

AUDIT REPORT  
AND  
SUPPLEMENTAL DATA FOR  
HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA

JUNE 30, 2020

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HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
JUNE 30, 2020

TABLE OF CONTENTS

	<u>PAGE</u>
FINANCIAL SECTION:	
INDEPENDENT AUDITOR'S REPORT	3-5
REQUIRED SUPPLEMENTARY INFORMATION:	
MANAGEMENT'S DISCUSSION AND ANALYSIS	6-11
BASIC FINANCIAL STATEMENTS:	
EXHIBIT A STATEMENT OF NET POSITION	12
EXHIBIT B STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET POSITION	13
EXHIBIT C STATEMENT OF CASH FLOWS	14
NOTES TO THE FINANCIAL STATEMENTS	15-19
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	20-21
OTHER SUPPLEMENTARY INFORMATION:	
SCHEDULE 1 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	22
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	22
FINANCIAL DATA SCHEDULE	23-27

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Housing Authority of the City of Commerce  
Commerce, Oklahoma

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the Housing Authority of the City of Commerce, as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements.

### *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 the financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

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

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

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

## *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Commerce, as of June 30, 2020, 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 as listed in the table of contents 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.

### *Supplementary and Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of Commerce's basic financial statements. The accompanying Financial Data Schedule and Other Supplementary Information as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Housing Authority of the City of Commerce.

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 consolidated financial statements. The information has been

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

### *Other Reporting Required by Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 1, 2021, on our consideration of the Housing Authority of the City of Commerce'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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of Commerce's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in compliance with *Government Auditing Standards* in considering Housing Authority of the City of Commerce's internal control over financial reporting and compliance.

*Kershaw CPA & Associates, P.C.*  
Kershaw CPA & Associates, PC  
Muskogee, Oklahoma

February 1, 2021

# **Housing Authority of the City of Commerce**

Commerce, OK

Management's Discussion and Analysis

June 30, 2020

Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their *Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999.

## **Financial Highlights**

The most significant changes on the 2020 financial statements were in assets, expendable fund balance, and federal grants.

## **Overview of the Financial Statements**

The annual report includes a Management Discussion and Analysis report, the Basic Financial Statements, the Notes to the Financial Statements, and the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. The financial statements are presented as fund level financial statements because the Housing Authority only has proprietary funds.

The financial statements report information using accounting methods like those used by private sector companies. These statements offer short-term and long-term financial information about the Housing Authority's activities. The Statement of Net Position includes assets and liabilities plus provides information about the nature and amounts of investments in resources (assets) and obligations to creditors (liabilities). It also provides the basis for evaluating capital structure to include assessing liquidity and financial flexibility.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities like those found in the private business sector where the determination of net position is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which assets and liabilities, associated with the operation of these funds, are included on the balance sheet. Their focus is on income measurement which, together with the maintenance of equity, is an important financial indicator. Our discussion and analysis provides an overview of the financial activities and performance for the year-ended June 30, 2020.

All the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the ability of management to meet budgets, maintain property (meets HUD specifications and inspections), and determines whether the Housing Authority has successfully recovered costs through its rental fees and other charges. It can also be used to measure profitability and credit worthiness.

## **Overview of the Financial Statements (*Continued*)**

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities. It also provides answers to such questions as the source, spending, and change in cash during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The section Supplemental Information Required by HUD contains the Financial Data Schedule (FDS). HUD has established Uniform Financial Reporting Standards that require the Housing Authority to submit financial information electronically to HUD using the FDS format.

### **Financial Analysis**

One of the most important questions concerning finances is the following; "Is the Housing Authority as a whole better, or worse, because of the achievements of the reported fiscal year?" The purpose of the information presented in this Management's Discussion and Analysis is to assist the reader in answering this question.

The basic financial statements are the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. The Statement of Net Position provides a summary of assets and liabilities as of the close of business on June 30, 2020. The Statement of Revenues, Expenses, and Changes in Fund Net Position summarize the revenues, and sources of those revenues generated, and the expenses incurred in operating the Housing Authority for the year-ended June 30, 2020.

Commerce Housing Authority has a low-rent program that provides housing for qualified tenants and a capital fund program for improvements to its low-rent property. The following analysis focuses on the net position and the change in net position not the individual programs.

#### **Net Position** June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of</u> <u>Change</u>
Current Assets	\$ 143,690	\$ 110,969	\$ 32,721	29.49%
Capital Assets, Net	<u>199,018</u>	<u>212,802</u>	<u>(13,784)</u>	<u>-6.48%</u>
<b>Total Assets</b>	<b><u>\$ 342,708</u></b>	<b><u>\$ 323,771</u></b>	<b><u>\$ 18,937</u></b>	<b><u>5.85%</u></b>
Current Liabilities	<u>12,824</u>	<u>9,170</u>	<u>3,654</u>	<u>39.85%</u>
<b>Total Liabilities</b>	<b><u>\$ 12,824</u></b>	<b><u>\$ 9,170</u></b>	<b><u>\$ 3,654</u></b>	<b><u>39.85%</u></b>

Net Position:

**Housing Authority of the City of Commerce**  
**Management's Discussion and Analysis**  
June 30, 2020 (Unaudited)

Investment in Capital Assets	199,018	212,802	(13,784)	-6.48%
Unrestricted Net Position	<u>130,866</u>	<u>101,799</u>	<u>29,067</u>	<u>28.55%</u>
<b>Total Net Position</b>	<b>\$ <u>329,884</u></b>	<b>\$ <u>314,601</u></b>	<b>\$ <u>15,283</u></b>	<b><u>4.86%</u></b>

**Capital Assets**  
(Net of Accumulated Depreciation)  
June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Land	\$ 24,270	\$ 24,270	\$ -	0.00%
Buildings	1,110,096	1,084,547	25,549	2.36%
Furniture & Equipment - Dwell	20,481	20,481	-	0.00%
Furniture & Equipment - Admin	25,601	25,601	-	0.00%
Leasehold Improvements	357,283	357,283	-	0.00%
Construction in progress	<u>33,041</u>	<u>32,992</u>	<u>49</u>	<u>0.15%</u>
Subtotal	1,570,772	1,545,174	25,598	1.66%
Accumulated Depreciation	<u>(1,371,754)</u>	<u>(1,332,372)</u>	<u>(39,382)</u>	<u>2.96%</u>
<b>Net Capital Assets</b>	<b>\$ <u>199,018</u></b>	<b>\$ <u>212,802</u></b>	<b>\$ <u>(13,784)</u></b>	<b><u>-6.48%</u></b>

**Net Position**

Total assets consist of current and capital assets. Current assets are resources that are reasonably expected, based on plans and intentions, to be converted into cash or its equivalent during the current operating cycle. Capital assets are long-term tangible assets obtained because of past transactions, events, or circumstances and include buildings, equipment, and improvements to buildings and land.

Total liabilities consist of current and noncurrent payables. Current liabilities are current debts that are owed and due within 12 months. It is expected that current liabilities will consume current financial resources to satisfy debt. Noncurrent liabilities are debts that are owed but not due within 12 months. It is not expected that these liabilities will consume current financial resources to satisfy the debt.

Current assets increased due to the net income from positive cashflow. Capital assets decreased due to annual depreciation exceeded capital additions. Total liabilities slightly increased due to vendor accounts payables.

**Total Net Position**

As of June 30, 2020, the Housing Authority had \$329,884 invested in total net position. Of this amount, \$130,866 of unrestricted net position may be used to meet the Authority's future



**Housing Authority of the City of Commerce**  
**Management's Discussion and Analysis**  
June 30, 2020 (Unaudited)

ongoing expenses and obligations. The remainder of \$199,018 represents the investment in capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

**Debt**

The Authority had no long-term obligations such as notes or bonds payable.

**Expendable Fund Balance**

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Expendable Fund Balance	\$ <u>130,222</u>	\$ <u>101,588</u>	\$ <u>28,634</u>	28.19%
Number of Months Expendable Fund	<u>9.26</u>	<u>7.39</u>	<u>1.87</u>	<u>25.38%</u>

**Expendable Fund Balance**

If current assets, less materials inventory, were converted to cash and all current liabilities were paid, the Authority's cash balance (expendable fund balance) would be \$130,222 which increased by \$28,634.

**Number of Months Expendable Fund Balance**

The expendable fund balance is divided by average monthly expense (total expenses for the year, less depreciation, divided by twelve (12) to determine the number of months expendable fund balance. This factor indicates the number of months the entity could operate without relying on additional funding. As of the fiscal year-end, the Authority could continue operations for 9.26 months.

**Changes in Net Position**

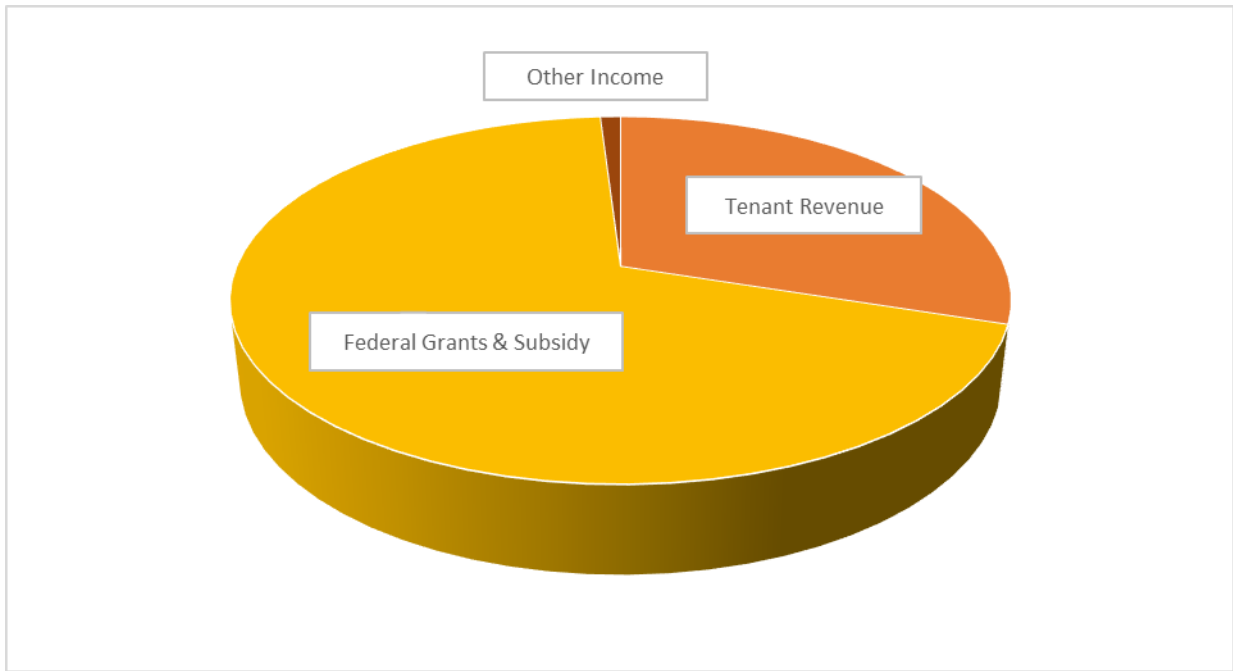
For the Years Ended June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
<b>Revenue:</b>				
Tenant Revenue	\$ 66,847	\$ 64,204	\$ 2,643	4.12%
Federal Grants & Subsidy	153,588	112,351	41,237	36.70%
Investment	1,508	1,038	470	45.28%
Other Income	1,469	1,053	416	39.51%
<b>Total Revenue</b>	<u>223,412</u>	<u>178,646</u>	<u>44,766</u>	<u>25.06%</u>
<b>Expenses:</b>				
Administrative	49,235	47,221	2,014	4.27%
Utilities	14,193	9,957	4,236	42.54%
Routine Maintenance	71,824	78,199	(6,375)	-8.15%
Protective Services	657	1,525	(868)	-56.92%
General	32,838	28,146	4,692	16.67%
Depreciation	39,382	38,469	913	2.37%
<b>Total Operating Expenses</b>	<u>208,129</u>	<u>203,517</u>	<u>4,612</u>	<u>2.27%</u>
<b>Increase (Decrease) in Net Position</b>	<u>\$ 15,283</u>	<u>\$ (24,871)</u>	<u>\$ 40,154</u>	<u>-161.45%</u>

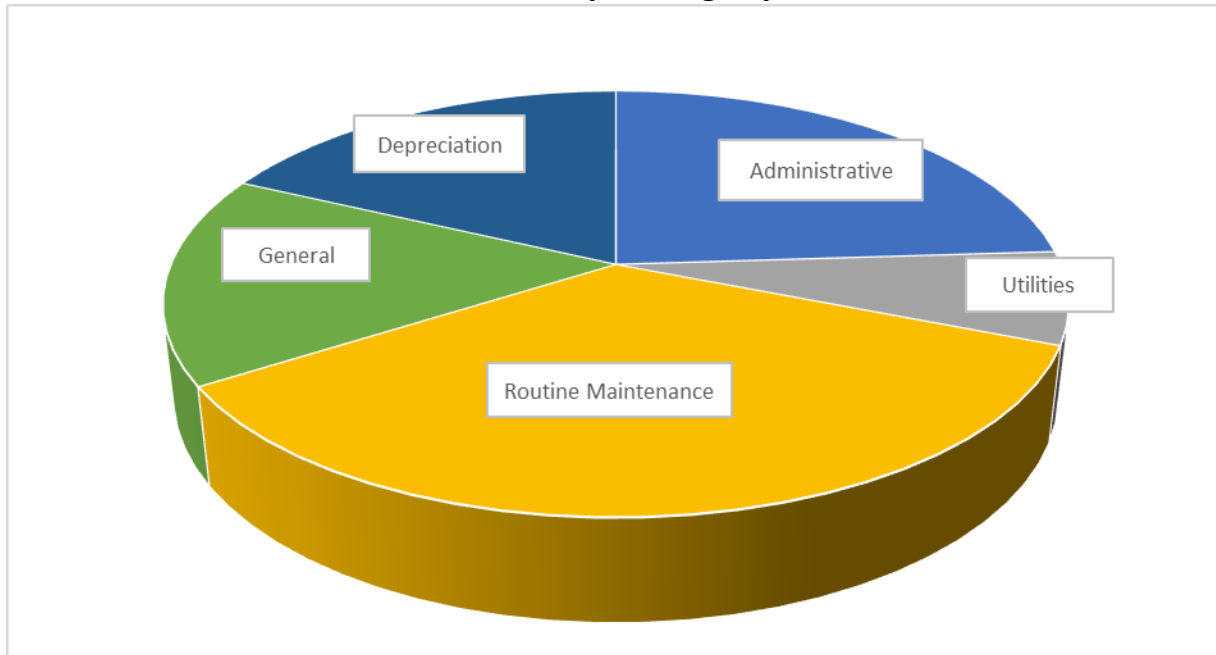
### Changes in Net Position

Total revenue increased due mainly to capital grant projects in progress, average monthly tenant rental rates, and operating revenue received in 2020 as compared to 2019. Total operating expenses remained materially consistent from prior year. The net effect was an increase in changes in net position.

#### 2020 Total Revenue



#### 2020 Total Operating Expenses



### **Economic Factors**

The Housing Authority is primarily dependent upon HUD for the funding of operations. The entity is affected by both federal budgetary decisions and by local economic conditions.

### **Contacting the Housing Authority's Financial Management**

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show accountability for money it receives. If you have questions or need further clarification regarding the financial statements, contact Mr. J. Mark McDowell, Executive Director, Housing Authority of the City of Commerce, 610 D Street, Commerce, OK 74339, telephone number (918) 675-4748.

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
 COMMERCE, OKLAHOMA  
 STATEMENT OF NET POSITION  
 JUNE 30, 2020

	2020
<b><u>ASSETS</u></b>	
<b><u>Current Assets:</u></b>	
Cash - Unrestricted	\$ 81,167
Cash - Tenant Security Deposits	3,985
Investments - Unrestricted	52,889
Accounts Receivable:	
Tenants, Net of Allowance for Doubtful Accounts	82
HUD Other Projects	2,655
Accrued Interest Receivable	207
Prepaid Expenses	2,061
Inventory	644
<b>Total Current Assets</b>	<b>143,690</b>
<b><u>Noncurrent Assets:</u></b>	
Capital Assets, Net of Depreciation	199,018
<b>Total Noncurrent Assets</b>	<b>199,018</b>
<b>TOTAL ASSETS</b>	<b>\$ 342,708</b>
<b><u>LIABILITIES &amp; NET POSITION</u></b>	
<b><u>Current Liabilities:</u></b>	
Accounts Payable	\$ 5,808
Tenant Security Deposits	3,985
Prepaid Tenant Rents	233
Accounts Payable - HUD	-
Other Current Liabilities	2,798
<b>Total Current Liabilities</b>	<b>12,824</b>
<b><u>Noncurrent Liabilities:</u></b>	
Accrued Compensated Absences - Long-Term	-
<b>Total Noncurrent Liabilities</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>	<b>12,824</b>
<b><u>NET POSITION</u></b>	
Net investment in capital assets	199,018
Restricted for debt service	-
Unrestricted	130,866
<b>TOTAL NET POSITION</b>	<b>329,884</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 342,708</b>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

**HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET POSITION  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2020**

	2020
<b><u>OPERATING REVENUE:</u></b>	
Dwelling Rental	\$ 66,847
HUD Operating Subsidies	127,989
Capital Grants	25,599
Other Income	1,469
Total Operating Revenue	221,904
 <b><u>OPERATING EXPENSES:</u></b>	
Administration	49,235
Tenant Services	-
Utilities	14,193
Ordinary Maintenance	71,824
Protective Services	657
Insurance	21,181
General	11,657
Extraordinary Maintenance	-
Other Expenses	-
Depreciation	39,382
Total Operating Expenses	208,129
NET OPERATING INCOME (LOSS)	13,775
 <b><u>NON-OPERATING REVENUES (EXPENSES):</u></b>	
Interest Income	1,508
Interest Expense	-
Gain (Loss) on Sale of Assets	-
NET NON-OPERATING REVENUES (EXPENSES)	1,508
CHANGE IN NET POSITION	15,283
TOTAL NET POSITION, BEGINNING OF YEAR	314,601
PRIOR YEAR ADJUSTMENTS	-
TOTAL NET POSITION, END OF YEAR	\$ 329,884

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
 COMMERCE, OKLAHOMA  
 STATEMENT OF CASH FLOWS  
 FOR THE TWELVE MONTHS ENDED JUNE 30, 2020

	2020
<b><u>Cash Flows from Operating Activities:</u></b>	
Cash From Dwelling Rentals	\$ 68,085
Cash From HUD and Other Sources	155,057
Cash Payments for Laborers and Suppliers	(166,391)
Net Cash Provided (Used) by Operating Activities	56,751
<b><u>Cash Flows from Capital &amp; Related Financing Activities:</u></b>	
Additions to Capital Assets	(25,598)
Proceeds from sale of Capital Assets	-
Principal Payments on Long-Term Debt	-
Interest Paid On Long-Term Debt	-
Net Cash Provided (Used) by Capital & Related Financing Activities	(25,598)
<b><u>Cash Flows from Investing Activities:</u></b>	
(Increase)Decrease in Investments	(1,434)
Interest Income	1,503
Net Cash Provided (Used) by Investing Activities	69
Net Increase (Decrease) in Cash and Cash Equivalents	31,222
Cash & Cash Equivalents, Beginning of Year	53,930
Cash & Cash Equivalents, Prior Year Adjustment	-
Cash & Cash Equivalents, End of Year	\$ 85,152
<b><u>Reconciliation of operating income (loss) to net cash provided</u></b>	
<b><u>operating activities:</u></b>	
Net Operating Income (Loss)	\$ 13,775
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities	
Depreciation	39,382
(Increase)Decrease in Receivables	1,012
(Increase)Decrease in Prepaid Expenses	(639)
(Increase)Decrease in Inventory	(433)
Increase(Decrease) in Accounts Payable	3,315
Increase(Decrease) in Tenant Security Deposits	222
Increase(Decrease) in Prepaid Rents	226
Increase(Decrease) in Other Liabilities	(109)
Net Cash Provided (Used) by Operating Activities	\$ 56,751

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization - The Housing Authority of the City of Commerce, Oklahoma is a non-profit governmental organization which was organized under the laws of the State of Oklahoma to provide housing for qualified individuals in accordance with the rules and regulations prescribed by HUD.

Reporting Entity - The PHA's financial statements include all of the Housing Authority's operations. The criteria for including organizations as component units within the PHA's reporting entity include whether:

1. The organization is legally separate (can be sued in their own name).
2. The PHA holds the corporate powers of the organization.
3. The PHA appoints a voting majority of the organizations board.
4. The organization has the potential to impose a financial benefit/burden on the PHA.
5. There is fiscal dependency by the organization on the PHA.

Based on these criteria, the PHA has no component units.

Basis of Accounting - The PHA uses fund accounting and all funds are of the proprietary fund type. Proprietary funds use the economic resources measurement focus. The accounting objectives are determination of net income, financial position, and cash flows. All assets and liabilities associated with a proprietary fund's activities are included on the statement of net assets. Proprietary fund net assets are segregated into Invested in Capital Assets, Net of Related Debt, Restricted for Debt Services and Unrestricted.

The financial statements of the Housing Authority are prepared in accordance with generally accepted accounting principles (GAAP). The Housing Authority's reporting entity applies to all relevant *Governmental Accounting Standards Board (GASB)* pronouncements. Proprietary funds and similar component units apply to *Financial Accounting Standards Board (FASB)* pronouncements and *Accounting Principles Board (APB)* opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict *GASB* pronouncements, in which case, *GASB* prevails.

Basis of Presentation - The financial statements of the Housing Authority have been prepared using the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when the liability is incurred. The financial statements of this audit report were prepared using the following fund types:

Proprietary Fund Types:

Enterprise Funds - Enterprise funds are used to account for the acquisition, operation, and maintenance of the Housing Authority,

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020

which are financed primarily by tenant rents. The Housing Authority used an enterprise fund to account for all of its operations.

Cash and Cash Equivalents - The Housing Authority's deposits with financial institutions are fully insured or collateralized by securities held by the Housing Authority or its agent in the Housing Authority's name. For purposes of the statement of cash flows, all investment instruments purchased with a maturity of three months or less are considered to be cash equivalents.

Capital Assets - Capital assets, which include, property, plant and equipment are reported in the financial statements. The Housing Authority capitalizes assets with an initial cost of \$25 and a useful life of more than one year. The assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed and reported as construction in progress. Property, plant, and equipment of the Housing Authority is depreciated using the straight line method over the following useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40
Building improvements	7-15
Equipment and vehicles	5

Risk Management - Significant losses are covered by commercial insurance for all significant Authority operations.

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 - DEPOSITS AND INVESTMENTS

The Housing Authority's cash balance and investments consist of demand deposits and time deposits maintained at financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). The Housing Authority may invest funds in accordance with HUD guidelines as referenced by the Financial Management Handbook.

For purposes of the Statement of Cash Flows, the Housing Authority considers all highly liquid investments to be cash equivalents. All certificates of deposit, other time deposits and investments are considered cash equivalents.



HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020

Custodial Credit Risk

At June 30, 2020, the Authority held deposits of approximately \$137,741 at financial institutions. The Authority's cash deposits, including interest-bearing certificates of deposit are covered by Federal Depository Insurance (FDIC) or collateralized with securities held by the Authority or by its agent in the Authority's name.

Investment Interest Rate Risk

The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Investment Credit Risk

The Authority has no policy that limits its investment choices other than the limitation of state law as follows:

- a. Direct obligations of the U.S. Government, its agencies and instrumentalities to which the full faith and credit of the U.S. Government is pledged, or obligations to the payment of which the full faith and credit of the State is pledged.
- b. Certificates of deposits or savings accounts that are either insured or secured with acceptable collateral with in-state financial institutions, and fully insured certificates of deposit or savings accounts in out-of-state financial institutions.
- c. With certain limitation, negotiable certificates of deposit, prime bankers' acceptances, prime commercial paper and repurchase agreements with certain limitations.
- d. County, municipal or school district tax supported debt obligations, bond or revenue anticipation notes, money judgments, or bond or revenue anticipation notes of public trusts whose beneficiary is a county, municipality or school district.
- e. Notes or bonds secured by mortgage or trust deed insured by the Federal Housing Administrator and debentures issued by the Federal Housing Administrator, and in obligations of the National Mortgage Association.
- f. Money market funds regulated by the SEC and in which investments consist of the investments mentioned in the previous paragraphs (a.-d.).

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
 COMMERCE, OKLAHOMA  
 NOTES TO FINANCIAL STATEMENTS  
 JUNE 30, 2020

NOTE 3 - CAPITAL ASSETS

A summary of the capital asset activity is as follows:

	Balance at June 30, 2019	Additions	Deductions	Reclass/ Transfers	Balance at June 30, 2020
Non-depreciable assets:					
Land	\$ 24,270	\$ -	\$ -	\$ -	\$ 24,270
Construction in Progress	32,992	25,599	-	(25,549)	33,041
Total non-depreciable assets	<u>\$ 57,262</u>	<u>\$ 25,599</u>	<u>\$ -</u>	<u>\$ (25,549)</u>	<u>\$ 57,311</u>
Depreciable assets:					
Dwelling Structures	1,372,760	-	-	25,549	1,398,309
Dwelling Equipment	20,481	-	-	-	20,481
Non-Dwelling Structures	69,070	-	-	-	69,070
Office Equipment	9,201	-	-	-	9,201
Maintenance Equipment	16,400	-	-	-	16,400
Total depreciable assets	<u>1,487,912</u>	<u>-</u>	<u>-</u>	<u>25,549</u>	<u>1,513,461</u>
Less: Accum. Depreciation	<u>(1,332,372)</u>	<u>(39,382)</u>	<u>-</u>	<u>-</u>	<u>(1,371,754)</u>
Total depreciable assets, net	155,540	(39,382)	-	25,549	141,707
Total Capital Assets, Net	<u><u>\$ 212,802</u></u>	<u><u>\$ (13,783)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 199,018</u></u>

NOTE 4 - BUDGET PROCESS

The PHA prepares budgets for all HUD programs. These budgets are approved by the Board of Commissioners and by HUD. Appropriations for operating funds lapse at the end of the fiscal year. Capital fund budgets carry over until the project is completed.

NOTE 5 - ECONOMIC DEPENDENCY

The Housing Authority receives a significant portion of its revenue from funds provided through federal grants. The grant amounts are appropriated each year at the federal level. If significant budget cuts are made at the federal level, the amount of the funds the Housing Authority receives could be reduced significantly, and have an adverse impact on its operations. Management is not aware of any actions that will adversely affect the amount of funds the Housing Authority will receive in the next fiscal year.

NOTE 6 - RETIREMENT PLAN

The Housing Authority does not participate in a retirement plan.

HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020

NOTE 7 - INTERPROGRAM ACCOUNTS

Inter-program receivables and payables arise from Inter-program transactions and are recorded by all programs affected in the period in which transactions are executed. These receivables and payables are eliminated for presentation of the financial statements.

NOTE 8 - FEDERAL GRANTS

In the normal course of operations, the PHA receives grant funds from various governmental agencies. These grant programs are subject to audit by agents of the granting agency. The purpose of which is to ensure compliance with the provisions of the granting agency. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

NOTE 9 - MANAGEMENT AGENT

Effective January 1, 2015, the Authority has signed a management agreement with the Housing Authority of the City of Miami, Oklahoma.

NOTE 10- SUBSEQUENT EVENTS

The PHA did not have any subsequent events through the date the financial statements were issued, for events requiring recording or disclosure in the financial statements for the year ending June 30, 2020.

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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors  
Housing Authority of the City of Commerce  
Commerce, Oklahoma

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, and in accordance with Oklahoma Statutes, the financial statements of the Housing Authority of the City of Commerce, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Commerce's basic financial statements, and have issued our report thereon dated February 1, 2021.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Commerce'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Commerce's internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of Commerce'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.

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

## Compliance and Other Matters

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

## Purpose of this Report

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

*Kershaw CPA & Associates, P.C.*

Kershaw, CPA & Associates, PC  
Muskogee, Oklahoma

February 1, 2021

**HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
JUNE 30, 2020**

<u>Federal Grantor/ Program Title</u>	<u>Federal CFDA No.</u>	<u>Agency Number</u>	<u>Federal Expenditures</u>
<b>U.S. Department of Housing and Urban Development:</b>			
<b>Direct Programs</b>			
Low Rent Public Housing	14.850	OK063	\$ 81,700
Public Housing Capital Fund Program	14.872	OK063	71,888
<b>Total</b>			<u><u>\$ 153,588</u></u>

**HOUSING AUTHORITY OF THE CITY OF COMMERCE  
COMMERCE, OKLAHOMA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
JUNE 30, 2020**

**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 Broken Bow and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

**NOTE 2 - FEDERAL DE MINIMIS INDIRECT COST RATE**

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

Financial Data Schedule

Housing Authority of the City of Commerce (OK063)  
**COMMERCE, OK**  
**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Non Single Audit

Fiscal Year End: 06/30/2020

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$81,167	\$81,167		\$81,167
112 Cash - Restricted - Modernization and Development	\$0	\$0		\$0
113 Cash - Other Restricted	\$0	\$0		\$0
114 Cash - Tenant Security Deposits	\$3,985	\$3,985		\$3,985
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0		\$0
100 Total Cash	\$85,152	\$85,152		\$85,152
121 Accounts Receivable - PHA Projects	\$0	\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$2,655	\$2,655		\$2,655
124 Accounts Receivable - Other Government	\$0	\$0		\$0
125 Accounts Receivable - Miscellaneous	\$0	\$0		\$0
126 Accounts Receivable - Tenants	\$3,485	\$3,485		\$3,485
126.1 Allowance for Doubtful Accounts -Tenants	-\$3,403	-\$3,403		-\$3,403
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0		\$0
128 Fraud Recovery	\$0	\$0		\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0		\$0
129 Accrued Interest Receivable	\$207	\$207		\$207
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,944	\$2,944		\$2,944
131 Investments - Unrestricted	\$52,889	\$52,889		\$52,889
132 Investments - Restricted	\$0	\$0		\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0		\$0
142 Prepaid Expenses and Other Assets	\$2,061	\$2,061		\$2,061
143 Inventories	\$716	\$716		\$716
143.1 Allowance for Obsolete Inventories	-\$72	-\$72		-\$72
144 Inter Program Due From	\$0	\$0		\$0
145 Assets Held for Sale	\$0	\$0		\$0
150 Total Current Assets	\$143,690	\$143,690		\$143,690
161 Land	\$24,270	\$24,270		\$24,270
162 Buildings	\$1,110,096	\$1,110,096		\$1,110,096
163 Furniture, Equipment & Machinery - Dwellings	\$20,481	\$20,481		\$20,481
164 Furniture, Equipment & Machinery - Administration	\$25,601	\$25,601		\$25,601
165 Leasehold Improvements	\$357,283	\$357,283		\$357,283
166 Accumulated Depreciation	-\$1,371,754	-\$1,371,754		-\$1,371,754
167 Construction in Progress	\$33,041	\$33,041		\$33,041
168 Infrastructure	\$0	\$0		\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$199,018	\$199,018		\$199,018
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0		\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0		\$0
173 Grants Receivable - Non Current	\$0	\$0		\$0
174 Other Assets	\$0	\$0		\$0
176 Investments in Joint Ventures	\$0	\$0		\$0
180 Total Non-Current Assets	\$199,018	\$199,018		\$199,018
200 Deferred Outflow of Resources	\$0	\$0		\$0

## Financial Data Schedule

290 Total Assets and Deferred Outflow of Resources	\$342,708	\$342,708	\$342,708
311 Bank Overdraft	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$4,816	\$4,816	\$4,816
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$992	\$992	\$992
322 Accrued Compensated Absences - Current Portion	\$0	\$0	\$0
324 Accrued Contingency Liability	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$2,798	\$2,798	\$2,798
341 Tenant Security Deposits	\$3,985	\$3,985	\$3,985
342 Unearned Revenue	\$233	\$233	\$233
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$0	\$0	\$0
347 Inter Program - Due To	\$0	\$0	\$0
348 Loan Liability - Current	\$0	\$0	\$0
310 Total Current Liabilities	\$12,824	\$12,824	\$12,824
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0	\$0	\$0
355 Loan Liability - Non Current	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$0	\$0	\$0
300 Total Liabilities	\$12,824	\$12,824	\$12,824
400 Deferred Inflow of Resources	\$0	\$0	\$0
508.4 Net Investment in Capital Assets	\$199,018	\$199,018	\$199,018
511.4 Restricted Net Position	\$0	\$0	\$0
512.4 Unrestricted Net Position	\$130,866	\$130,866	\$130,866
513 Total Equity - Net Assets / Position	\$329,884	\$329,884	\$329,884
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$342,708	\$342,708	\$342,708



Financial Data Schedule

Housing Authority of the City of Commerce (OK063)  
 COMMERCE, OK

**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Non Single Audit

Fiscal Year End: 06/30/2020

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$60,723	\$60,723		\$60,723
70400 Tenant Revenue - Other	\$6,124	\$6,124		\$6,124
70500 Total Tenant Revenue	\$66,847	\$66,847	\$0	\$66,847
70600 HUD PHA Operating Grants	\$127,989	\$127,989		\$127,989
70610 Capital Grants	\$25,599	\$25,599		\$25,599
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants	\$0	\$0		\$0
71100 Investment Income - Unrestricted	\$1,508	\$1,508		\$1,508
71200 Mortgage Interest Income	\$0	\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0		\$0
71400 Fraud Recovery	\$0	\$0		\$0
71500 Other Revenue	\$1,469	\$1,469		\$1,469
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0		\$0
72000 Investment Income - Restricted	\$0	\$0		\$0
70000 Total Revenue	\$223,412	\$223,412	\$0	\$223,412
91100 Administrative Salaries	\$13,200	\$13,200		\$13,200
91200 Auditing Fees	\$3,900	\$3,900		\$3,900
91300 Management Fee	\$16,500	\$16,500		\$16,500
91310 Book-keeping Fee	\$0	\$0		\$0
91400 Advertising and Marketing	\$0	\$0		\$0
91500 Employee Benefit contributions - Administrative	\$1,291	\$1,291		\$1,291
91600 Office Expenses	\$4,587	\$4,587		\$4,587
91700 Legal Expense	\$1,200	\$1,200		\$1,200
91800 Travel	\$0	\$0		\$0
91810 Allocated Overhead	\$0	\$0		\$0
91900 Other	\$8,557	\$8,557		\$8,557
91000 Total Operating - Administrative	\$49,235	\$49,235	\$0	\$49,235
92000 Asset Management Fee	\$0	\$0		\$0
92100 Tenant Services - Salaries	\$0	\$0		\$0
92200 Relocation Costs	\$0	\$0		\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0		\$0
92400 Tenant Services - Other	\$0	\$0		\$0
92500 Total Tenant Services	\$0	\$0	\$0	\$0

## Financial Data Schedule

93100 Water	\$4,703	\$4,703		\$4,703
93200 Electricity	\$2,940	\$2,940		\$2,940
93300 Gas	\$1,743	\$1,743		\$1,743
93400 Fuel	\$0	\$0		\$0
93500 Labor	\$0	\$0		\$0
93600 Sewer	\$4,807	\$4,807		\$4,807
93700 Employee Benefit Contributions - Utilities	\$0	\$0		\$0
93800 Other Utilities Expense	\$0	\$0		\$0
93000 Total Utilities	\$14,193	\$14,193	\$0	\$14,193
94100 Ordinary Maintenance and Operations - Labor	\$18,279	\$18,279		\$18,279
94200 Ordinary Maintenance and Operations - Materials and Other	\$26,412	\$26,412		\$26,412
94300 Ordinary Maintenance and Operations Contracts	\$25,478	\$25,478		\$25,478
94500 Employee Benefit Contributions - Ordinary Maintenance	\$1,655	\$1,655		\$1,655
94000 Total Maintenance	\$71,824	\$71,824	\$0	\$71,824
95100 Protective Services - Labor	\$0	\$0		\$0
95200 Protective Services - Other Contract Costs	\$657	\$657		\$657
95300 Protective Services - Other	\$0	\$0		\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0		\$0
95000 Total Protective Services	\$657	\$657	\$0	\$657
96110 Property Insurance	\$18,098	\$18,098		\$18,098
96120 Liability Insurance	\$1,191	\$1,191		\$1,191
96130 Workmen's Compensation	\$1,115	\$1,115		\$1,115
96140 All Other Insurance	\$777	\$777		\$777
96100 Total insurance Premiums	\$21,181	\$21,181	\$0	\$21,181
96200 Other General Expenses	\$0	\$0		\$0
96210 Compensated Absences	\$0	\$0		\$0
96300 Payments in Lieu of Taxes	\$2,798	\$2,798		\$2,798
96400 Bad debt - Tenant Rents	\$8,859	\$8,859		\$8,859
96500 Bad debt - Mortgages	\$0	\$0		\$0
96600 Bad debt - Other	\$0	\$0		\$0
96800 Severance Expense	\$0	\$0		\$0
96000 Total Other General Expenses	\$11,657	\$11,657	\$0	\$11,657
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0		\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0		\$0
96730 Amortization of Bond Issue Costs	\$0	\$0		\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$168,747	\$168,747	\$0	\$168,747
97000 Excess of Operating Revenue over Operating Expenses	\$54,665	\$54,665	\$0	\$54,665
97100 Extraordinary Maintenance	\$0	\$0		\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0		\$0
97300 Housing Assistance Payments	\$0	\$0		\$0
97350 HAP Portability-In	\$0	\$0		\$0
97400 Depreciation Expense	\$39,382	\$39,382		\$39,382
97500 Fraud Losses	\$0	\$0		\$0
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense	\$0	\$0		\$0
90000 Total Expenses	\$208,129	\$208,129	\$0	\$208,129

## Financial Data Schedule

10010 Operating Transfer In	\$46,289	\$46,289	-\$46,289	\$0
10020 Operating transfer Out	-\$46,289	-\$46,289	\$46,289	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0		\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0		\$0
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0		\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0		\$0
10091 Inter Project Excess Cash Transfer In	\$0	\$0		\$0
10092 Inter Project Excess Cash Transfer Out	\$0	\$0		\$0
10093 Transfers between Program and Project - In	\$0	\$0		\$0
10094 Transfers between Project and Program - Out	\$0	\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$15,283	\$15,283	\$0	\$15,283
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$314,601	\$314,601		\$314,601
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0		\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity	\$0	\$0		\$0
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	396	396		396
11210 Number of Unit Months Leased	382	382		382
11270 Excess Cash	\$115,474	\$115,474		\$115,474
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$25,599	\$25,599		\$25,599
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0