



Urlaub & Co., PLLC
CERTIFIED PUBLIC ACCOUNTANT

Financial Statements

June 30, 2023

Housing Authority of the City of Idabel

Housing Authority of the City of Idabel
Idabel, Oklahoma
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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Idabel
Idabel, Oklahoma

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Housing Authority of the City of Idabel, Oklahoma, including the aggregate discretely presented component units, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Idabel, Oklahoma's basic financial statements as listed in the table of contents.

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 Idabel, Oklahoma, as of June 30, 2023, 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.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of Idabel and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Idabel's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Housing Authority of the City of Idabel's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Idabel's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion & Analysis on page 4 as listed on 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Idabel, Oklahoma' basic financial statements. The accompanying Financial Data Schedule, Statements of Actual Modernization Cost, 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, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 GAAS. In our opinion, the Financial Data Schedule, Statements of Actual Modernization Cost, 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 are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 16, 2024, on our consideration of the Housing Authority of the City of Idabel'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 Idabel's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Idabel's internal control over financial reporting and compliance.

Urlaub & Co., PLLC

Urlaub & Co., PLLC
Ada, Oklahoma
January 16, 2024

Housing Authority of the City of Idabel, Oklahoma
Management's Discussion and Analysis (MD & A)
June 30, 2023

The financial statements of the Housing Authority report information of the Housing Authority using accounting methods similar to 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 Assets includes all the Housing Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations to the Housing Authority's creditors (liabilities). It also provides the basis for evaluating the capital structure of the Housing Authority and assessing the liquidity and financial flexibility of the Housing Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Changes in Net Position. This statement measures the success of the Housing Authority's operations over the past year and can be used to determine whether the Housing Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operation, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance 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. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended June 30, 2023.

Financial Analysis

The Housing Authority's basic financial statements are the Statement of Net Position and the Statement of Changes in Net Position. The Statement of Net Position provides a summary of the Housing Authority's assets and liabilities as of the close of business on June 30. The Statement of Changes in Net Position summarizes the revenues and sources of those revenues generated during the year ended June 30 and the expenses incurred in operating the Housing Authority for the year ended June 30.

The Housing Authority accounts for its public housing activities in two related programs. The Housing Authority has a low rent and a capital fund program that the Housing Authority uses for improvements to its low rent property. Our analysis below focuses on the net position and the change in net position of the Housing Authority as a whole and not the individual programs.

Housing Authority of the City of Idabel, Oklahoma
Management's Discussion and Analysis (MD & A)
June 30, 2023

Statement of Net Position
June 30, 2023 and 2022

<u>Category</u>	FYE 2023	FYE 2022	Change \$	Change %
Current Assets	1,144,176	1,159,054	(14,878)	-1%
Non-Current Assets	4,328,428	4,560,463	(232,035)	-5%
Total Assets	5,472,604	5,719,517	(246,913)	-4%
Deferred Outflow of Resources	171,237	56,516	114,721	203%
Current Liabilities	111,344	75,999	35,345	187%
Non-Current Liabilities	142,445	12,522	129,923	1038%
Total Liabilities	253,789	88,521	165,268	187%
Deferred Inflow of Resources	11,852	217,168	(205,316)	-95%
Unrestricted	1,063,513	1,070,533	(7,020)	-1%
Restricted	13,004	38,412	(25,408)	-66%
Net Investment in Capital Assets	4,301,683	4,361,399	(59,716)	-1%
Total Net Position	5,378,200	5,470,344	(92,144)	-2%

Current assets decreased by \$14,878 from the previous year due, primarily due to a decrease in unrestricted cash and investments in the amount of \$63,731. By contrast, AR HUD increased by \$38,857 during the current year.

Current liabilities increased by \$35,345 from the 2022 balance. The majority of the increase was attributable to an increase in AP Other Government in the amount of \$32,299.

The unrestricted net position decreased from \$1,070,553 to \$1,063,513 during the year end June 30, 2023, a decrease of \$7,020.

Restricted net position decreased by \$25,408 from the prior year balance due to a decrease in the pension/OPEB asset related to the State's PERS Retirement Program.

Housing Authority of the City of Idabel, Oklahoma
Management's Discussion and Analysis (MD & A)
June 30, 2023

Statement of Changes in Net Position
For the Year Ended June 30, 2023 and 2022

<u>Category</u>	FYE 2023	FYE 2022	Change \$	Change %
Tenant Revenue	460,290	433,604	26,686	6%
Operating Grants	707,278	688,788	18,490	3%
Interest Income	4,547	1,714	2,833	165%
Capital Grants	263,669	456,935	(193,266)	-42%
Other Revenue	25,358	11,840	13,518	114%
Total Revenue	1,461,142	1,592,881	(131,739)	-8%
Administration	246,730	227,795	18,935	8%
Utilities	96,104	82,848	13,256	16%
Ordinary Maintenance	404,063	339,399	64,664	19%
Protective Services	315	469	(154)	-33%
General Expense	219,826	209,027	10,799	5%
Nonroutine Maint.	62,168	21,004	41,164	196%
Depreciation	327,202	316,254	10,948	3%
Total Expenses	1,356,408	1,196,796	159,612	13%
Excess of Revenue over Expenses	104,734	396,085	(291,351)	-74%
Special Items	(196,878)	-	(196,878)	100%
Total Nonoperating Revenues/(Expenses)	(196,878)	-	(196,878)	100%
Change in Net Position	(92,144)	396,085	(488,229)	-123%
Net Position, Beginning of Year	5,470,344	5,074,259	396,085	8%
			-	
Net Position, End of Year	5,378,200	5,470,344	(92,144)	-2%

Total revenues of the Housing Authority decreased by \$131,739 in the current fiscal year while expenses increased by \$159,612 or 13%. Significant changes in revenue and expenses consisted of the following items:

Capital grants decreased by \$193,266 due to a decrease in capital expenditures related to the CFP programs.

Utilities increase by \$13,256 or 16% due primarily to an increase in electricity from \$19,066 to \$27,599.

Maintenance expenses increased by \$64,664. Maintenance labor and benefits increased by \$38,156 and materials increased by \$21,059.

The special item represents the withholding of operating subsidy to pay HUD back for ineligible costs.

Housing Authority of the City of Idabel, Oklahoma
Management’s Discussion and Analysis (MD & A)
 June 30, 2023

Capital Assets at Year-end
(Net of Accumulated Depreciation)

Capital Assets

At June 30, 2023, the Housing Authority had \$4,361,400 invested in capital assets. This amount represents a net increase of \$167,276 from the 2021 balance.

<u>Category</u>	FYE 2023	FYE 2022	Change \$	Change %
Land	62,440	62,440	-	0%
Buildings	11,945,647	11,590,688	354,959	3%
Equipment	322,318	308,218	14,100	5%
Accumulated Depreciation	(9,082,815)	(8,755,611)	(327,204)	4%
Construction in Progress	1,054,093	1,155,665	(101,572)	-9%
Total Net Capital Assets	4,301,683	4,361,400	(59,717)	-1%

Increases to buildings consist of building improvements. The addition to equipment consists of the purchase of a condensor.

Economic Factors

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the federal budget than by local economic conditions. The funding of other programs could be affected by the 2024 budget.

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 Housing Authority’s finances and to show the Housing Authority’s accountability for the money it receives. If you have questions about this report or wish to request additional financial information, contact Dana Logan, Executive Director, at the Housing Authority of the city of Idabel, Oklahoma, 901 Lyndon Rd., Idabel, Oklahoma 74745, telephone number (580) 286-9444.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Net Position-Proprietary Fund Type
 June 30, 2023

ASSETS

Current Assets:

Cash and Cash Equivalents-Unrestricted	\$ 1,018,412
Cash-Restricted	29,917
Receivables, Net of Allowances	-
Tenants	1,788
HUD	38,857
Investments	26,652
Maintenance Inventories, Net of Allowance	16,251
Prepaid Expenses	12,299
Total Current Assets	1,144,176

Noncurrent Assets:

Capital Assets	
Land & Construction in Progress	1,116,533
Other Capital Assets, Net of Depreciation	3,185,150
Total Capital Assets	4,301,683
Other Noncurrent Assets	
Net OPEB Asset	13,004
Subscription Asset	13,741
Total Other Noncurrent Assets	26,745
Total Noncurrent Assets	4,328,428
Total Assets	5,472,604

DEFERRED OUTFLOW OF RESOURCES

Deferred Outflow of Resources	171,237
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LIABILITIES

Current Liabilities:

Accounts Payable	\$ 4,813
Wages/Payroll Taxes Payable	2,448
Accrued Employee Leave - Current	1,820
Intergovernmental Payables	64,372
Tenant Security Deposits	29,917
Unearned Income	7,974
Total Current Liabilities	111,344

Noncurrent Liabilities:

Accrued Employee Leave - Noncurrent	16,381
Subscription Obligation - Noncurrent	9,271
Net Pension Obligation	116,793
Total Noncurrent Liabilities	142,445
Total Liabilities	253,789

DEFERRED INFLOW OF RESOURCES

Deferred Inflow of Resources	11,852
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NET POSITION

Investment in Net Capital Assets	4,301,683
Restricted -Pension/OPEB Asset	13,004
Unrestricted	1,063,513
Total Net Position	\$ 5,378,200

The notes to the financial statements are an integral part of this statement.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Revenues, Expenses, and Changes in Fund Net Position-
 Proprietary Fund Type
 For the Year Ended June 30, 2023

<i>OPERATING REVENUES</i>	
Tenant Revenue	\$ 460,290
HUD Operating Grants	707,278
Other Revenue	<u>25,358</u>
Total Operating Revenues	<u>1,192,926</u>
 <i>OPERATING EXPENSES</i>	
Administrative	246,730
Utilities	96,104
Maintenance	404,063
Protective Services	315
General	219,826
Nonroutine Maintenance	62,168
Depreciation	<u>327,202</u>
Total Operating Expenses	<u>1,356,408</u>
Net Operating Income (Loss)	<u>(163,482)</u>
 <i>NONOPERATING REVENUES (EXPENSES)</i>	
Interest Income	4,547
Special Items (Net Gain/Loss)	<u>(196,878)</u>
Net Nonoperating Revenues (Expenses)	<u>(192,331)</u>
Income (Loss) Before Contributions	(355,813)
Capital Contributions	<u>263,669</u>
Change in Net Position	(92,144)
Total Net Position-Beginning of Year	<u>5,470,344</u>
Total Net Position-End of Year	<u><u>\$ 5,378,200</u></u>

The notes to the financial statements are an integral part of this statement.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Cash Flows-Proprietary Fund Type
 For the Year Ended June 30, 2023

<i>CASH FLOWS FROM OPERATING ACTIVITIES:</i>	
Cash Received from Grantor	\$ 670,299
Cash Received from Tenants	462,641
Cash Received from Misc. Sources	25,358
Cash Payments to Intergovernmental Payables	(32,073)
Cash Payments to Employees for Services	(342,234)
Cash Payments to Vendors	<u>(650,110)</u>
Net Cash Provided/(Used) by Operating Activities	<u>133,881</u>
 <i>CASH FLOWS FROM INVESTING ACTIVITIES</i>	
Purchase of Investments	(370)
Interest Received	<u>4,547</u>
Net Cash Provided/(Used) by Investing Activities	<u>4,177</u>
 <i>CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES</i>	
Capital Grant Funding Received from HUD	263,669
Special Item (Net Loss)	(196,878)
Property and Equipment Purchased	<u>(267,487)</u>
Net Cash Provided/(Used) by Capital and Related Financing Activities	<u>(200,696)</u>
Net Increase (Decrease) in Cash	(62,638)
Cash and Cash Equivalent-Beginning of Year	<u>1,110,967</u>
Cash and Cash Equivalent-End of Year	<u>1,048,329</u>
Reconciliation to Cash Accounts	
Cash Equivalents-Unrestricted	1,018,412
Restricted Cash	<u>29,917</u>
Total Cash Equivalents	<u>\$ 1,048,329</u>

The notes to the financial statements are an integral part of this statement

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Cash Flows-Proprietary Fund Type-Cont.
 For the Year Ended June 30, 2023

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

Net Operating Income (Loss)	\$	(163,482)
Adjustments to Reconcile Net Operating Income to Net Cash Provided/ Used by Operating Activities:		
Depreciation		327,202
Increase in Accounts Rec - Operations		(40,645)
Increase in Maintenance Inventories		(6,573)
Increase in Prepaid Expenses		(172)
Decrease in Operating Accounts Payable		(1,926)
Decrease in Wages/Payroll Taxes Payable		(1,473)
Increase in Unearned Revenue		4,554
Increase in Accrued Leave		4,288
Increase in Tenant Security Deposits		1,463
Increase in Other Noncurrent Liabilities		9,271
Increase in Intergovernmental Payables		32,299
Decrease in Other Asset		185,323
Increase in Net Pension Obligation		116,793
Decrease in Deferred Inflow of Resources		(205,316)
Increase in Deferred Outflow of Resources		(127,725)
Net Cash Provided by Operating Activities	<u>\$</u>	<u>133,881</u>

The notes to the financial statements are an integral part of this statement.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Notes to the Basic Financial Statements
June 30, 2023

Note 1 Reporting Entity

The Housing Authority of the City of Idabel was created for the purpose of administering Public Housing Programs authorized by the United States Housing Act of 1937. The Department of Housing and Urban Development has direct responsibility for the administering of low-income housing programs. The Housing Authority has entered into an annual contribution contract with the Department of Housing and Urban Development for the funding of these programs through annual contributions and subsidies.

The Housing Authority's basic financial statements include all organizations, activities, and functions that comprise the Housing Authority. Component units are legally separate entities for which the Housing Authority is financially accountable. The decision to include a component unit in the reporting entity is defined by applying the criteria identified by the Governmental Accounting Standards Board ("GASB") in its Statement No. 14, "The Financial Reporting Entity," as amended by GASB 61, "The Financial Reporting Entity: Omnibus."

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 Board of Commissioners of the Housing Authority or the component unit provides services entirely to the Housing Authority. These component units are blended into those of the Housing Authority by appropriate activity type to compose the primary government presentation. As of June 30, 2023, management has determined that no component units are required to be reported.

The following programs are administered by the Housing Authority:

Public Housing Program-

This program consists of 198 public housing units. Under this program, HUD provides funding through an annual contribution contract. These funds, along with dwelling rental income received from the tenants, are used to maintain the dwelling units.

Capital Fund Program-

The purpose of this program is to provide funding for the modernization and improvement of the Public Housing Program. These resources allow the Housing Authority to provide capital improvements for the current dwelling structures and assist in their operations.

Local Fund

A Local Fund has been established to account for ineligible costs previously paid and owed back to the Public Housing Program.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Notes to the Basic Financial Statements-Cont.
June 30, 2023

Note 2 Summary of Significant Accounting Policies

A. Basis of Accounting

The Housing Authority's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows.

A Statement of Net Position provides information about the assets, liabilities, and net position of the Authority at the end of the year. Assets and liabilities are classified as current, non-current, or other assets. Net position is classified according to availability of assets to satisfy the Authority's obligations. Investment in Net Capital Assets represents that value of capital assets, net of accumulated depreciation, less any outstanding debt incurred to acquire or construct the assets. Restricted Component of Net Position represents resources that have been externally restricted for specific purposes. Unrestricted Component of Net Position includes all other net position, including those that have been designated by management to be used for other than general operating purposes.

A Statement of Revenues, Expenses and Changes in Net Position provides information about the Authority's financial activities during the year. Revenues and expenses are classified as either operating or non-operating, and all changes in net position are reported, including capital contributions. Operating revenues and expenses generally result from providing which is objective. Accordingly, revenue such as dwelling rent, operating grants and subsidies from HUD, and other tenant charges are considered to be operating revenues. Other revenues, such as interest income and capital contributions provided for building improvement projects or equipment purchases, are considered to be non-operating revenues. Operating expenses include: administrative, maintenance, utilities, tenant services, depreciation on capital assets, and other general expenses.

A Statement of Cash Flow provides information about the Authority's sources and uses of cash and cash equivalents during the year. Increases and decreases in cash and cash equivalents are classified as either, operating activities, non-capital financing, capital financing, or investing.

The Housing Authority uses a single enterprise fund to maintain its financial records on an accrual basis. The Housing Authority's individual programs are accounted for in self-balancing accounts to account for specific resources allocated to them for the purpose of carrying on programs requirements. The individual programs of the Housing Authority are considered to be a single Proprietary Fund Type.

The enterprise method is used to account for those operations that are financed and operated in a manner similar to private business, or where the board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Notes to the Basic Financial Statements-Cont.
June 30, 2023

The enterprise fund is accounted for on a flow of economic resources measurement focus and the accrual basis of accounting. All assets and all liabilities associated with the operation of the Housing Authority are included on the Statement of Net Position.

The accounting and reporting policies of the Housing Authority relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles applicable to state and local governments. Generally accepted accounting principles for local governments include those principles prescribed by the Governmental Accounting Standards Board (GASB), the American Institute of Certified Public Accountants in the publication entitled *Audits of State and Local Governmental Units*, and by the Financial Accounting Standards Board (FASB) when applicable.

B. Cash and Cash Equivalents

Cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less. Cash equivalents are carried at fair value. Investments with an initial maturity of more than three months are reported as investments.

The Housing Authority is authorized to invest in financial instruments that have been HUD approved. Generally, these financial instruments consist of direct obligations of the Federal Government, obligations of Federal Government agencies, demand and savings accounts, and Certificates of Deposits. Types and amounts of investments held at fiscal year-end are described in a subsequent note on investments.

C. Investments

Investments are stated at fair value, or at amortized cost, which approximates fair value. Investment income includes all realized and unrealized gains and losses. Interest income is recognized on the accrual basis.

D. Receivables

Tenant Accounts Receivable consists primarily of tenant charges, including dwelling rents, and other tenant charges earned at the end of the year.

E. Inventory

The Housing Authority's inventory balances consist of expendable supplies held for consumption. The inventory is valued at cost. The Housing Authority uses the first-in, first-out basis in determination of cost.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Notes to Basic Financial Statements-Cont.
June 30, 2023

F. Fixed Assets

Fixed assets owned by the Housing Authority are recorded at cost or, in contributed property, at their fair market value at the time of contribution. Repairs and maintenance are recorded as expensed; renewals and betterments are capitalized. The policy of the Housing Authority is to capitalize all assets with a cost in excess of \$5,000. The exception is ranges and refrigerators which are capitalized regardless of cost. Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	20-40 Years
Building Improvements	15-20 Years
Furniture & Equipment	3-10 Years

G. Restricted Assets

Restricted assets consist of tenant security deposits maintain under the Low Rent Housing Program.

H. Compensated Absences

The Housing Authority of the City of Idabel allows its full-time employees to carry over up to 40 hours of earned annual leave per calendar year, and such leave is fully vested when earned. Unused leave will be paid upon the termination of an employee.

I. Equity Classifications

Equity is classified as net position and displayed in three components.

Investment in Net Capital Assets – Consists of capital assets net of accumulated depreciation and reduced by any outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Component of Net Position - consists of assets that are restricted by limitations placed on these assets by an external source or party.

Unrestricted Component of Net Position – All other net position that does not meet the definition, of “restricted” or “investment in net capital assets”.

J. Determination of Use of Net Position Balances

When the Housing Authority incurs an expense for which it may use either restricted or unrestricted net position, it uses restricted net position first unless unrestricted net position will have to be returned due to funds not being utilized. Restricted net position is those assets which have been restricted by an outside party.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Notes to Basic Financial Statements-Cont.
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K. Revenue Recognition

The Proprietary Fund Type is accounted for an economical resources measurement focus using the accrual basis of accounting. Revenues are recognized when earned. Grant revenue is recognized when program expenditures are incurred and/or program funding is approved, depending on the requirements of the individual program type. Proprietary fund distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of maintaining the facilities. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

L. Income Tax

The Housing Authority is a governmental subdivision of the City of Idabel and is exempt from Federal and State income taxes. Therefore, no provision for income taxes has been made in the accompanying financial statements.

M. Budget Policy and Practice

An annual Operating Budget is prepared and submitted to the Board of Commissioners for approval. A budget revision is prepared and approved prior to year-end to account for significant differences throughout the year that would reflect deviations from the original budget.

N. Interfund Transfers

During the course of operations, the Housing Authority's operations have utilized a centralized revolving account to record disbursements for the individual programs. These receivable and payable balances have been eliminated in the preparation of the basic financial statements. In addition, offsetting inter-program operating transfers between individual programs have been eliminated in the preparation of the financial statements.

O. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 expenses during the reporting period. Accordingly, actual results could differ from those estimates.

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P. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Financial Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses) until then. The PHA has two items that qualifies for reporting in this category. These items include the participation in the State of Oklahoma's Public Employees Retirement System and the corresponding share of collective other postemployment benefits associated with the plan.

Note 3 Cash and Investments

The Housing Authority's policies regarding cash and investment balances are discussed in Note 2.B. The composition of the Housing Authority's cash, cash equivalents and investments on June 30, 2023, was as follows:

Cash on hand, deposits in banks, savings deposits	\$ 1,018,412
U.S. certificates of deposit	<u>26,652</u>
Total Deposits	\$ <u>1,045,064</u>

Custodial credit risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Housing Authority will not be able to recover the value of its investment. The Housing Authority's bank balances in the amount of \$1,169,161 were secured through federal depository insurance or collateralized securities at June 30, 2023. The investment balances of \$26,652 were also secured through federal depository insurance or collateralized securities at June 30, 2023. The Housing Authority had no custodial credit risk for its investments as of June 30, 2023.

Interest rate risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's policy minimizes the risk by staggering the maturity dates of its investments as well as limiting terms to one year.

Credit risk

Credit risk is defined as the risk that an issuer or other counterparts to an investment in debt securities will not fulfill its obligation.

Concentration of credit risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. Investments are concentrated to one primary financial institution. The concentration of credit risk is reduced by investing in secured certificates of deposit.

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 June 30, 2023

Note 4 Restricted Cash and Investments

Restricted assets consisted of the following:

Tenant Security Deposits	\$ <u>29,917</u>
Total Restricted Cash	\$ <u>29,917</u>

Note 5 Accounts Receivable

A summary of accounts receivable at June 30, 2023 is as follows:

Low Rent Housing Program:	
Accounts Receivable – Tenants	\$ 2,227
Allowance for Doubtful Accounts – Tenants	(439)
Accounts Receivable – HUD	38,857
Total Accounts Receivable	\$ <u>40,645</u>

Note 6 Fixed Assets

A summary of capital assets at June 30, 2023 by class is as follows:

	Balance at 06/30/22	Additions	Retire./ Transfers	Balance at 06/30/23
Capital assets not being depreciated				
Land	\$ 62,440	\$ -	\$ -	\$ 62,440
Construction in Progress	<u>1,155,665</u>	<u>253,387</u>	<u>354,959</u>	<u>1,054,093</u>
Total capital assets not being depreciated	<u>1,218,105</u>	<u>253,387</u>	<u>354,959</u>	<u>1,116,533</u>
Capital assets being depreciated				
Buildings and Improvements	11,590,688	354,959	-	11,945,647
Furniture and Equipment	<u>308,218</u>	<u>14,100</u>	<u>-</u>	<u>322,318</u>
Total capital assets, being depreciated	<u>11,898,906</u>	<u>369,059</u>	<u>-</u>	<u>12,267,965</u>
Less Accumulated depreciation for:				
Buildings and Improvements	8,435,836	301,223	-	8,737,059
Furniture and Equipment	<u>319,776</u>	<u>25,980</u>	<u>-</u>	<u>345,756</u>
Total Accumulated Depreciation	<u>8,755,612</u>	<u>327,203</u>	<u>-</u>	<u>9,082,815</u>
Total capital assets, being depreciated, net	<u>3,143,294</u>	<u>41,856</u>	<u>-</u>	<u>3,185,150</u>
Net Capital Assets	<u>\$ 4,361,399</u>	<u>\$ 295,243</u>	<u>\$ 354,959</u>	<u>\$ 4,301,683</u>

Depreciation expense is \$327,203 for the current year.

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 June 30, 2023

Note 10 Unearned Income

The unearned income balance of \$7,974 consists of the following items:

Item	Balance
Tenant Prepaid Rents	\$ 6,096
Operating Subsidy	1,878

Note 11 Pension Plan – Oklahoma Public Employees Retirement System

Plan Description: Substantially all of the Authority’s full-time employees participate in a public employee retirement system authorized under the Oklahoma Statutes Title 74, Section 901 – 932, and 935. The Oklahoma Public Employees Retirement System (OPERS) is the administrator of the plan, which is a cost-sharing multiple-employer defined benefit retirement plan. The plan provides for retirement benefits, disability benefits, survivor benefits and cost-of living adjustments to plan members and beneficiaries. OPERS issues a separate, publicly available financial report that includes financial statements and required supplementary information for the plan. That report may be obtained by accessing the OPERS website at <http://www.opers.ok.gov>.

Members qualify for full retirement benefits at their specified normal retirement age or, for any person who became a member prior to July 1, 1992, when the sum of the member’s age and years of credited service equals or exceeds 80 (Rule of 80), and for any person who became a member after June 30, 1992, when the member’s age and years of credited service equals or exceeds 90 (Rule of 90). Normal retirement date is further qualified to require that all members employed on or after January 1, 1983 must have six or more years of full-time equivalent employment with a participating employer before being eligible to receive benefits. Credited service is the sum of participating and prior service. Prior service includes nonparticipating service before January 1, 1975, or the entry date of the employer and active wartime military service.

A member with a minimum of ten years of participating service may elect early retirement with reduced benefits beginning at age 55 if the participant became a member prior to November 1, 2011, or age 60 if the participant became a member on or after November 1, 2011.

Contributions: The contribution rates for each member category of the System are established by the Oklahoma Legislature after recommendation by the Board based on an actuarial calculation, which is performed to determine the adequacy of such contribution rates. An actuarially determined portion of the total contributions to the System are set aside to finance the cost of the benefits of the HISP in accordance with provisions of the Internal Revenue Code.

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Employees are required to contribute 5.5 percent of their annual pay. The Authority's contractually required contribution rate for the year ended June 30, 2023 was 14.5 percent of annual payroll, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Authority were \$56,397 for the year ended June 30, 2023, consisting of employer portion of \$38,821 and employee portion of \$17,576.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2023, the Authority reported a pension liability (asset) of \$116,793 for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2022 and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability (asset) was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities as, actuarially determined. At June 30, 2022, the Authority's proportion was 0.01389457 percent.

For the year ended June 30, 2023, the Authority recognized pension expense (offset) of \$26,393. At June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Item	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual earnings on pension plan investments	\$122,589	\$ ----
Changes of Assumptions	-----	-----
Net difference between projected and actual experience	-----	\$ 5,355
Authority contributions subsequent to the measurement date	42,628	-----
Total	\$165,217	\$ 5,355

The amount of \$42,628 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023.

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 June 30, 2023

Actuarial assumptions. The total pension liability in the June 30, 2022 actuarial valuation, prepared as of July 1, 2022 was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Investment rate of return	6.5% for 2022 and 2021 compounded annually net of investment expense and including inflation
Payroll growth	3.25% for 2022 and 2021
Projected salary increases	3.5% to 9.25% for 2022 and 2021
Inflation	2.50% for 2022 and 2021
Mortality rates	In 2022 and 2021, Pub-2010 Below Media, General Membership Active/retiree Healthy Mortality Table with base rates projected to 2030 using Scale MP-2019. Male rates are set back one year, and female rates are set forward two years.
Actual cost method	Entry age
Select period for the termination of employment assumptions	10 years

The long-term expected rate of return on pension plan investments was determined using A log-normal distributional analysis in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target asset allocation and best estimates of geometric real rates of return for each major asset class as of June 30, 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Large Cap Equity	34.0%	4.7%
U.S. Small Cap Equity	6.0%	5.8%
Int's Developed Equity	23.0%	6.5%
Emerging Market Equity	5.0%	8.5%
Core Fixed Income	25.0%	0.5%
Long Term Treasuries	3.5%	0.0%
US TIPS	3.5%	0.3%
Total	100.0%	

Discount rate. The discount rate used to measure the total pension liability was 6.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions from System members and the employers will be made at the current contribution rate as set out in State statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current System was

Housing Authority of the City of Idabel
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 Notes to Basic Financial Statements-Cont.
 June 30, 2023

members. Therefore, the long-term expected rate of return on pension plan investments applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determined does not use a municipal bond rate.

Sensitivity of the net pension liability to changes in the discount rate – The following presents the net pension liability using the discount rate of 6.5% as well as what the employers’ liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	1% Decrease (5.50%)	Current Discount Rate (6.50%)	1% Increase (7.50%)
Authority’s proportionate share of the net pension liability (Asset)	\$286,260	\$116,793	\$(26,527)

Pension plan fiduciary net position. Detailed information about the pension plan’s fiduciary net position is available in the separately issued PERS financial report.

Funding Policy: Plan members are required to contribute 5.5% of their gross salary. The Authority is required to contribute 14.5% of the gross covered salary. The contribution requirements of plan members and the Authority are established by State statute.

The Authority’s contributions to OPERS for the fiscal years ending June 30, 2023, 2022, and 2021 were \$42,628, \$38,821, and \$38,424, respectively.

Note 12 Other Post-Employment Benefits

The Authority participates in a multiple-employer, cost-sharing public employee retirement plan, which is a defined benefit pension plan. As part of this plan, a health insurance premium subsidy is provided to those who elect to maintain health insurance with the Oklahoma Employees Group Insurance Division (EGID) or other qualified insurance plan provided. This subsidy continues until the retiree terminates health insurance coverage, or until death.

Benefits:

Benefits are determined at 2% of the average annual salary received during the highest thirty-six months of the last ten years of participating service, but not to exceed the applicable salary cap, multiplied by the number of years of credited service. Members who join OPERS on or after July 1, 2013, will have their salary averaged over the highest 60 months of the last ten years. Normal retirement age under the System is 62 or Rule of 80/90 if the participant became a member prior to November 1, 2011, or age 65 or Rule of 90 if the participant became a member on or after November 1, 2011.

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Members who elect to pay the additional contribution rate, which became available in January 2004, will receive benefits using a 2.5% computation factor for each full year the additional contributions are made. In 2004, legislation was enacted to provide an increased benefit to retiring members who were not yet eligible for Medicare. The Medicare Gap benefit option became available to members under age 65 who retired on or after May 1, 2006. Members may elect to receive a temporary increased benefit to cover the cost of health insurance premiums until the member is eligible to receive Medicare. After the member becomes eligible for Medicare, the retirement benefit will be permanently reduced by an actuarially determined amount. The option is irrevocable, must be chosen prior to retirement, and is structured to have a neutral actuarial cost to the System.

Members become eligible to vest fully upon termination of employment after attaining eight years of credited service, or the members' contributions may be withdrawn upon termination of employment.

Membership

As of June 30 2023, participants consisted of:

Inactive members or their beneficiaries currently receiving benefits	36,899
Inactive members entitled to but not yet receiving benefits	6,761
Active Members	28,671
Total	72,331

Funding Policy

The contribution rates are established by the Oklahoma Legislature after recommendation by the Board based on actuarial calculation, which is performed to determine the adequacy of such contribution rates.

For the calendar year 2022 and 2023, contributions totaled 20% of salary composed of a minimum employee contribution rate of 5.5% for the employee and 14.5% for the Authority's portion.

Members have the option to elect to increase the benefit computation factor for all future service from 2.0% to 2.5%. The election is irrevocable, binding for all future employment under OPERS, and applies only to full years of service.

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 Idabel, Oklahoma
 Notes to Basic Financial Statements-Cont.
 June 30, 2023

Net OPEB Obligation

The OPEB liability (asset) was calculated from an actuarial valuation as of July 1, 2022 (measurement date). The net OPEB liability (asset) is the portion of the actuarial present value of projected benefit payments related to past periods. The net OPEB liability (asset) for the Authority is based on the calculated percentage of the Authority's allocation as compared to the total allocations.

	Total Plan	Authority Portion
Net OPEB liability - Beginning July 1, 2021	\$ (137,482,337)	\$ (19,103)
Total OPEB expense	(7,576,720)	(1,053)
Change in deferred outflows of resources	31,101,171	4,321
Change in deferred inflows of resources	36,954,270	5,135
OPEB plan employer contributions	(16,584,000)	(2,304)
Net OPEB liability - Ending June 30, 2022	<u>\$ (93,587,616)</u>	<u>\$ (13,004)</u>

For the year ended June 30, 2023, the Authority recognized OPEB expense (offset) of \$(1,053). At June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Item	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual earnings on pension plan investments	\$ 6,020	\$ ----
Changes of Assumptions	-----	-----
Net difference between projected and actual experience	-----	\$ 6,497
Authority contributions subsequent to the measurement date	-----	-----
Total	\$ 6,020	\$ 6,497

The amount of \$42,628 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023.

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 Idabel, Oklahoma
 Notes to Basic Financial Statements-Cont.
 June 30, 2023

Funded Status

The funding status of the Plan was as follows:

Total OPEB Liability	\$ 311,838,597
Fiduciary Net Position	405,426,213
Net OPEB Liability (Asset)	(93,587,616)
Ratio of Fiduciary Net Position to total OPEB Liability	130.01%

Actuarial Methods and Assumptions

The following information was used regarding the actuarial assumptions and other inputs used to measure the total OPEB liability. The total OPEB liability as of June 30, 2022 was determined based on an actuarial valuation prepared as of July 1, 2022, using the following actuarial assumptions and other inputs:

Item	Assumption
Investment Return	6.50%
Salary increases,	3.5% to 9.25% for 2023 and 2021
Mortality Rates	In 2022 and 2021, Pub-2010 Below Media, General Membership Active/Retiree Healthy Mortality Table with base rates projected to 2030 using Scale MP-2019. Male rates are set back one year, and female rates are set forward one year.
No annual post-retirement benefit increases	
Assumed inflation rate	2.5% for 2022 and 2021
Payroll growth	3.25% for 2022 and 2021
Actuarial cost method	Entry age
Select period for the termination of employment assumptions	10 years
Health Care Trend Rate	Not applicable based on how the System is structured and benefit payments are made

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Notes to Basic Financial Statements-Cont.
 June 30, 2023

Note 13 Subscription-Based Information Technology Agreements

The Housing Authority utilizes software systems to manage their operations through the use of software subscriptions (contracts) that exceeds 12 months. GASB Statement #96 requires that the right-to-use asset and corresponding liability be recorded on the financial statements. Expected subscription payments are discounted based on an incremental rate. The following table provides a summary of the right-to-use assets and the accumulated amortization as follows:

	<i>Balance as of July 1, 2022</i>	<i>Additions</i>	<i>Modifications or Renewals</i>	<i>Deductions</i>	<i>Balance as of June 30, 2023</i>
Subscription Assets			\$22,902		\$ 22,902
Accumulated Amortization		\$4,580	\$ 4,581		\$ 9,161
Total Right of Use Assets, Net		\$4,580	\$18,321		\$ 13,741

The schedule of annual subscription payments under the agreement is as follows:

<i>Year</i>	<i>Principal</i>	<i>Interest</i>	<i>Total</i>
2024	\$ ----	\$ ----	\$ ----
2025	\$4,587	\$225	\$4,812
2026	\$4,684	\$128	\$4,812

Note 14 Special Item

As part of a settlement with the Department of Housing and Urban Development, the Housing Authority agreed to allow HUD to withhold payments of the Operating Fund for payment of ineligible costs incurred in previous years related to an apartment complex owned by a component unit controlled by the Housing Authority.

Note 15 Risk Management

The Housing Authority is exposed to various risks of loss related to torts; damage to; and theft or destruction of assets; errors and omissions; injuries to employees and natural disaster. The Housing Authority manages these various risks of loss as follows:

<u>Type of Loss</u>	<u>Method Managed</u>
a. Employee Dishonesty	Purchased insurance with Housing Authority Risk Retention
b. Physical Property Loss	Purchased insurance with Housing Authority Insurance Services, Inc.
c. Liability	Purchased insurance with Housing Authority Risk Retention
d. Worker's Compensation	Purchased insurance with Comp Source of Oklahoma
e. Automobile Liability	Purchased insurance with Traveler's Property Casualty Company of America
f. Flood Insurance	Purchased with Philadelphia Indemnity Insurance

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 June 30, 2023

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage except for deductibles.

Note 16 Commitments and Contingencies

Contingencies

The Authority participates in grant programs which are governed by various rules and regulations of grantor agencies and therefore subject to their review and audits. Such audits could lead to a request for reimbursement to the agency for ineligible expenditures.

Grant Commitments

The Authority had the following grant commitments in progress at June 30, 2023. These grants are summarized as follows:

<u>Grant</u>	<u>Grant Award</u>	<u>Grant Expend. thru June 30, 2023</u>
Capital Fund Program 501-20	\$ 396,852	\$ 375,718
Capital Fund Program 501-21	\$ 412,432	\$ 369,003
Capital Fund Program 501-22	\$ 507,033	\$ -----
Capital Fund Program 501-23	\$ 506,101	\$ -----

Subsequent Contracts

Subsequent to the fiscal year end, the Authority entered into a contract in the amount of \$556,000 for rehab work at site OK004-1 and OK044-2.

Note 17 Economic Dependency

The Housing Authority is economically dependent on annual contributions and grants received from HUD. The extent of this funding from HUD depends upon appropriations from the federal level.

Note 18 Subsequent Events

Management has evaluated subsequent events through January 16, 2024, the date that the financial statements were available to be issued. Management has determined no events or transactions have occurred subsequent to the balance sheet date that require disclosure in the financial statements.

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Idabel, Oklahoma
Schedule of the Authority's Proportionate Share of the Net Pension Liability (RSI)
Oklahoma Public Employee Retirement System
Last 10 Fiscal Years *

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability	.01389457%	.01345352%	.011714%	0.014772%	0.013462%	0.013443%	0.013443%	0.011012%	0.012134%	N/A
Authority's proportionate share of the net pension liability (asset)	\$116,793	\$(180,568)	\$104,515	\$19,675	\$26,258	\$72,684	\$89,608	\$39,612	\$ 22,275	N/A
Authority's covered-employee payroll	\$288,673	\$267,733	\$264,996	\$274,933	\$279,868	\$250,406	\$259,688	\$183,008	\$ 215,759	N/A
Authority's proportionate share on the net pension liability (asset) as a percentage of its covered-employee payroll	40.46%	-67%	39%	8%	9%	29%	35%	22%	10%	N/A
Plan fiduciary net position as a percentage of the total pension liability	95.91%	112.51%	91.59%	91.59%	97.96%	94.28%	89.48%	96.0%	97.90%	N/A

* Previous year data was unavailable as 2015 represents the first fiscal year that the Authority and the Public Employees Retirement Plan has implemented the reporting requirements of GASB Statement 68.

See accompanying notes to the financial statements.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Schedule of the Authority Contributions (RSI)
Oklahoma Public Employee Retirement System
Last 10 Fiscal Years *

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$59,760	\$56,397	\$56,356	\$47,223	\$55,974	\$ 50,081	\$ 40,793	\$ 36,602	\$ 41,523	N/A
Contributions in relation to the contractually required contributions	\$59,760	\$56,397	\$56,356	\$47,223	\$55,974	\$ 50,081	\$ 40,793	\$ 36,602	\$ 41,523	N/A
Contribution deficiency (excess)	\$-----	\$-----	\$-----	\$-----	\$-----	\$-----	\$-----	\$-----	\$-----	N/A
Authority's covered-employee payroll	\$288,673	\$267,733	\$264,996	\$274,933	\$279,868	\$250,406	\$259,688	\$183,008	\$215,759	N/A
Contributions as a percentage of covered-employee payroll	20.70%	21.06%	21.27%	17.17%	20.00%	19.99%	15.71%	20.00%	19.25%	N/A

* Previous year data was unavailable as 2015 represents the first fiscal year that the Authority and the Public Employees Retirement Plan has implemented the reporting requirements of GASB Statement 68.

See accompanying notes to the financial statements.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Oklahoma Public Employees Retirement System (OPERS)
 Notes to Required Supplementary Information

The following actuarial methods and assumptions were used to determine contribution reported in the Schedule of Contributions. The information presented in the required supplementary schedules was determined as part of the actuarial valuations at the dates indicated. Actuarially determined contributions are calculated as of the start of the fiscal year.

Additional information as of the actuarial valuations and the changes in the assumptions are as follows:

Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll closed
Remaining Amortization Period	5 years
Asset Valuation Method	5-year Moving Average
Employment Assumptions	Select period for the termination of employment assumptions – 10 years
Salary Increases, Including Inflation	3.25% to 9.25% for 2023, 2022, 2021, and 2020, 3.75% for 2019, 2018, and 2017, 5% for 2016 and 2015
Inflation	2.5% for 2023, 2022, 2021 and 2020, 2.75% for 2019, 2018, and 2017, 3.0% for 2016 and 2015
Investment Rate of Return	6.5% for 2023, 2022, 2021 and 2020, 7.0% for 2019, 2018, and 2017, 7.25% for 2016, and 7.5% for 2015
Retirement age	Age 65 for all members hired on or after November 1, 2011, age 62 for members hired prior to November 1, 2011
Mortality	For 2023, 2022 and 2021 – Pub-2010 Below Median, General membership Active/Retiree Healthy Mortality table with base rates projected to 2030 using Scale MP-2019. Males rate are unadjusted, and female rates are set forward two years.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Modernization Costs
 June 30, 2023

(1) The actual Modernization Cost of the Project is as follows:

<u>Classification</u>	<u>Project</u> <u>OK56P00450118</u>
Operations	500.00
Administration	250.00
General Capital Activity	354,959
 Total Cost	 \$ <u>355,709.00</u>

(2) The total cost as shown on the Actual Modernization Cost Certificate submitted to HUD on July 6, 2022 is in agreement with the Housing Authority's records.

(3) All modernization costs and related liabilities have been paid.

Funds Approved	\$ 355,709.00
 Funds Advanced	 \$ <u>355,709.00</u>
Excess of Funds Approved	\$ <u>0.00</u>
 Funds Advanced	 \$ 355,709.00
 Funds Expended	 \$ <u>355,709.00</u>
Excess of Funds Advanced	\$ <u>0.00</u>

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Statement of Modernization Costs
 June 30, 2023

(1) The actual Modernization Cost of the Project is as follows:

<u>Classification</u>	<u>Project</u> <u>OK56P00450119</u>
Operations	\$ 25,000.00
Administration	250.00
General Capital Activity	343,771.00
 Total Cost	 \$ <u>369,021.00</u>

(2) The total cost as shown on the Actual Modernization Cost Certificate submitted to HUD on December 1, 2022 is in agreement with the Housing Authority's records.

(3) All modernization costs and related liabilities have been paid.

Funds Approved	\$ 369,021.00
Funds Advanced	\$ <u>369,021.00</u>
Excess of Funds Approved	\$ <u>0.00</u>
Funds Advanced	\$ 369,021.00
Funds Expended	\$ <u>369,021.00</u>
Excess of Funds Advanced	\$ <u>0.00</u>

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Schedule of Expenditures of Federal Awards
 For the Year Ended June 30, 2023

<u>Federal Grantor/Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development		
Low Rent Housing Program	14.850	\$ 667,345
Capital Fund Program	14.872	<u>303,602</u>
 Total Expenditures of Federal Awards		 \$ <u>970,947</u>

The accompanying notes are an integral part of this schedule.

Note A - Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Idabel, and is presented on the accrual basis and in conformity with generally accepted accounting principles accepted in the United States of America. 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*.

Note B - Summary of Significant Accounting Policies

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

Note C - Indirect Cost Rate

The Housing Authority of the City of Idabel has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

Housing Authority of the City of Idabel
Idabel, Oklahoma
Financial Data Schedule
June 30, 2023

Line Item No.	Description	Project Totals	State/Local	Program Totals	Subtotal	Total
Balance Sheet						
111	Cash-unrestricted	\$ 1,018,412		\$ -	\$ 1,018,412	\$ 1,018,412
112	Cash-restricted-modernization and development	\$ -		\$ -	\$ -	\$ -
113	Cash-other restricted			\$ -	\$ -	\$ -
114	Cash-tenant security deposits	\$ 29,917		\$ -	\$ 29,917	\$ 29,917
115	Cash - Restricted for payment of current liability			\$ -	\$ -	\$ -
100	Total Cash	\$ 1,048,329		\$ -	\$ 1,048,329	\$ 1,048,329
121	Accounts receivable - PHA projects			\$ -	\$ -	\$ -
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ -		\$ -	\$ -	\$ -
122-020	Accounts receivable - HUD other projects - Capital fund	\$ 38,857		\$ -	\$ 38,857	\$ 38,857
122-030	Accounts receivable - HUD other projects - Other			\$ -	\$ -	\$ -
122	Accounts receivable - HUD other projects	\$ 38,857		\$ -	\$ 38,857	\$ 38,857
124	Account receivable - other government	\$ -		\$ -	\$ -	\$ -
125	Account receivable - miscellaneous	\$ -		\$ -	\$ -	\$ -
126	Accounts receivable - tenants	\$ 2,190		\$ -	\$ 2,190	\$ 2,190
126.1	Allowance for doubtful accounts - tenants	\$ (402)		\$ -	\$ (402)	\$ (402)
126.2	Allowance for doubtful accounts - other	\$ -		\$ -	\$ -	\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ -		\$ -	\$ -	\$ -
128	Fraud recovery	\$ 551		\$ -	\$ 551	\$ 551
128.1	Allowance for doubtful accounts - fraud	\$ (551)		\$ -	\$ (551)	\$ (551)
129	Accrued interest receivable	\$ -		\$ -	\$ -	\$ -
120	Total receivables, net of allowance for doubtful accounts	\$ 40,645		\$ -	\$ 40,645	\$ 40,645
131	Investments - unrestricted	\$ 26,652		\$ -	\$ 26,652	\$ 26,652
132	Investments - restricted			\$ -	\$ -	\$ -
135	Investments - Restricted for payment of current liability			\$ -	\$ -	\$ -
142	Prepaid expenses and other assets	\$ 12,299		\$ -	\$ 12,299	\$ 12,299
143	Inventories	\$ 17,106		\$ -	\$ 17,106	\$ 17,106
143.1	Allowance for obsolete inventories	\$ (855)		\$ -	\$ (855)	\$ (855)
144	Inter program - due from	\$ -		\$ -	\$ -	\$ -
145	Assets held for sale			\$ -	\$ -	\$ -
150	Total Current Assets	\$ 1,144,176		\$ -	\$ 1,144,176	\$ 1,144,176
161	Land	\$ 62,440		\$ -	\$ 62,440	\$ 62,440
162	Buildings	\$ 10,277,015		\$ -	\$ 10,277,015	\$ 10,277,015
163	Furniture, equipment and machinery - dwellings	\$ 162,962		\$ -	\$ 162,962	\$ 162,962
164	Furniture, equipment and machinery - administration	\$ 159,355		\$ -	\$ 159,355	\$ 159,355
165	Leasehold improvements	\$ 1,668,632		\$ -	\$ 1,668,632	\$ 1,668,632
166	Accumulated depreciation	\$ (9,082,814)		\$ -	\$ (9,082,814)	\$ (9,082,814)
167	Construction in progress	\$ 1,054,093		\$ -	\$ 1,054,093	\$ 1,054,093
168	Infrastructure	\$ -		\$ -	\$ -	\$ -
160	Total capital assets, net of accumulated depreciation	\$ 4,301,683		\$ -	\$ 4,301,683	\$ 4,301,683
171	Notes, Loans, & mortgages receivable – Non-current	\$ -		\$ -	\$ -	\$ -
172	Notes, Loans, & mortgages receivable – Non-current - past due	\$ -		\$ -	\$ -	\$ -
173	Grants receivable – Non-current			\$ -	\$ -	\$ -
174-010	Other assets - Not For Profit			\$ -	\$ -	\$ -
174-020	Other assets - Partnership			\$ -	\$ -	\$ -
174-030	Other assets - Joint Venture			\$ -	\$ -	\$ -
174-040	Other assets - Tax Credit			\$ -	\$ -	\$ -
174-050	Other assets - Other	\$ 26,745		\$ -	\$ 26,745	\$ 26,745
174-060	Other - Comment			\$ -	\$ -	\$ -
174	Other assets	\$ 26,745		\$ -	\$ 26,745	\$ 26,745
176	Investment in joint venture	\$ -		\$ -	\$ -	\$ -
180	Total Non-current Assets	\$ 4,328,428		\$ -	\$ 4,328,428	\$ 4,328,428
200	Deferred Outflow of Resources	\$ 171,237			\$ 171,237	\$ 171,237
290	Total Assets and Deferred Outflow of Resources	\$ 5,643,841	\$ -	\$ -	\$ 5,643,841	\$ 5,643,841

Housing Authority of the City of Idabel
Idabel, Oklahoma
Financial Data Schedule-Cont.
June 30, 2023

Line Item No.	Description	Project Totals	State/Local	Program Totals	Subtotal	Total
Balance Sheet						
311	Bank overdraft			\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	\$ 4,813		\$ -	\$ 4,813	\$ 4,813
313	Accounts payable > 90 days past due			\$ -	\$ -	\$ -
321	Accrued wage/payroll taxes payable			\$ -	\$ -	\$ -
322	Accrued compensated absences - current portion	\$ 1,820		\$ -	\$ 1,820	\$ 1,820
324	Accrued contingency liability			\$ -	\$ -	\$ -
325	Accrued interest payable			\$ -	\$ -	\$ -
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$ 1,878		\$ -	\$ 1,878	\$ 1,878
331-020	Accounts payable - HUD PHA Programs - Capital fund			\$ -	\$ -	\$ -
331-030	Accounts payable - HUD PHA Programs - Other			\$ -	\$ -	\$ -
331	Accounts payable - HUD PHA Programs	\$ 1,878		\$ -	\$ 1,878	\$ 1,878
332	Accounts payable - PHA Projects			\$ -	\$ -	\$ -
333	Accounts payable - other government	\$ 64,372		\$ -	\$ 64,372	\$ 64,372
341	Tenant security deposits	\$ 29,917		\$ -	\$ 29,917	\$ 29,917
342-010	Unearned revenue - Operating Subsidy			\$ -	\$ -	\$ -
342-020	Unearned revenue - Capital fund	\$ -		\$ -	\$ -	\$ -
342-030	Unearned revenue - Other	\$ 6,096		\$ -	\$ 6,096	\$ 6,096
342	Unearned revenue	\$ 6,096		\$ -	\$ 6,096	\$ 6,096
343-010	CFFP			\$ -	\$ -	\$ -
343-020	Capital Projects/ Mortgage Revenue			\$ -	\$ -	\$ -
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$ -		\$ -	\$ -	\$ -
344	Current portion of long-term debt - operating borrowings			\$ -	\$ -	\$ -
345	Other current liabilities	\$ 2,448		\$ -	\$ 2,448	\$ 2,448
346	Accrued liabilities - other			\$ -	\$ -	\$ -
347	Inter program - due to			\$ -	\$ -	\$ -
348-010	Loan liability - current - Not For Profit			\$ -	\$ -	\$ -
348-020	Loan liability - current - Partnership			\$ -	\$ -	\$ -
348-030	Loan liability - current - Joint Venture			\$ -	\$ -	\$ -
348-040	Loan liability - current - Tax Credit			\$ -	\$ -	\$ -
348-050	Loan liability - current - Other			\$ -	\$ -	\$ -
348-060	Other - Comment			\$ -	\$ -	\$ -
348	Loan liability - current	\$ -		\$ -	\$ -	\$ -
310	Total Current Liabilities	\$ 111,344	\$ -	\$ -	\$ 111,344	\$ 111,344
351-010	Long-term debt - CFFP			\$ -	\$ -	\$ -
351-020	Long-term - Capital Projects/ Mortgage Revenue			\$ -	\$ -	\$ -
351	Capital Projects/ Mortgage Revenue Bonds	\$ -		\$ -	\$ -	\$ -
352	Long-term debt, net of current - operating borrowings	\$ -		\$ -	\$ -	\$ -
353	Non-current liabilities - other	\$ 9,271		\$ -	\$ 9,271	\$ 9,271
354	Accrued compensated absences- Non-current	\$ 16,381		\$ -	\$ 16,381	\$ 16,381
357	Accrued Pension and OPEB Liability	\$ 116,793		\$ -	\$ 116,793	\$ 116,793
350	Total Non-current liabilities	\$ 142,445		\$ -	\$ 142,445	\$ 142,445
300	Total Liabilities	\$ 253,789	\$ -	\$ -	\$ 253,789	\$ 253,789
400	Deferred Inflow of Resources	\$ 11,852		\$ -	\$ 11,852	\$ 11,852
508.1	Invested in capital assets, net of related debt	\$ 4,301,683		\$ -	\$ 4,301,683	\$ 4,301,683
511.1	Restricted Net Assets	\$ 13,004		\$ -	\$ 13,004	\$ 13,004
512.1	Unrestricted Net Assets	\$ 1,063,513		\$ -	\$ 1,063,513	\$ 1,063,513
513	Total Equity/Net Assets	\$ 5,378,200	\$ -	\$ -	\$ 5,378,200	\$ 5,378,200
600	Total Liabilities, Deferred Inflows and Equity	\$ 5,643,841	\$ -	\$ -	\$ 5,643,841	\$ 5,643,841

Housing Authority of the City of Idabel
Idabel, Oklahoma
Financial Data Schedule-Cont.
June 30, 2023

Line Item No.	Description	Low Rent	Capital Fund	Project Totals	State/Local	Program Totals	Subtotal	Elimination	Total
Income Statement									
70300	Net tenant rental revenue	\$ 420,459	\$ -	\$ 420,459	\$ -	\$ -	\$ 420,459		\$ 420,459
70400	Tenant revenue - other	\$ 39,831	\$ -	\$ 39,831	\$ -	\$ -	\$ 39,831		\$ 39,831
70500	Total Tenant Revenue	\$ 460,290	\$ -	\$ 460,290	\$ -	\$ -	\$ 460,290	\$ -	\$ 460,290
70600	HUD PHA operating grants	\$ 667,345	\$ 39,933	\$ 707,278	\$ -	\$ -	\$ 707,278		\$ 707,278
70610	Capital grants	\$ -	\$ 263,669	\$ 263,669	\$ -	\$ -	\$ 263,669		\$ 263,669
70710	Management Fee				\$ -	\$ -	\$ -		\$ -
70720	Asset Management Fee				\$ -	\$ -	\$ -		\$ -
70730	Book-Keeping Fee				\$ -	\$ -	\$ -		\$ -
70740	Front Line Service Fee			\$ -	\$ -	\$ -	\$ -		\$ -
70750	Other Fees			\$ -	\$ -	\$ -	\$ -		\$ -
70700	Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70800	Other government grants			\$ -	\$ -	\$ -	\$ -		\$ -
71100-010	Housing Assistance Payment			\$ -	\$ -	\$ -	\$ -		\$ -
71100-020	Administrative Fee			\$ -	\$ -	\$ -	\$ -		\$ -
71100	Investment income - unrestricted	\$ 4,547	\$ -	\$ 4,547	\$ -	\$ -	\$ 4,547		\$ 4,547
71200	Mortgage interest income			\$ -	\$ -	\$ -	\$ -		\$ -
71300	Proceeds from disposition of assets held for sale			\$ -	\$ -	\$ -	\$ -		\$ -
71310	Cost of sale of assets			\$ -	\$ -	\$ -	\$ -		\$ -
71400-010	Housing Assistance Payment			\$ -	\$ -	\$ -	\$ -		\$ -
71400-020	Administrative Fee			\$ -	\$ -	\$ -	\$ -		\$ -
71400	Fraud recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
71500	Other revenue	\$ 25,358	\$ -	\$ 25,358	\$ -	\$ -	\$ 25,358		\$ 25,358
71600	Gain or loss on sale of capital assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
72000-010	Housing Assistance Payment			\$ -	\$ -	\$ -	\$ -		\$ -
72000-020	Administrative Fee			\$ -	\$ -	\$ -	\$ -		\$ -
72000	Investment income - restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
70000	Total Revenue	\$ 1,157,540	\$ 303,602	\$ 1,461,142	\$ -	\$ -	\$ 1,461,142	\$ -	\$ 1,461,142
91100	Administrative salaries	\$ 160,562	\$ -	\$ 160,562	\$ -	\$ -	\$ 160,562		\$ 160,562
91200	Auditing fees	\$ 13,796	\$ -	\$ 13,796	\$ -	\$ -	\$ 13,796		\$ 13,796
91300	Management Fee			\$ -	\$ -	\$ -	\$ -		\$ -
91310	Book-Keeping Fee			\$ -	\$ -	\$ -	\$ -		\$ -
91400	Advertising and Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
91500	Employee benefit contributions - administrative	\$ 45,827	\$ -	\$ 45,827	\$ -	\$ -	\$ 45,827		\$ 45,827
91600	Office Expenses	\$ 7,384	\$ -	\$ 7,384	\$ -	\$ -	\$ 7,384		\$ 7,384
91700	Legal Expense	\$ 127	\$ -	\$ 127	\$ -	\$ -	\$ 127		\$ 127
91800	Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
91810	Allocated Overhead			\$ -	\$ -	\$ -	\$ -		\$ -
91900	Other	\$ 18,775	\$ 259	\$ 19,034	\$ -	\$ -	\$ 19,034		\$ 19,034
91000	Total Operating-Administrative	\$ 246,471	\$ 259	\$ 246,730	\$ -	\$ -	\$ 246,730	\$ -	\$ 246,730
92000	Asset Management Fee						\$ -		\$ -
92100	Tenant services - salaries			\$ -	\$ -	\$ -	\$ -		\$ -
92200	Relocation Costs			\$ -	\$ -	\$ -	\$ -		\$ -
92300	Employee benefit contributions - tenant services			\$ -	\$ -	\$ -	\$ -		\$ -
92400	Tenant services - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
92500	Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93100	Water	\$ 40,837	\$ -	\$ 40,837	\$ -	\$ -	\$ 40,837		\$ 40,837
93200	Electricity	\$ 27,599	\$ -	\$ 27,599	\$ -	\$ -	\$ 27,599		\$ 27,599
93300	Gas	\$ 5,157	\$ -	\$ 5,157	\$ -	\$ -	\$ 5,157		\$ 5,157
93400	Fuel			\$ -	\$ -	\$ -	\$ -		\$ -
93500	Labor			\$ -	\$ -	\$ -	\$ -		\$ -
93600	Sewer	\$ 22,511	\$ -	\$ 22,511	\$ -	\$ -	\$ 22,511		\$ 22,511
93700	Employee benefit contributions - utilities			\$ -	\$ -	\$ -	\$ -		\$ -
93800	Other utilities expense			\$ -	\$ -	\$ -	\$ -		\$ -
93000	Total Utilities	\$ 96,104	\$ -	\$ 96,104	\$ -	\$ -	\$ 96,104	\$ -	\$ 96,104
94100	Ordinary maintenance and operations - labor	\$ 184,487	\$ -	\$ 184,487	\$ -	\$ -	\$ 184,487		\$ 184,487
94200	Ordinary maintenance and operations - materials and other	\$ 77,312	\$ -	\$ 77,312	\$ -	\$ -	\$ 77,312		\$ 77,312
94300	Ordinary Maintenance and Operations Contracts	\$ 94,141	\$ -	\$ 94,141	\$ -	\$ -	\$ 94,141		\$ 94,141
94500	Employee benefit contribution - ordinary maintenance	\$ 48,123	\$ -	\$ 48,123	\$ -	\$ -	\$ 48,123		\$ 48,123
94000	Total Maintenance	\$ 404,063	\$ -	\$ 404,063	\$ -	\$ -	\$ 404,063	\$ -	\$ 404,063
95100	Protective services - labor			\$ -	\$ -	\$ -	\$ -		\$ -
95200	Protective services - other contract costs	\$ 315	\$ -	\$ 315	\$ -	\$ -	\$ 315		\$ 315
95300	Protective services - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
95500	Employee benefit contributions - protective services			\$ -	\$ -	\$ -	\$ -		\$ -
95000	Total Protective Services	\$ 315	\$ -	\$ 315	\$ -	\$ -	\$ 315	\$ -	\$ 315

Housing Authority of the City of Idabel
Idabel, Oklahoma
Financial Data Schedule-Cont.
June 30, 2023

Line Item No.	Description	Low Rent	Capital Fund	Project Totals	State/Local	Program Totals	Subtotal	Elimination	Total
Income Statement									
96110	Property Insurance	\$ 170,006	\$ -	\$ 170,006	\$ -	\$ -	\$ 170,006		\$ 170,006
96120	Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
96130	Workmen's Compensation	\$ 7,125	\$ -	\$ 7,125	\$ -	\$ -	\$ 7,125		\$ 7,125
96140	All other Insurance	\$ 4,578	\$ -	\$ 4,578	\$ -	\$ -	\$ 4,578		\$ 4,578
96100	Total Insurance Premiums	\$ 181,709	\$ -	\$ 181,709	\$ -	\$ -	\$ 181,709	\$ -	\$ 181,709
96200	Other general expenses	\$ 5,154	\$ -	\$ 5,154	\$ -	\$ -	\$ 5,154		\$ 5,154
96210	Compensated absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
96300	Payments in lieu of taxes	\$ 32,299	\$ -	\$ 32,299	\$ -	\$ -	\$ 32,299		\$ 32,299
96400	Bad debt - tenant rents	\$ 664	\$ -	\$ 664	\$ -	\$ -	\$ 664		\$ 664
96500	Bad debt - mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
96600	Bad debt - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
96800	Severance expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
96000	Total Other General Expenses	\$ 38,117	\$ -	\$ 38,117	\$ -	\$ -	\$ 38,117	\$ -	\$ 38,117
96710	Interest of Mortgage (or Bonds) Payable				\$ -	\$ -	\$ -		\$ -
96720	Interest on Notes Payable (Short and Long Term)				\$ -	\$ -	\$ -		\$ -
96730	Amortization of Bond Issue Costs				\$ -	\$ -	\$ -		\$ -
96700	Total Interest Expense and Amortization Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96900	Total Operating Expenses	\$ 966,779	\$ 259	\$ 967,038	\$ -	\$ -	\$ 967,038	\$ -	\$ 967,038
97000	Excess Revenue Over Operating Expenses	\$ 190,761	\$ 303,343	\$ 494,104	\$ -	\$ -	\$ 494,104	\$ -	\$ 494,104
97100	Extraordinary maintenance	\$ 30,008	\$ -	\$ 30,008	\$ -	\$ -	\$ 30,008		\$ 30,008
97200	Casualty losses- Non-capitalized	\$ 32,160	\$ -	\$ 32,160	\$ -	\$ -	\$ 32,160		\$ 32,160
97300	Housing assistance payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
97350	HAP Portability-in	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
97400	Depreciation expense	\$ 327,202	\$ -	\$ 327,202	\$ -	\$ -	\$ 327,202		\$ 327,202
97500	Fraud losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
97800	Dwelling units rent expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
90000	Total Expenses	\$ 1,356,149	\$ 259	\$ 1,356,408	\$ -	\$ -	\$ 1,356,408	\$ -	\$ 1,356,408
10010	Operating transfer in	\$ 39,674	\$ -	\$ 39,674			\$ 39,674	\$ (39,674)	\$ -
10020	Operating transfer out	\$ -	\$ (39,674)	\$ (39,674)			\$ (39,674)	\$ 39,674	\$ -
10030	Operating transfers from / to primary government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10040	Operating transfers from / to component unit	\$ -	\$ -	\$ -			\$ -		\$ -
10070	Extraordinary items, net gain/loss	\$ -	\$ -	\$ -			\$ -		\$ -
10080	Special items, net gain/loss	\$ (393,756)	\$ -	\$ (393,756)	\$ 196,878		\$ (196,878)		\$ (196,878)
10091	Inter Project Excess Cash Transfer In	\$ -	\$ -	\$ -			\$ -		\$ -
10092	Inter Project Excess Cash Transfer Out	\$ -	\$ -	\$ -			\$ -		\$ -
10093	Transfers between Programs and Projects - in	\$ -	\$ -	\$ -			\$ -		\$ -
10094	Transfers between Programs and Projects - out	\$ -	\$ -	\$ -			\$ -		\$ -
10100	Total other financing sources (uses)	\$ (354,082)	\$ (39,674)	\$ (393,756)	\$ 196,878	\$ -	\$ (196,878)	\$ -	\$ (196,878)
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ (552,691)	\$ 263,669	\$ (289,022)	\$ 196,878	\$ -	\$ (92,144)	\$ -	\$ (92,144)
11020	Required Annual Debt Principal Payments				\$ -	\$ -	\$ -		\$ -
11030	Beginning equity	\$ 5,667,222	\$ -	\$ 5,667,222	\$ (196,878)	\$ (196,878)	\$ 5,470,344		\$ 5,470,344
11040-010	Prior period adjustments, equity transfers, and correction of errors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
11040-070	Equity Transfers	\$ 263,669	\$ (263,669)	\$ -	\$ -	\$ -	\$ -		\$ -
11040	Prior period adjustments, equity transfers, and correction of errors	\$ 263,669	\$ (263,669)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11190	Unit Months Available	2,188	-	2,188	-	-	2,188	-	2,188
11210	Unit Months Leased	2,136	-	2,136	0	-	2,136	-	2,136
11270	Excess Cash	\$ 923,718	\$ -	\$ 923,718	\$ -	\$ -	\$ 923,718	\$ -	\$ 923,718
11610	Land Purchases	\$ -	\$ -	\$ -			\$ -		\$ -
11620	Building Purchases	\$ -	\$ 263,669	\$ 263,669			\$ 263,669		\$ 263,669
11630	Furniture & Equipment-Dwelling Purchases	\$ -	\$ -	\$ -			\$ -		\$ -
11640	Furniture & Equipment-Administrative Purchases	\$ -	\$ -	\$ -			\$ -		\$ -
11650	Leasehold Improvements Purchases	\$ -	\$ -	\$ -			\$ -		\$ -
11660	Infrastructure Purchases	\$ -	\$ -	\$ -			\$ -		\$ -
13510	CFPP Debt Service Payments	\$ -	\$ -	\$ -			\$ -		\$ -
13901	Replacement Housing Factor Funds	\$ -	\$ -	\$ -			\$ -		\$ -



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**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 Idabel
Idabel, 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, the financial statements of the Housing Authority of the City of Idabel, as of and for the year ended June 30, 2023, and the related notes to the financial statements which collectively comprise the Housing Authority of the City of Idabel’s basic financial statements, and have issued our report thereon dated January 16, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Idabel’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 of the effectiveness of the Housing Authority of the City of Idabel’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Idabel’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 Housing Authority of the City of Idabel’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs that we consider to be significant deficiency 2023-001.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Idabel's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 that are required to be reported under *Government Auditing Standards*.

Housing Authority of the City of Idabel's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Housing Authority of the City of Idabel's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Housing Authority of the City of Idabel's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of the internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness on 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.

Urlaub & Co., PLLC

Urlaub & Co., PLLC
Ada, Oklahoma
January 16, 2024



P.O. Box 2663
Ada, OK 74821
580-332-4802
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**SINGLE AUDIT REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY
THE UNIFORM GUIDANCE**

Board of Commissioners
Housing Authority of the City of Idabel
Idabel, Oklahoma

Report on Compliance for the Major Federal Program

Opinion on Each Major Federal Program

We have audited Housing Authority of the City of Idabel's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Idabel' major federal programs for the year ended June 30, 2023. The Housing Authority of the City of Idabel's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority of the City of Idabel complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

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*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Housing Authority of the City of Idabel and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Housing Authority of the City of Idabel's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Housing Authority of the City of Idabel's federal programs.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Housing Authority of the City of Idabel's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user of the report on compliance about Housing Authority of the City of Idabel's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Housing Authority of the City of Idabel's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Housing Authority of the City of Idabel's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion of the effectiveness of Housing Authority of the City of Idabel's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on 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 is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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.

Urlaub & Co., PLLC

Urlaub & Co., PLLC

January 16, 2024

Housing Authority of the City of Idabel
Idabel, Oklahoma
Summary Schedule of Prior Audit Findings
For the Year Ended June 30, 2023

2019-1 Lack of Segregation of Duties
 See current finding 2023-001.

Housing Authority of the City of Idabel
 Idabel, Oklahoma
 Schedule of Findings and Questioned Costs
 For the Year Ended June 30, 2023

Section I - Summary of Auditor's Results

Financial Statements

The auditor's report expresses an unmodified opinion on the financial statements of the Housing Authority of the City of Idabel.

Internal control over financial reporting:		
• Material weakness identified?	Yes	X No
• Significant deficiencies identified?	X Yes	None reported
Noncompliance material to financial statements?	Yes	X No

Federal Awards

Internal control over major programs:		
• Material weakness identified?	Yes	X No
• Significant deficiencies identified?	Yes	X None reported

The auditor's report issued on compliance for major programs expresses an unmodified opinion.

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	Yes	X No
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Identification of major federal programs:

Federal Assistance Listing #14.850

Low Rent Housing Program

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

Auditee qualified as low-risk auditee?	X Yes	No
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Housing Authority of the City of Idabel
Idabel, Oklahoma
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2023

Section II – Financial Statements Findings

SIGNIFICANT DEFICIENCY

2023-001 Lack of Segregation of Duties

Criteria: Internal control is a process, effected by the Housing Authority’s board of directors, management and other personnel, designed to provide reasonable assurance regarding the achievement of objectives in the following categories: effectiveness and efficiency of operations, reliability of financial reporting, and compliance with applicable laws and regulations.

Condition: Due to the limited employees and resources available to the Housing Authority of the City of Idabel, many aspects of the internal control structure that rely on segregation of duties are missing. Specific accounting processes noted that are affected by the lack of segregation of duties include: Cash disbursements, payroll disbursements, cash receipting, and specific reporting functions required for the Housing Authority.

Context: During our analysis of the internal control structure, we noted that the structure was limited due to the number of employees and economic resources available to the Housing Authority of the City of Idabel. Many aspects needed to implement an acceptable internal control process are not feasible.

Effect: Due to the limitations of the internal control system, a potential material misstatement of the financial statements may not be prevented or detected.

Recommendation: Although the Housing Authority does not have enough resources to completely address this issue; steps can be taken to reduce the risk. Steps that can be taken are to have the board of directors become a more active component of the internal control system and to formalize the internal control procedures of the Authority. From a practical point, a cost/benefit analysis must be performed to determine if the benefit arrived is worth the potential additional cost incurred. In many cases, the cost will be too high to fully implement the needed controls.

Reply: Segregation of duties by the Idabel Housing Authority is limited due to the small number of employees and the economic resources that are available. The administrative staff has segregate duties as much as possible.

Section III – Federal Award Findings and Questioned Costs

U.S. Department of Housing and Urban Development

14.850 –Low Rent Housing Program

None

HOUSING AUTHORITY OF THE CITY OF IDABEL, OKLAHOMA
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2023

The Housing Authority of the City of IDABEL, OKLAHOMA respectfully submits the following corrective action plan for the year ended June 30, 2023.

Name and Address of independent account firm:

Urlaub & Co., PLLC
P.O. Box 2663
Ada, OK 74821

Audit Period: June 30, 2023

The finding from the June 30, 2023 schedule of findings and questioned costs are discussed below.

SECTION II – Financial Statement Findings

2023-001 Lack of Segregation of Duties

Response: Segregation of duties by the Idabel Housing Authority is limited due to the small number of employees and the economic resources that are available. The administrative staff has segregate duties as much as possible.

SECTION III – Federal Award Findings and Questioned Costs

14.850 – Low Rent Housing Program

None

Sincerely,

IDABEL HOUSING AUTHORITY

Dana Logan
Executive Director



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Ada, OK 74821
580-332-4802
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INDEPENDENT ACCOUNTANT’S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the City of Idabel
Idabel, Oklahoma

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

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

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

We were engaged to perform an audit in accordance with 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, for the Housing Authority as of and for the year ended June 30, 2023, and have issued our reports thereon dated January 16, 2024. The information in the “Hard Copy Documents” column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated January 16, 2024, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the reporting package which includes the auditor’s reports, 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.

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

Urlaub & Co., PLLC

Ada, Oklahoma
January 16, 2024

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

Procedure	UFRS Rule Information	Hard Copy Documents	Findings
1	Balance Sheet, Revenue and Expense (data line 111 to 13901)	Financial Data Schedule	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (data element G3100-040)	Auditor’s supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees