,759	\$0	-\$1,734,447	-\$42,665	\$0	\$0	\$0	\$81,411	\$384,777	\$1,404,014	\$17,923,608	\$0	\$18,400	\$16,043	\$18,682,948	\$0	\$18,682,948
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$62,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,769	\$0	\$62,769
97300 Housing Assistance Payments	\$193,921	\$235,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,230,682	\$17,673,649	\$0	\$0	\$0	\$19,334,006	\$0	\$19,334,006
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,547	\$0	\$0	\$0	\$9,547	\$0	\$9,547
97400 Depreciation Expense	\$930,483	\$0	\$0	\$0	\$4,885	\$0	\$0	\$0	\$166,044	\$61,235	\$0	\$54,626	\$0	\$0	\$51,539	\$1,268,812	\$0	\$1,268,812
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97700 Debt Principal Payment - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$5,868,110	\$260,464	\$280,218	\$0	\$222,368	\$5,324	\$54,190	\$28,397	\$612,930	\$297,866	\$1,535,924	\$19,177,442	\$148,179	\$0	\$1,592,745	\$30,084,159	-\$1,539,660	\$28,544,499
10010 Operating Transfer In	\$347,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,888	-\$347,888	\$0
10020 Operating Transfer Out	-\$347,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$347,888	\$347,888	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	-\$10,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10060 Proceeds from Property Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,357,200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,357,200	\$0	\$1,357,200
10091 Inter Project Excess Cash Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	-\$10,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,357,200	\$10,419	\$0	\$0	\$0	\$0	\$0	\$1,357,200	\$0	\$1,357,200
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$708,544	-\$92,995	\$0	-\$1,734,447	-\$47,550	\$0	\$0	\$0	\$1,272,567	\$333,961	\$173,332	\$185,786	\$0	\$18,400	-\$35,496	-\$634,986	\$0	-\$634,986
11020 Required Annual Debt Principal Payments	\$826,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,600	\$0	\$0	\$0	\$0	\$0	\$840,980	\$0	\$840,980
11030 Beginning Equity	\$10,497,428	\$155,187	\$0	\$0	\$786,736	\$0	\$0	\$0	\$1,888,673	\$1,131,337	\$0	\$114,627	\$0	\$0	\$1,906,231	\$16,480,219	\$0	\$16,480,219
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$1,251,677	\$0	\$0	\$1,308,589	\$0	\$0	\$0	\$0	\$0	\$0	-\$173,332	\$173,332	\$0	\$0	\$0	\$56,912	\$0	\$56,912
11050 Changes in Compensated Absence Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11060 Changes in Contingent Liability Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11070 Changes in Unrecognized Pension Transition Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11080 Changes in Special Term/Severance Benefits Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11100 Changes in Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473,745	\$0	\$0	\$0	\$473,745	\$0	\$473,745
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11190 Unit Months Available	8060	1740	0	0	0	0	0	0	1004	128	3040	48972	0	0	0	48972	0	48972
11210 Number of Unit Months Leased	7330	456	0	0	0	0	0	0	819	125	34397	43627	0	0	0	43627	0	43627
11270 Excess Cash	\$1,947,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,947,010	\$0	\$1,947,010
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$222,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222,821	\$0	\$222,821
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$442,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442,114	\$0	\$442,114
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF CAPITAL FUNDS COST - UNCOMPLETED
FOR THE YEAR ENDED JUNE 30, 2021**

EXHIBIT G

ANNUAL CONTRIBUTION CONTRACT PHASES IN36P003501 - 15, 16, 17, 18, 19 and 20
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	501-15	501-16	501-17	501-18	501-19	501-20	Total
Funds Approved	\$ 995,349	\$ 1,039,892	\$ 1,070,835	\$ 1,661,681	\$ 1,739,433	\$ 1,865,039	\$ 8,372,229
Funds Expended	995,349	1,039,892	1,070,835	1,077,869	851,305	82,251	5,117,501
Excess\ (Deficit) of Funds Approved	\$ -	\$ -	\$ -	\$ 583,812	\$ 888,128	\$ 1,782,788	\$ 3,254,728
Funds Advanced	\$ 995,349	\$ 1,039,892	\$ 1,070,835	\$ 1,031,928	\$ 851,305	\$ 82,251	\$ 3,993,960
Funds Expended	995,349	1,039,892	1,070,835	1,077,869	851,305	82,251	4,039,901
Excess\ (Deficit) of Funds Advanced	\$ -	\$ -	\$ -	\$ (45,941)	\$ -	\$ -	\$ (45,941)

1 Capital Fund Program costs for Phases IN36P003 - 501-15, 16, 17, 18, 19 and 20 are shown above.

2 Cost additions during the audit period were as follows: IN36P003- 501-15 - \$0, 501-16 - \$0, 501-17 - \$0, 501-18 - \$159,719, 501-19 - \$820,755, 501-20 - \$82,251 and, accordingly, were audited by Velma Butler & Company, Ltd.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF CAPITAL FUNDS COST - COMPLETED
FOR THE YEAR ENDED JUNE 30, 2021**

EXHIBIT H

There were not any completed capital fund costs approved within Fiscal Year 2021.

SINGLE AUDIT REPORTS

**Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements Performed
In Accordance with Government Auditing Standards**

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the primary government business type activities and the discretely presented component unit of the Housing Authority of the City of Fort Wayne, Indiana (Authority), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 28, 2022. We did not audit the financial statements of the discretely presented component unit for the year ended December 31, 2020. These financial statements were audited by other auditors, whose reports dated March 19, 2021 and March 30, 2021, express an unmodified opinion, and our opinion, in so far as it relates to the amounts included for the discretely presented component unit of the Authority, is based on the report of other auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that

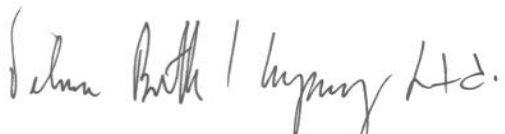
might be material weakness or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in cursive script that reads "Velma Butler & Company, Ltd.".

Velma Butler & Company, Ltd.
Chicago, Illinois

March 28, 2022

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

Independent Auditor's Report

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

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

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Fort Wayne (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2021. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

Report on Internal Control Over Compliance

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

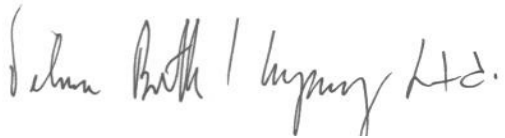
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement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

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

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

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

We have audited the financial statements of the Authority as of and for the year ended June 30, 2021, and have issued our report thereon dated March 28, 2022, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purpose of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.



Velma Butler & Company, Ltd.
Chicago, Illinois

March 28, 2022

Independent Auditor's Report on Applying Agreed-Upon Procedures

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

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

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Fort Wayne (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. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. 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 document listed in the "Hard Copy Documents" 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 chart below.

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended June 30, 2021, and have issued our report thereon dated March 28, 2022, the information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated March 28, 2022, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package and the FDS, which included the auditor's report, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit report. 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 Housing 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.

Velma Butler & Company Ltd.

Velma Butler & Company, Ltd.
Chicago, Illinois

March 28, 2022

SCHEDULE OF FINDINGS AND QUESTIONED COST

THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SUMMARY OF AUDITOR'S RESULTS
FOR THE YEAR ENDED JUNE 30, 2021

Section I - Summary of Auditor's Results

Financial Statements

The type of report issued: **Unmodified**

Internal control over financial reporting:

Material weakness(es) identified? Yes X No

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

Noncompliance material to financial statements noted?
Yes X None reported

Federal Awards

Internal control over major programs:

Material weakness(es) identified? Yes X No

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

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

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

Yes X No

Identification of major program:

U.S. Department of Housing and Urban Development

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.850	Low Rent Public Housing
14.872	Public Housing Capital Fund Program

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

Auditee qualified as low-risk auditee? X Yes No

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CURRENT YEAR
FOR THE YEAR ENDED JUNE 30, 2021**

Section II - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2021.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2021.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - PRIOR YEAR
FOR THE YEAR ENDED JUNE 30, 2021**

Section IV - Financial Statement Findings

There were no reportable findings for the fiscal year ended June 30, 2020.

Section V - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended June 30, 2020.

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF COMPLIANCE WITH
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
FOR THE YEAR ENDED JUNE 30, 2021**

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

**THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA
STATEMENT OF COMPLIANCE WITH
PUBLIC HOUSING ASSESSMENT SYSTEM
FOR THE YEAR ENDED JUNE 30, 2021**

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