

**HOUSING AUTHORITY OF THE CITY OF SHAWNEE
SHAWNEE, OKLAHOMA**

**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

FOR THE YEAR ENDED DECEMBER 31, 2023

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

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Audit Solutions, LLC.

Certified Public Accountant

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

I have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Shawnee (Authority), Oklahoma, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of December 31, 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 Opinions

I conducted my 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. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Authority and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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 Authority'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 Responsibilities for the Audit of the Financial Statements

My 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 my opinions. 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 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 aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, I:

- 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 on the effectiveness of the Authority'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 my judgment, there are conditions or events considered in the aggregate that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i-vii, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule and the PHA's Statement of Certification of Actual Modernization Cost are presented for purposes of additional analysis and are not a required part of the basic financial statements. 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* is also presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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 auditing standards generally accepted in the United States of America. In my opinion, the accompanying Financial Data Schedule, PHA's Statement of Certification of Actual Modernization Cost and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated July 26, 2024, on my consideration of the Authority's internal control over financial reporting and on my 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 my 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 Authority'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 Authority's internal control over financial reporting and compliance.

Audit Solutions, LLC

Chesterfield, Missouri

July 26, 2024

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
December 31, 2023

Introduction

This Management's Discussion and Analysis (MD&A) of the Shawnee Housing Authority (Authority) provides an introduction and overview to the financial statements of the Shawnee Housing Authority for the fiscal year ended December 31, 2023. The Shawnee Housing Authority presents this discussion and analysis of its financial performance during the fiscal year ended December 31, 2023, to assist the reader in focusing on significant financial issues.

The primary focus of the Authority's financial statements is on the statements of its single enterprise fund encompassing all programs administered by the Shawnee Housing Authority. The information contained herein this MD&A should be considered in conjunction with the Authority's financial statements and related notes to the financial statements.

The Authority has six individual programs. They include the Low Rent program, a Centralized Office Cost Center (COCC), the Capital Fund Program (CFP), the Housing Choice Vouchers program (HCV), the Resident Opportunity Supportive Services Program (ROSS) and FSS Escrow Forfeiture program.

- The Low Rent Program consists of 442 dwelling units. Funding is provided based on dwelling rents paid by the tenants and operating fund payments received by the Department of Housing & Urban Development based on a formula. The Low Rent Program is separated into 2 projects (AMPs).
- The COCC operates as a business activity program of the Authority. Revenue is generated through management, bookkeeping, and asset management fees paid by the other programs and other entities.
- The Capital Fund Program is also a formula-based program from HUD. The purpose of this program is to provide funding for the modernization and improvement of the Low Rent Public Housing Program. These resources allow the Housing Authority to provide capital improvements for the current dwelling structures and assist in their operations.
- The Housing Choice Vouchers Program provides rental assistance to aid low-income families with affordable, decent, safe, and sanitary rental housing. The Authority provides rental assistance in the form of a housing assistance payment to a landlord on behalf of the tenant. The Authority currently has 502 units available. Funds are provided by HUD to provide rental assistance payments. The Authority is provided an administrative fee for the purpose of covering the administrative costs of the program. The administrative fee is computed by HUD on an annual basis.
- The Resident Opportunity and Supportive Services Program is a competitive grant provided by HUD, used by the Authority to provide social services such as economic independence support.
- FSS Escrow Forfeitures Program is to account for all FSS escrow forfeitures regardless of the funding source used to fund the escrow.

Overview of the Financial Statements

This overview of the financial statement is intended to inform and introduce the reader to the Authority's financial statements. The financial statements are comprised of three individual statements. These statements include:

- The Statement of Net Position
- The Statement of Revenues, Expense, and Changes in Net Position
- The Statement of Cash Flows

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)
December 31, 2023

Overview of the Financial Statements – (Continued)

The Statement of Net Position presents information on the assets, deferred outflows or resources, liabilities, and deferred inflows of resources with the differences between them being reported as Net Position. Over time, increases or decreases in Net Position may serve as a useful indicator of whether the financial situation of the Authority is improving or deteriorating. Net Position is comprised of three individual components:

- Net Investment in Capital Assets consists of capital asset balances net of accumulated depreciation less any outstanding balances of related debt associated with the acquisition of these assets.
- Restricted component of net position consists of resources that are restricted by limitations placed on these resources by an external source or imposed by law through enabling legislation.
- Unrestricted component of net position represents the remaining resources available that do not meet the definition of the above categories. The unrestricted component of Net Position is basically the amount of resources available for future year appropriations.

The Statement of Revenues, Expenses, and Changes in Net Position reports the operating revenues, operating expenses, non-operating revenues, and non-operating expenses of the Authority for the fiscal year ended December 31, 2023, to determine the net change in net position for the fiscal year.

The Statement of Cash Flows reports cash activities for the fiscal year resulting from operating activities, investing activities, non-capital financing activities, and capital and related financing activities. The net result of these activities represents the increase or decrease of the cash equivalent account balance for the year ended December 31, 2023.

Financial Highlights

The Authority's net position increased from \$7,869,731 to \$8,400,684, an increase of \$530,953. Total assets increased by \$373,057.

Total revenue increased from \$7,968,756 to \$8,100,425, an increase of \$131,669 or 2%.

Total expenses increased by \$341,066, from \$7,228,406 to \$7,569,472 for the current year.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)
December 31, 2023

Housing Authority Activities & Highlights

The Authority's overall financial position and operations for the past two years are summarized below based on the information in the current and prior financial statements. The table below lists the summary of net position as of December 31, 2023, and December 31, 2022.

**Summary Statement of Net Position
As of December 31, 2023, and 2022**

<u>Category</u>	<u>FYE 2023</u>	<u>FYE 2022</u>	<u>Change \$</u>	<u>Change %</u>
Current Assets	\$ 3,972,496	\$ 3,599,439	\$ 373,057	10%
Noncurrent Assets	\$ 4,950,627	\$ 4,716,883	\$ 233,744	5%
Total Assets	\$ 8,923,123	\$ 8,316,322	\$ 606,801	7%
Current Liabilities	\$ 411,532	\$ 381,060	\$ 30,472	8%
Noncurrent Liabilities	\$ 110,907	\$ 65,531	\$ 45,376	69%
Total Liabilities	\$ 522,439	\$ 446,591	\$ 75,848	17%
Unrestricted	\$ 3,420,583	\$ 3,122,842	\$ 297,741	10%
Restricted	\$ 29,474	\$ 30,006	\$ (532)	-2%
Net Investment in Capital Assets	\$ 4,950,627	\$ 4,716,883	\$ 233,744	5%
Total Net Position	\$ 8,400,684	\$ 7,869,731	\$ 530,953	7%

Current Assets

The Authority's current asset balance increased by \$373,057. This was primarily due to an increase in unrestricted cash and investment balances in the amount of \$394,378. This increase was due to operating revenues exceeding operating expenditures.

Noncurrent Assets

The Authority's noncurrent asset balance increased by \$233,744 primarily due to the completion and purchase of fixed assets. Please note the capital asset portion presented in a later section.

Current Liabilities

Current liabilities increased by \$30,472. This was primarily due to an increase in Payments In Lieu of Taxes (PILOT) in the amount of \$18,140. PILOT increased due to a rise in dwelling rents. In addition, other current liabilities increased by \$16,484 due to the accrual of additional utilities due at the end of the year.

Noncurrent Liabilities

Noncurrent liabilities increased by \$45,376. This was due to an increase in the noncurrent portion of accrued leave in the amount of \$46,971.

Net Position

The net position of the Authority increased by \$530,953 when compared to the previous fiscal year.

The Authority's unrestricted component of net position changed from \$3,122,842 to \$3,420,583, an increase of \$297,741 or 10% for the current year. The unrestricted component of net position is the amount available for future appropriations. This balance is subject to program specific guidelines.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)

December 31, 2023

Housing Authority Activities & Highlights – (Continued)

Net Position – (Continued)

Unrestricted component of net position balance per program is as follows:

Low Rent Housing Program	
AMP 1	\$ 1,649,942
AMP 2	\$ 469,137
Central Office Cost Center	\$ 833,381
Housing Choice Vouchers Program	\$ 468,123
Total Unrestricted	\$ 3,420,583

The Authority's restricted component of net position changed from \$30,006 to \$29,474. This was primarily due to HAP related expenditures of \$3,146,416 exceeding HAP revenues of \$3,138,535.

**Summary Statement of Revenues & Expenses and Changes in Net Position
Years Ended December 31, 2023, and 2022**

<u>Category</u>	<u>FYE 2023</u>	<u>FYE 2022</u>	<u>Change \$</u>	<u>Change %</u>
Tenant Revenue	\$ 1,103,748	\$ 939,876	\$ 163,872	17%
HUD Operating Grants	\$ 6,065,060	\$ 5,697,192	\$ 367,868	6%
Capital Grants	\$ 384,309	\$ 660,805	\$ (276,496)	-42%
Interest Income	\$ 20,245	\$ 2,549	\$ 17,696	694%
Other Revenue	\$ 527,063	\$ 668,334	\$ (141,271)	-21%
Total Revenue	\$ 8,100,425	\$ 7,968,756	\$ 131,669	2%
Administration	\$ 1,583,103	\$ 1,548,603	\$ 34,500	2%
Tenant Service	\$ 223,384	\$ 166,287	\$ 57,097	34%
Utilities	\$ 276,040	\$ 303,074	\$ (27,034)	-9%
Ordinary Maintenance	\$ 1,199,293	\$ 1,281,484	\$ (82,191)	-6%
General Expense	\$ 599,814	\$ 540,522	\$ 59,292	11%
Extraordinary Maint/Casualty Losses	\$ 66,776	\$ 17,719	\$ 49,057	277%
Housing Assistance Payments	\$ 3,153,572	\$ 2,957,958	\$ 195,614	7%
Depreciation	\$ 467,490	\$ 412,759	\$ 54,731	13%
Total Expenses	\$ 7,569,472	\$ 7,228,406	\$ 341,066	5%
Increase (Decrease) in Net Position	\$ 530,953	\$ 740,350	\$ (209,397)	-28%
Net Position, Beginning of Year	\$ 7,869,731	\$ 7,129,381	\$ 740,350	10%
Net Position, End of Year	\$ 8,400,684	\$ 7,869,731	\$ 530,953	7%

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)
December 31, 2023

Housing Authority Activities & Highlights – (Continued)

Results of Operations

Revenues of the Authority are generated principally Federal and State funding grant income. The Authority's revenue increased by \$131,669 compared to the previous fiscal year. Notable changes as compared to the previous year include:

- Tenant revenue increased by \$163,872. This was due to an increase in the average rent per unit increasing from \$172 per unit in the prior year to \$204 per unit the current year.
- HUD operating grants increased by \$367,868. This was primarily due to an increase in HCV HAP funding in the amount of \$165,238. In addition, HCV administration funding increased by \$50,850 and CFP Program operation funding increased by \$72,874 and CDBG grant received in the amount of \$74,224.
- Capital grant revenues decreased by \$276,496 due to a reduction in activity associated with capital improvement projects funded by the Capital Fund Program.
- Interest income increased by \$17,696 primarily due to an increase in interest rates.
- Other revenue decreased by \$141,271 primarily due to a reduction in insurance proceeds in the amount of \$191,778. In contrast other fees from third party increased by \$47,977.

Total expenses increased by \$341,066. Significant variances include the following:

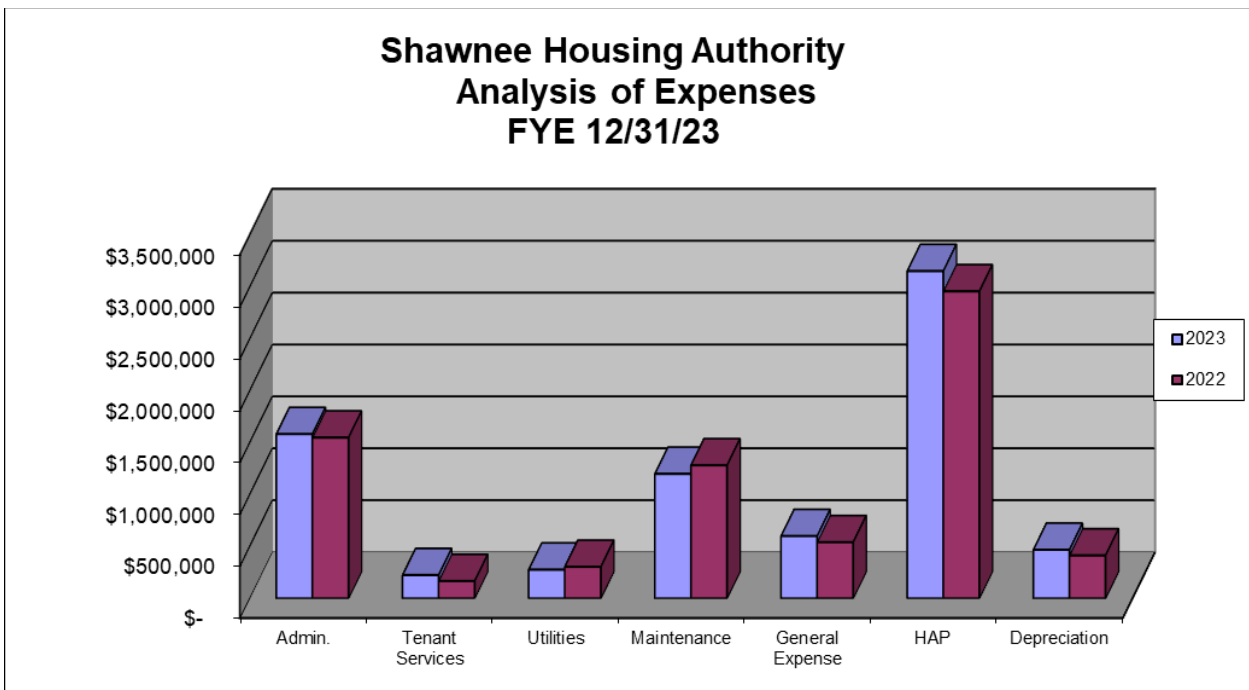
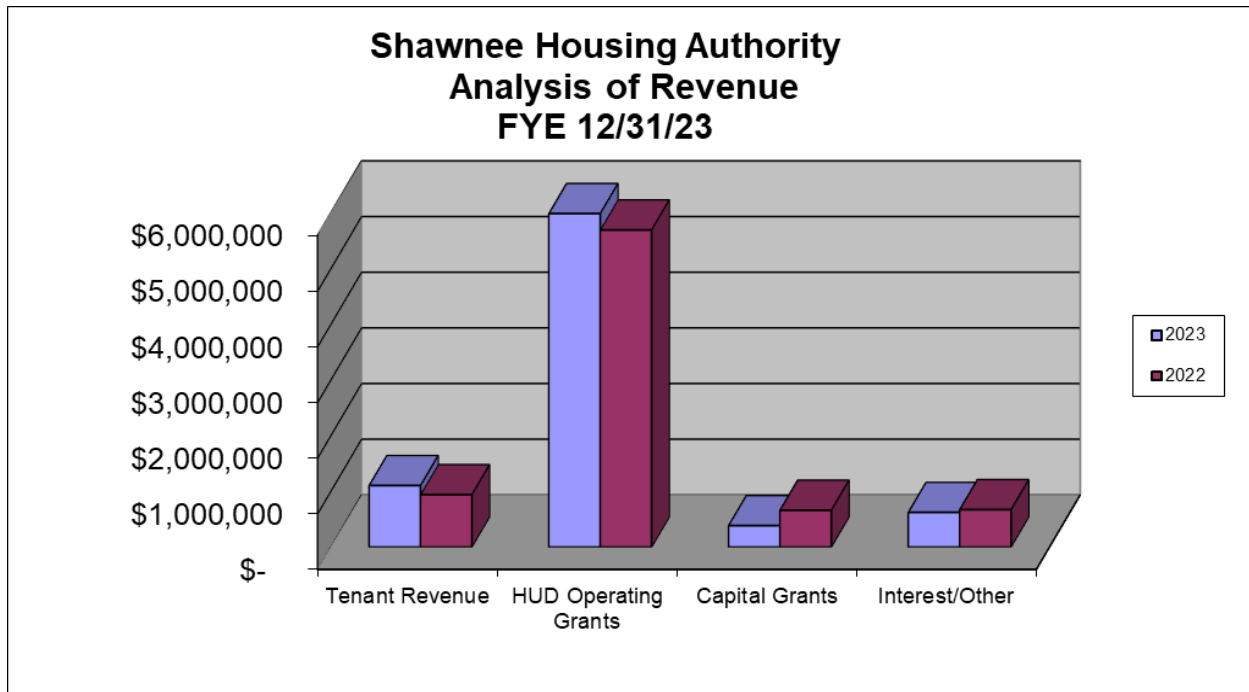
- Administration increased by \$34,500 primarily due to an increase in administrative salaries and benefits in the amount of \$35,237.
- Tenant services increased by \$57,097. This increase was due to the purchase of iPads to be utilized by the Low Rent tenants for mental health support. These expenses were offset by a city grant.
- Utilities decreased by \$27,034 due to a reduction in water/sewer expenses in the amount of \$20,798 and gas expenses in the amount of \$5,348.
- Ordinary maintenance decreased by \$82,191. This was primarily due to a reduction in maintenance materials in the amount of \$144,951. In addition, elevator expenses decreased by \$9,701 and misc. contract expenses decreased by \$6,125. In contrast, maintenance salaries and benefits increased by \$44,193, landscaping increased by \$10,246, and plumbing increased by \$10,923.
- Other general expenses increased by \$59,292. This was primarily due to an increase in insurance expenses in the amount of \$20,569. Other increases include other general expenses in the amount of \$9,383, Payment in Lieu of Taxes increased in the amount of \$18,140, and bad debt related to tenants in the amount of \$13,287.
- Extraordinary maintenance/casualty losses increased by \$49,057. Current year expenses are related to tornado damage and concrete repair.
- Housing assistance payments increased by \$195,614. This was primarily due to an increase in the average housing assistance payment from \$495 in the prior year to \$526 in the current year.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)
December 31, 2023

Housing Authority Activities & Highlights – (Continued)

The following presentations have been provided to demonstrate the revenues and expenses by summarized account category:



HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)
December 31, 2023

Housing Authority Activities & Highlights – (Continued)

Noncurrent Assets

As of December 31, 2023, the Authority's net investment in capital assets was \$4,950,627. This investment includes building improvements and equipment, net of accumulated depreciation.

Category	FYE 2023	FYE 2022	Change \$	Change %
Land	\$ 345,053	\$ 345,053	\$ -	0%
Buildings	\$ 23,972,706	\$ 23,658,573	\$ 314,133	1%
Equipment	\$ 516,259	\$ 518,548	\$ (2,289)	0%
Construction in Progress	\$ 388,413	\$ 38,014	\$ 350,399	922%
Accumulated Depreciation	\$ (20,271,804)	\$ (19,843,305)	\$ (428,499)	2%
Total Net Fixed Assets	\$ 4,950,627	\$ 4,716,883	\$ 233,744	5%

Buildings increased by \$314,133 due to HVAC replacements and roofing project funded by the 2018, 2019, and 2021 CFP Program.

Equipment decreased by \$2,289 due to the disposal of equipment. A vehicle and wifi network were added to the equipment account.

Construction in progress consists of two roofing projects and the rebuild of two units funded by the 2021 CFP Program and the Low Rent Program.

Subsequent Event

As of the time of this analysis, HUD has not finalized the funding levels for the 2024 calendar year. The operating subsidy for the Low Rent Housing Program will be funded at an estimated 87.44%.

The amount of funding for the 2024 calendar year for the Housing Choice Vouchers Program will include an estimated proration of administrative fees at 89% and HAP funding at 99.5%. HUD has obligated \$3,005,762 in HAP funding for the 2024 calendar year.

Request for Information

This financial report is designed to provide a general overview of the Authority's accountability for all those interested.

If you should have additional questions regarding the financial information, you can contact our office in writing at the following address:

Shawnee Housing Authority
Diane Adams, Executive Director
PO Box 3427
Shawnee, OK 74801

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

STATEMENT OF NET POSITION
December 31, 2023

ASSETS

Current Assets:

Cash and cash equivalents	\$	1,706,407
Cash - restricted		255,309
Investments		1,579,377
Receivables - net of allowances		102,494
Inventory - net of allowances		117,779
Prepaid expenses		<u>211,130</u>

Total Current Assets		<u>3,972,496</u>
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Non-current Assets:

Capital assets:

Land and construction in progress		733,466
Other capital assets, net of depreciation		<u>4,217,161</u>

Total capital assets - net		<u>4,950,627</u>
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Total Non-current Assets		<u>4,950,627</u>
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Total Assets	\$	<u><u>8,923,123</u></u>
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See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

STATEMENT OF NET POSITION - (Continued)
December 31, 2023

LIABILITIES

Current Liabilities:

Accounts payable	\$ 222,294
Accrued salaries and benefits	8,892
Tenant security deposit liability	93,801
Accrued compensated absences	57,650
Unearned revenues	<u>28,895</u>

Total Current Liabilities	<u>411,532</u>
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Non-current Liabilities:

Compensated absences	78,351
Non-current liabilities - Other	<u>32,556</u>

Total Non-current Liabilities	<u>110,907</u>
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Total Liabilities	<u>522,439</u>
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NET POSITION

Net investment in capital assets	4,950,627
Restricted	29,474
Unrestricted	<u>3,420,583</u>

Total Net Position	<u>8,400,684</u>
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Total Liabilities and Net Position	\$ <u><u>8,923,123</u></u>
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See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Year Ended December 31, 2023

OPERATING REVENUES

Tenant revenue	\$ 1,103,748
Governmental grants and subsidy	6,065,060
Miscellaneous	<u>527,063</u>
 Total operating revenue	 <u>7,695,871</u>

OPERATING EXPENSES

Administrative	1,583,103
Tenant services	223,384
Utilities	276,040
Ordinary maintenance and operations	1,199,293
Protective services	56,507
Insurance	225,914
General	317,393
Non routine maintenance	66,776
Housing assistance payment	3,153,572
Depreciation expense	<u>467,490</u>
 Total operating expenses	 <u>7,569,472</u>
 Operating income (loss)	 <u>126,399</u>

NON-OPERATING REVENUES (EXPENSES)

Investment income	<u>20,245</u>
 Net non-operating revenues (expenses)	 <u>20,245</u>
 Income (loss) before contributions and transfers	 <u>146,644</u>
 Capital contributions	 <u>384,309</u>
 Change in net position	 530,953
 Total net position - beginning of year	 <u>7,869,731</u>
 Total net position - end of year	 \$ <u><u>8,400,684</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Received from tenants	\$ 1,038,726
Received from governmental grants and subsidy	6,053,783
Received from other operating activities	1,186,141
Payments for goods and services	(2,182,947)
Payments to employees	(2,388,589)
Payment in lieu of taxes	(58,326)
Payment for housing assistance	<u>(3,153,572)</u>

Net cash provided by (used in) operating activities	<u>495,216</u>
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CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Proceeds from capital contributions	384,309
Purchases of capital assets	(676,284)
Receipts (payments) from deferred credits and escrow deposits	<u>(1,595)</u>

Net cash provided by (used in) capital and related financing activities	<u>(293,570)</u>
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CASH FLOWS FROM INVESTING ACTIVITIES

Proceeds (payments) from sale (purchase) of investments	(17,995)
Receipts of interest and dividends	<u>18,086</u>

Net cash provided by (used in) investing activities	<u>91</u>
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Net increase (decrease) in cash and cash equivalents	201,737
Cash and cash equivalents at beginning of year	<u>1,759,979</u>

Cash and cash equivalents at end of year	<u><u>\$ 1,961,716</u></u>
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See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

STATEMENT OF CASH FLOWS - (Continued)
For the Year Ended December 31, 2023

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

Operating income (loss)	\$ 126,399
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	467,490
Change in assets and liabilities:	
Receivables, net	(41,615)
Inventories, net	(96,194)
Prepaid expenses	(13,357)
Accounts and other payables	4,351
Tenant security deposit	(352)
Unearned revenues	6,765
Compensated absences	44,499
Accrued expenses	<u>(2,770)</u>
Net cash provided by (used) by operating activities	\$ <u><u>495,216</u></u>

Supplemental schedule of non-cash investing, capital and financing activities:

The Authority purchased fixed assets during FY 2023 in the amount of \$701,234. In conjunction with the acquisition, liabilities were assumed as follows:

Fair value of capital assets acquired	\$ 701,234
Cash paid for the capital assets	<u>(676,284)</u>
Liabilities assumed	\$ <u><u>24,950</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Housing Authority of the City of Shawnee (Authority) is a public body and a body corporate and politic organized under the laws of the State of Oklahoma that is legally separate, fiscally independent and governed by a Board of Commissioners. The Authority was established to provide Public and Indian Housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other applicable federal agencies. Additionally, HUD has entered into Annual Contributions Contract with the Authority for the purpose of administering housing and housing relating programs described herein. The Authority is not subject to federal or state income taxes and is not required to file federal or state income tax returns.

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

1A. Financial Reporting Entity

The Authority's financial reporting entity comprises the following:

Primary Government: Housing Authority

In determining the financial reporting entity, the Authority complies with the provisions of GASB Statement No. 14 as amended by GASB No. 39 and No. 61, "The Financial Reporting Entity," and includes all component units of which the Authority appointed a voting majority of the units' board; the Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists. On the basis of the application of these criteria, there are no component units which are required to be included in the Authority's financial statements.

1B. Basis of Presentation

The accounts of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. The operations of each fund are reported as a separate set of self-balancing accounts that are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditure/expenses. Funds consist of three major categories: governmental, proprietary and fiduciary. Funds within each major category are grouped by fund type in the combined financial statements. The Authority uses the following fund:

Proprietary Fund Types - This fund is used to account for the Authority's ongoing activities that are similar to those often found in the private sector. The accounting objectives are the determination of net income, financial position and changes in cash flow. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position. Proprietary fund equity is segregated into net investment in capital assets and restricted and unrestricted net position. The following are the Authority's proprietary fund types:

Enterprise Fund - Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes all of the Authority's programs as an enterprise fund.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

1B. Basis of Presentation - (Continued)

The Authority operates the following programs in the enterprise fund:

Public and Indian Housing – The objective of the program is to provide decent, safe and sanitary housing and related facilities for eligible low-income individuals.

Public Housing Capital Fund – The purpose of this program is to provide funds annually to Housing Authorities for the modernization of the housing development and for management improvements.

Section 8 Housing Choice Vouchers – The objective of the program is to help low-income families obtain decent, safe, and sanitary housing through a system of rental assistance. HUD reimburses HAP funds to the amount needed by the Authority for the rental supplements paid to private landlords and the administrative costs of managing the program.

Family Self-Sufficiency Program – To promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

FSS Escrow Forfeitures – To account for all FSS escrow forfeitures regardless of the funding source used to fund the escrow.

Community Development Block Grant (CDBG) – This program provides communities with resources to address a wide range of unique community development needs by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Central Office Cost Center (COCC) – Under the Asset Management rule, the purpose of this program is to provide day-to-day operation of other programs of the Housing Authority in lieu of property management, asset management, bookkeeping, program management and fee for service fee.

1C. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus - The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting - In the financial statements, the proprietary fund utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

1D. Budgets

Budgets are prepared for regulatory purposes in accordance with the Authority's contract with HUD on an annual basis for all operating programs and on a project length basis for capital projects funds which are approved by the Board of Commissioners and submitted to HUD for their approval, if required.

1E. Estimates and assumptions

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could vary from those estimates.

1F. Assets, Liabilities and Equity

Cash and Investments

For the purpose of the Statement of Net Position, "cash and cash equivalents" includes all demand, savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less. For the purpose of the Statement of Cash Flows, "cash and cash equivalents" include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations, if any, with a remaining maturity at the time of purchase of one year or less. Those investments, if any, are reported at amortized cost. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes 2B and 3A.

Inter-fund Receivables and Payables

During the course of operations, numerous transactions occur within individual funds that may result in amounts owed between funds. Inter-fund receivables and payables between funds are eliminated for financial statement presentation.

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances consist of PHA projects, HUD, tenants, fraud recovery and accrued interest receivable.

Inventories

Inventories are accounted for under the consumption method and recorded at lower of cost or market. Inventories consist primarily of maintenance materials and supplies held for consumption. The cost of these supplies is regarded as an expenditure at the time the items are consumed. Inventories are classified as current assets on the Statement of Net Position, net of an allowance for obsolete inventory.

Prepaid Expenses

Prepaid expenditures, such as insurance premiums and deferred costs, which are expected to be written off within the next fiscal year, are included in net current assets.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

1F. Assets, Liabilities and Equity – (Continued)

Capital Assets

Capital assets in the proprietary fund types are stated at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. It is the policy of the Authority to capitalize all assets with a cost of \$2,500 or greater. The cost of maintenance and repairs are charged to operations as incurred. Costs of major additions, improvements, and betterments are capitalized.

Depreciation of all exhaustible capital assets is charged as an expense against operations and is recorded in the Statement of Revenues, Expenses and Changes in Net Position with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Building	15-40 years
Furniture, equipment and machinery - administrative	3-10 years

Restricted Assets

Restricted assets include cash of the proprietary fund that are legally restricted as to their use. The primary restricted assets are related to the security deposit fund, resident council fund, modernization, HAP fund and FSS escrow forfeiture accounts under the Public and Indian Housing, Section 8 Housing Choice Vouchers and FSS Escrow Forfeiture program.

Compensated Absences

The Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as long-term and short-term liabilities based on historical trends. Amounts not expected to be paid within the next fiscal year are classified as long-term liabilities.

Equity Classifications

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

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
- 2) Restricted net position - Consists of net position with constraints placed on the use either by (i) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; (ii) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports \$29,474 of restricted net position which consists of HAP reserves (\$22,125) and FSS escrow forfeiture (\$7,349) under Section 8 Housing Choice Vouchers and FSS Escrow Forfeiture program respectively.
- 3) Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted are available, the Authority's policy is to apply restricted assets to fund restricted costs and then unrestricted as they are needed.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

1G. Revenues, Expenditures, and Expenses

Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing services and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, non-capital financing, or investing activities.

Inter-fund Transfers

Permanent reallocation of resources between programs of the reporting entity is classified as inter-fund transfers. For the purposes of the Statement of Revenues, Expenses and Changes in Net Position, all inter-fund transfers between individual programs, if any, have been eliminated.

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The Authority and its component units, if any, are subject to various federal, state, and local laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows.

2A. Program Accounting Requirements

The Authority's complies with all state and local laws and regulations requiring the use of separate programs. The programs used by the Authority are as follows:

Program

Public and Indian Housing
Public Housing Capital Fund
Section 8 Housing Choice Vouchers
Family Self-Sufficiency
FSS Escrow Forfeiture
Community Development Block Grant (CDBG)
Central Office Cost Center-COCC

Required By

U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development
U.S. Department of Housing and Urban Development

2B. Deposits and Investments Laws and Regulations

It is the Authority's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) insurance. The Authority must maintain a written collateral agreement from all financial institutions pledging collateral to the Authority. As reflected in Note 3A, all deposits were fully insured or collateralized.

Investing is performed in accordance with HUD regulations and State Statutes. Funds may be invested in the following type of investments:

- Direct obligations of the U.S. Government pledged by its full faith and credit.
- Demand, savings, money-market and certificates of deposit at commercial banks, mutual savings banks, savings and loan associations and credit unions provided that the entire deposit be insured by the FDIC and any deposits in excess of insured amounts are adequately collateralized.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY – (Continued)

2C. Revenue Restrictions

The Authority has various restrictions placed over certain revenue sources. The primary restricted revenue sources include:

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Public Housing Capital Fund	Modernization
Family Self-Sufficiency	Resident supportive services
Section 8 Housing Choice Vouchers	Housing assistance payments

For the year ended December 31, 2023, the Authority complied, in all material respects, with these revenue restrictions.

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES / ACCOUNTS

The following notes present detailed information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

3A. Cash and Investments

As of December 31, 2023, the Authority had the following cash deposits and investments:

Cash deposits	\$ 1,960,616
Certificate of deposits	1,579,377
Petty cash	<u>1,100</u>
Total	<u>\$ 3,541,093</u>

Following is a reconciliation of the Authority's deposit balances as of December 31, 2023:

Cash - unrestricted	\$ 1,706,407
Cash - restricted	255,309
Investments – unrestricted	<u>1,579,377</u>
Total	<u>\$ 3,541,093</u>

Deposits

Custodial Credit Risk - Deposits

The custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. At December 31, 2023, the Authority's bank balances of \$2,126,870 were entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank in the Authority's name.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS – (Continued)

3A. Cash and Investments – (Continued)

Investments

Custodial Credit Risk - Investments

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At December 31, 2023, the Authority's investment balance of \$1,579,377 was entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank in the Authority's name.

Interest Rate Risk

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

Credit Risk

State law limits investment in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organization. As the Authority's investments consist entirely of certificate of deposits, credit risk is not applicable to the Housing Authority.

Concentration of Credit Risk

The Authority places no limit on the amount the Authority may invest in any one issuer. At December 31, 2023, the concentration of the Authority's investment (excluding cash deposits) was as follows:

Type of Investment	Market Value	Maturity Date
Certificate of Deposit	\$ 69,442	12/31/2024
Certificate of Deposit	108,344	6/24/2024
Certificate of Deposit	276,029	9/28/2024
Certificate of Deposit	283,602	6/18/2024
Certificate of Deposit	29,971	12/31/2024
Certificate of Deposit	108,344	6/22/2024
Certificate of Deposit	154,692	6/18/2024
Certificate of Deposit	178,455	3/28/2024
Certificate of Deposit	120,388	6/22/2024
Certificate of Deposit	103,128	6/18/2024
Certificate of Deposit	146,982	4/8/2024
Total	\$ 1,579,377	

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS – (Continued)

3B. Restricted Assets

Restricted assets at December 31, 2023 consist of the following:

Type of Restricted Assets	Cash	Investments	Total
Security deposit	\$ 93,801	\$ ---	\$ 93,801
HAP fund	22,125	---	22,125
FSS escrow	7,349		7,349
Modernization	67,227	---	67,227
Payment of non-current liability – FSS	32,556	---	32,556
Payment of current liability – FSS	32,251	---	32,251
Total	<u>\$ 255,309</u>	<u>\$ ---</u>	<u>\$ 255,309</u>

3C. Receivables

Receivables at December 31, 2023, consist of the following:

Tenants	\$ 31,324	
Less: Allowance for doubtful account - tenants	<u>(15,053)</u>	\$ 16,271
Fraud recovery	6,830	
Less: Allowance for doubtful account - fraud	<u>(6,830)</u>	---
HUD		49,359
PHA projects	*	34,151
Accrued interest		<u>2,713</u>
Total Accounts Receivable – net of allowance		<u>\$ 102,494</u>

* PHA projects consisted of receivable from other Housing Authorities for management fees.

3D. Inventory

Inventory at December 31, 2023 comprised of the following:

Inventory	\$ 130,866
Less: Allowance for obsolete inventory	<u>(13,087)</u>
Inventory - net of allowance	<u>\$ 117,779</u>

3E. Prepaid Expenses

Prepaid expenses totaled \$211,130 at December 31, 2023, and consisted of primarily prepaid insurances and deferred cost.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)

3F. Capital Assets

A summary of capital asset activity for the year ended December 31, 2023, is as follows:

	Balance January 1, 2023	Additions	(Retirement)	Reclass/ Transfers in (out)	Balance December 31, 2023
Non-depreciable assets:					
Land	\$ 345,053	\$ -	\$ -	\$ -	\$ 345,053
Construction in progress	38,014	375,443	-	(25,044)	388,413
Total non-depreciable assets	<u>383,067</u>	<u>375,443</u>	<u>-</u>	<u>(25,044)</u>	<u>733,466</u>
Depreciable assets:					
Building	23,658,573	289,089	-	25,044	23,972,706
Equipment - administration	518,548	36,702	(38,991)	-	516,259
Total depreciable assets	24,177,121	325,791	(38,991)	25,044	24,488,965
Accumulated depreciation	<u>(19,843,305)</u>	<u>(467,490)</u>	<u>38,991</u>	<u>-</u>	<u>(20,271,804)</u>
Total depreciable assets, net	<u>4,333,816</u>	<u>(141,699)</u>	<u>-</u>	<u>25,044</u>	<u>4,217,161</u>
Capital assets, net	<u>\$ 4,716,883</u>	<u>\$ 233,744</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,950,627</u>

Depreciation expense is charged to programs as follows:

Business-type Activities	
Low Rent - AMP 10	\$ 214,614
Low Rent - AMP 20	227,844
Housing Choice Vouchers	76
COCC	<u>24,956</u>
Total depreciation expense	<u>\$ 467,490</u>

3G. Accounts Payable

Accounts payable at December 31, 2023, consist of the following:

Vendors & contractors	\$ 48,467
PILOT	76,466
Accrued utilities	20,795
FSS Escrow / Other	<u>76,566</u>
Total Accounts Payable	<u>\$ 222,294</u>

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)

3H. Non-current Liabilities

Non-current liabilities at December 31, 2023, consist of the following:

Accrued compensated absences	\$ 78,351
FSS escrow	<u>32,556</u>
Total Non-Current Liabilities	<u>\$ 110,907</u>

The following is the summary of changes in long-term liabilities:

	Balance January 1, 2023	Additions	Deductions	Balance December 31, 2023	Amounts Due within One Year
Accrued compensated absences	\$ 31,380	\$ 46,971	\$ ---	\$ 78,351	\$ 57,650
FSS escrow	<u>34,151</u>	<u>---</u>	<u>1,595</u>	<u>32,556</u>	<u>32,251</u>
Total	<u>\$ 65,531</u>	<u>\$ 46,971</u>	<u>\$ 1,595</u>	<u>\$ 110,907</u>	<u>\$ 89,901</u>

3I. Inter-program Transactions and Balances

Operating Transfers

Transfers are used to move revenues from one program to the other program in accordance with the budgetary authorizations.

	Transfers In	Transfers Out
Public and Indian Housing – AMP 10	\$ 192,538	\$ --
Public and Indian Housing- AMP 20	118,250	--
Public Housing Capital Fund – AMP 10	--	(192,538)
Public Housing Capital Fund – AMP 20	<u>---</u>	<u>(118,250)</u>
	<u>\$ 310,788</u>	<u>\$ (310,788)</u>

Inter-program Receivable/Payable

Inter-program receivable/payable is eliminated for financial statement presentation. The following inter-program receivable/payable existed at December 31, 2023:

	Due From	Due To
COCC	\$ 16,719	\$ -
FSS	<u>-</u>	<u>(16,719)</u>
Total	<u>\$ 16,719</u>	<u>\$ (16,719)</u>

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 4 – OTHER NOTES

4A. Employee Pension Plan

The Authority provides pension benefits for all its full-time employees through a Money Purchase Pension Plan, which is administered by American United Life. The plan was adopted by the Board in 1972. Only the Board has the authority to approve any amendments to the plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible for the plan after six months of service. The plan requires the Authority to contribute 3% plus matching of employee contribution up to 5.5% of covered wages. Benefits are fully vested at the end of 5 years of service.

The employer contributions for the years ended December 31, 2023, 2022 and 2021 were \$119,081, \$111,081 and \$113,793 respectively.

4B. Financial Data Schedule

The Authority prepares its Financial Data Schedule (FDS) in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The FDS format excludes depreciation expense, extraordinary maintenance, casualty losses and Housing Assistance Payment (HAP) expense and includes investment income and capital contributions in operating activities, which differs from the presentation of basic financial statements.

4C. Commitments

At December 31, 2023, the Authority had the following pending projects in progress. The commitments related to these projects are summarized as follows:

	Funds Approved	Funds Expended - Project to Date
CFP 501-19	\$ 879,859	\$ 795,555
CFP 501-20	877,265	348,486
CFP 501-21	924,334	722,681
CFP 501-22	1,129,081	395,178
501-20 ESSG	\$ 31,050	\$ 17,260

4D. Contingencies

The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)
December 31, 2023

NOTE 4 – OTHER NOTES – (Continued)

4E. Affiliated Organizations

The Authority, through cooperative management service agreements, provides management services to the Housing Authority of the City of Stroud, the Housing Authority of the City of Tecumseh, Housing Authority of the Town of Prague and the Housing Authority of the City of Seminole. Through these activities the Authority earned income of approximately \$350,803 in FY 2023, which is included in other operating revenue in the accompanying Statement of Revenues, Expenses, and Changes in Net Position. Additionally, the Authority provides the Development Enterprises of Central Oklahoma (DECO) management services as documented in the services agreement between the two organizations. The services provided by this agreement are paid based on actual costs incurred. The Authority recognized \$27,575 of fees and \$12,000 rental income in connection with this agreement for FY 2023, which is also included in the accompanying Statement of Revenues, Expenses, and Changes in Net Position. These affiliations do not meet the criteria under GASB 14, as amended by GASB 39 and 61, for the inclusion in the reporting entity of the Authority, nor do they represent related parties.

4F. Risk Management

The Authority is exposed to various risks of losses related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee's health and life; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. The Authority manages these various risks of loss as follows:

Type of Loss	Method Managed
a. Torts, errors and omissions	Purchased insurance with Housing Authority Property Insurance, A Mutual Co.
b. Injuries to employees (workers' compensation)	Purchased insurance with CompSource Oklahoma. Claims are administered by the same company.
c. Physical property loss and natural disasters	Purchased commercial insurance with \$5,000 deductibles.

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

4G. Subsequent Events

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through July 26, 2024, and concluded that no subsequent events have occurred that would require adjustment to or disclosures within these financial statements.

4H. Economic Dependency

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

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

PHA'S STATEMENT OF CERTIFICATION OF ACTUAL MODERNIZATION COST
Year Ended December 31, 2023

1. Actual Capital Fund Program costs are as follows:

	<u>501-18</u>
Funds approved	\$ 844,150
Funds expended	<u>844,150</u>
Excess of Funds Approved	<u>\$ ---</u>
Funds advanced	\$ 844,150
Funds expended	<u>844,150</u>
Excess (deficiency) of Funds Advanced	<u>\$ ---</u>

2. The costs as shown on the Actual Cost Certificate dated July 11, 2024, submitted to HUD for approval is in agreement with the Authority's records as of December 31, 2023.
3. All costs have been paid and all related liabilities have been discharged through payments.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2023

Federal Grantor	Assistance Listings Number	Total Federal Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
Public and Indian Housing	14.850	\$ 1,807,665
Public Housing Capital Fund	14.872	808,427
Housing Voucher Cluster: Section 8 Housing Choice Vouchers	14.871	3,589,053
Family Self-Sufficiency Program	14.896	170,000
Community Development Block Grants / Entitlement Grants	14.218	74,224
Total Expenditures of Federal Awards		\$ <u>6,449,369</u>

NOTE 1 – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of the Housing Authority of the City of Shawnee (Authority) under programs of the federal government for the year ended December 31, 2023. 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 of Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE 3 – SOURCES OF FUNDING

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

NOTE 4 – SUB-RECIPIENTS

There were no sub-recipients for the year ended December 31, 2023.

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE
Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$767,040	\$306,877			\$11,998	\$620,492	\$1,706,407	\$0	\$1,706,407
112 Cash - Restricted - Modernization and Development	\$67,227	\$0				\$0	\$67,227	\$0	\$67,227
113 Cash - Other Restricted	\$27,882	\$26,799	\$7,349			\$0	\$62,030	\$0	\$62,030
114 Cash - Tenant Security Deposits	\$93,801	\$0				\$0	\$93,801	\$0	\$93,801
115 Cash - Restricted for Payment of Current Liabilities	\$20,974	\$11,277				\$0	\$32,251	\$0	\$32,251
100 Total Cash	\$976,924	\$344,953	\$7,349	\$0	\$11,998	\$620,492	\$1,961,716	\$0	\$1,961,716
121 Accounts Receivable - PHA Projects	\$0	\$0				\$34,151	\$34,151	\$0	\$34,151
122 Accounts Receivable - HUD Other Projects	\$24,950	\$7,690		\$16,719		\$0	\$49,359	\$0	\$49,359
126 Accounts Receivable - Tenants	\$31,324	\$0				\$0	\$31,324	\$0	\$31,324
126.1 Allowance for Doubtful Accounts - Tenants	-\$15,053	\$0				\$0	-\$15,053	\$0	-\$15,053
128 Fraud Recovery	\$0	\$6,830				\$0	\$6,830	\$0	\$6,830
128.1 Allowance for Doubtful Accounts - Fraud	\$0	-\$6,830				\$0	-\$6,830	\$0	-\$6,830
129 Accrued Interest Receivable	\$2,257	\$403				\$53	\$2,713	\$0	\$2,713
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$43,478	\$8,093	\$0	\$16,719	\$0	\$34,204	\$102,494	\$0	\$102,494
131 Investments - Unrestricted	\$1,208,879	\$146,982				\$223,516	\$1,579,377	\$0	\$1,579,377
142 Prepaid Expenses and Other Assets	\$153,257	\$9,688				\$48,185	\$211,130	\$0	\$211,130
143 Inventories	\$130,866	\$0				\$0	\$130,866	\$0	\$130,866
143.1 Allowance for Obsolete Inventories	-\$13,087	\$0				\$0	-\$13,087	\$0	-\$13,087
144 Inter Program Due From	\$0	\$0			\$0	\$16,719	\$16,719	-\$16,719	\$0
150 Total Current Assets	\$2,500,317	\$509,716	\$7,349	\$16,719	\$11,998	\$943,116	\$3,989,215	-\$16,719	\$3,972,496

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE - (Continued)
Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
161 Land	\$322,140	\$0				\$22,913	\$345,053	\$0	\$345,053
162 Buildings	\$23,079,982	\$0				\$892,724	\$23,972,706	\$0	\$23,972,706
164 Furniture, Equipment & Machinery - Administration	\$413,401	\$3,445				\$99,413	\$516,259	\$0	\$516,259
166 Accumulated Depreciation	-\$19,640,455	-\$3,445				-\$627,904	-\$20,271,804	\$0	-\$20,271,804
167 Construction in Progress	\$388,413	\$0				\$0	\$388,413	\$0	\$388,413
160 Total Capital Assets, Net of Accumulated Depreciation	\$4,563,481	\$0	\$0	\$0	\$0	\$387,146	\$4,950,627	\$0	\$4,950,627
180 Total Non-Current Assets	\$4,563,481	\$0	\$0	\$0	\$0	\$387,146	\$4,950,627	\$0	\$4,950,627
290 Total Assets and Deferred Outflow of Resources	\$7,063,798	\$509,716	\$7,349	\$16,719	\$11,998	\$1,330,262	\$8,939,842	-\$16,719	\$8,923,123
312 Accounts Payable <= 90 Days	\$36,376	\$507				\$11,584	\$48,467	\$0	\$48,467
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0				\$8,892	\$8,892	\$0	\$8,892
322 Accrued Compensated Absences - Current Portion	\$28,847	\$2,435				\$26,368	\$57,650	\$0	\$57,650
333 Accounts Payable - Other Government	\$76,466	\$0				\$0	\$76,466	\$0	\$76,466
341 Tenant Security Deposits	\$93,801	\$0				\$0	\$93,801	\$0	\$93,801
342 Unearned Revenue	\$16,897	\$0			\$11,998	\$0	\$28,895	\$0	\$28,895
345 Other Current Liabilities	\$65,289	\$11,277				\$0	\$76,566	\$0	\$76,566
346 Accrued Liabilities - Other	\$20,030	\$0				\$765	\$20,795	\$0	\$20,795
347 Inter Program - Due To	\$0	\$0		\$16,719			\$16,719	-\$16,719	\$0
310 Total Current Liabilities	\$337,706	\$14,219	\$0	\$16,719	\$11,998	\$47,609	\$428,251	-\$16,719	\$411,532
353 Non-current Liabilities - Other	\$27,882	\$4,674				\$0	\$32,556	\$0	\$32,556
354 Accrued Compensated Absences - Non Current	\$15,650	\$575				\$62,126	\$78,351	\$0	\$78,351
350 Total Non-Current Liabilities	\$43,532	\$5,249	\$0	\$0	\$0	\$62,126	\$110,907	\$0	\$110,907
300 Total Liabilities	\$381,238	\$19,468	\$0	\$16,719	\$11,998	\$109,735	\$539,158	-\$16,719	\$522,439

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE - (Continued)

Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
508.4 Net Investment in Capital Assets	\$4,563,481	\$0	\$0	\$0		\$387,146	\$4,950,627		\$4,950,627
511.4 Restricted Net Position	\$0	\$22,125	\$7,349	\$0	\$0	\$0	\$29,474		\$29,474
512.4 Unrestricted Net Position	\$2,119,079	\$468,123	\$0	\$0	\$0	\$833,381	\$3,420,583		\$3,420,583
513 Total Equity - Net Assets / Position	\$6,682,560	\$490,248	\$7,349	\$0	\$0	\$1,220,527	\$8,400,684	\$0	\$8,400,684
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$7,063,798	\$509,716	\$7,349	\$16,719	\$11,998	\$1,330,262	\$8,939,842	-\$16,719	\$8,923,123
70300 Net Tenant Rental Revenue	\$1,026,566	\$0				\$0	\$1,026,566	\$0	\$1,026,566
70400 Tenant Revenue - Other	\$77,182	\$0				\$0	\$77,182	\$0	\$77,182
70500 Total Tenant Revenue	\$1,103,748	\$0	\$0	\$0	\$0	\$0	\$1,103,748	\$0	\$1,103,748
70600 HUD PHA Operating Grants	\$2,231,783	\$3,589,053		\$170,000	\$74,224	\$0	\$6,065,060	\$0	\$6,065,060
70610 Capital Grants	\$384,309	\$0				\$0	\$384,309	\$0	\$384,309
70710 Management Fee						\$479,354	\$479,354	-\$479,354	\$0
70720 Asset Management Fee						\$53,040	\$53,040	-\$53,040	\$0
70730 Book Keeping Fee						\$83,204	\$83,204	-\$83,204	\$0
70750 Other Fees						\$394,858	\$394,858	-\$4,480	\$390,378
70700 Total Fee Revenue						\$1,010,456	\$1,010,456	-\$620,078	\$390,378
71100 Investment Income - Unrestricted	\$14,294	\$4,533	\$92			\$1,326	\$20,245	\$0	\$20,245
71400 Fraud Recovery	\$0	\$6,920				\$0	\$6,920	\$0	\$6,920
71500 Other Revenue	\$103,880	\$9,287	\$4,880			\$50,718	\$168,765	-\$39,000	\$129,765
70000 Total Revenue	\$3,838,014	\$3,609,793	\$4,972	\$170,000	\$74,224	\$1,062,500	\$8,759,503	-\$659,078	\$8,100,425
91100 Administrative Salaries	\$279,173	\$125,252			\$3,331	\$614,293	\$1,022,049	\$0	\$1,022,049
91200 Auditing Fees	\$6,310	\$6,166				\$1,864	\$14,340	\$0	\$14,340
91300 Management Fee	\$407,474	\$71,880					\$479,354	-\$479,354	\$0
91310 Book-keeping Fee	\$38,279	\$44,925					\$83,204	-\$83,204	\$0
91400 Advertising and Marketing	\$43	\$75				\$671	\$789	\$0	\$789
91500 Employee Benefit contributions - Administrative	\$105,787	\$36,237				\$187,290	\$329,314	\$0	\$329,314

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE - (Continued)

Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
91600 Office Expenses	\$64,712	\$23,171				\$32,658	\$120,541	-\$39,000	\$81,541
91800 Travel	\$6,110	\$2,110				\$32,752	\$40,972	-\$4,480	\$36,492
91900 Other	\$28,705	\$14,522				\$55,351	\$98,578	\$0	\$98,578
91000 Total Operating - Administrative	\$936,593	\$324,338	\$0	\$0	\$3,331	\$924,879	\$2,189,141	-\$606,038	\$1,583,103
92000 Asset Management Fee	\$53,040	\$0					\$53,040	-\$53,040	\$0
92100 Tenant Services - Salaries	\$0	\$0		\$130,737		\$0	\$130,737	\$0	\$130,737
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0		\$39,263		\$0	\$39,263	\$0	\$39,263
92400 Tenant Services - Other	\$4,156	\$0	\$279		\$48,949	\$0	\$53,384	\$0	\$53,384
92500 Total Tenant Services	\$4,156	\$0	\$279	\$170,000	\$48,949	\$0	\$223,384	\$0	\$223,384
93100 Water	\$59,412	\$0				\$545	\$59,957	\$0	\$59,957
93200 Electricity	\$112,550	\$0				\$9,716	\$122,266	\$0	\$122,266
93300 Gas	\$50,048	\$0				\$3,406	\$53,454	\$0	\$53,454
93600 Sewer	\$39,892	\$0				\$471	\$40,363	\$0	\$40,363
93000 Total Utilities	\$261,902	\$0	\$0	\$0	\$0	\$14,138	\$276,040	\$0	\$276,040
94100 Ordinary Maintenance and Operations - Labor	\$563,286	\$0				\$0	\$563,286	\$0	\$563,286
94200 Ordinary Maintenance and Operations - Materials and Other	\$178,682	\$0				\$3,146	\$181,828	\$0	\$181,828
94300 Ordinary Maintenance and Operations Contracts	\$276,536	\$28				\$6,314	\$282,878	\$0	\$282,878
94500 Employee Benefit Contributions - Ordinary Maintenance	\$171,301	\$0				\$0	\$171,301	\$0	\$171,301
94000 Total Maintenance	\$1,189,805	\$28	\$0	\$0	\$0	\$9,460	\$1,199,293	\$0	\$1,199,293
95200 Protective Services - Other Contract Costs	\$55,827	\$0				\$680	\$56,507	\$0	\$56,507
95000 Total Protective Services	\$55,827	\$0	\$0	\$0	\$0	\$680	\$56,507	\$0	\$56,507

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE - (Continued)

Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
96110 Property Insurance	\$123,724	\$0				\$4,901	\$128,625	\$0	\$128,625
96120 Liability Insurance	\$22,509	\$3,784				\$13,487	\$39,780	\$0	\$39,780
96130 Workmen's Compensation	\$19,414	\$4,100				\$12,821	\$36,335	\$0	\$36,335
96140 All Other Insurance	\$16,373	\$3,493				\$1,308	\$21,174	\$0	\$21,174
96100 Total insurance Premiums	\$182,020	\$11,377	\$0	\$0	\$0	\$32,517	\$225,914	\$0	\$225,914
96200 Other General Expenses	\$10,819	\$949				\$1,433	\$13,201	\$0	\$13,201
96210 Compensated Absences	\$92,523	\$13,951				\$71,145	\$177,619	\$0	\$177,619
96300 Payments in Lieu of Taxes	\$76,466	\$0				\$0	\$76,466	\$0	\$76,466
96400 Bad debt - Tenant Rents	\$50,107	\$0				\$0	\$50,107	\$0	\$50,107
96000 Total Other General Expenses	\$229,915	\$14,900	\$0	\$0	\$0	\$72,578	\$317,393	\$0	\$317,393
96900 Total Operating Expenses	\$2,913,258	\$350,643	\$279	\$170,000	\$52,280	\$1,054,252	\$4,540,712	-\$659,078	\$3,881,634
97000 Excess of Operating Revenue over Operating Expenses	\$924,756	\$3,259,150	\$4,693	\$0	\$21,944	\$8,248	\$4,218,791	\$0	\$4,218,791
97100 Extraordinary Maintenance	\$6,100	\$0				\$0	\$6,100	\$0	\$6,100
97200 Casualty Losses - Non-capitalized	\$59,076	\$0				\$1,600	\$60,676	\$0	\$60,676
97300 Housing Assistance Payments	\$0	\$3,146,416				\$0	\$3,146,416	\$0	\$3,146,416
97350 HAP Portability-In	\$0	\$7,156				\$0	\$7,156	\$0	\$7,156
97400 Depreciation Expense	\$442,458	\$76				\$24,956	\$467,490	\$0	\$467,490
90000 Total Expenses	\$3,420,892	\$3,504,291	\$279	\$170,000	\$52,280	\$1,080,808	\$8,228,550	-\$659,078	\$7,569,472
10010 Operating Transfer In	\$310,788	\$0				\$0	\$310,788	-\$310,788	\$0
10020 Operating transfer Out	-\$310,788	\$0				\$0	-\$310,788	\$310,788	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$417,122	\$105,502	\$4,693	\$0	\$21,944	-\$18,308	\$530,953	\$0	\$530,953

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

FINANCIAL DATA SCHEDULE - (Continued)
Year Ended December 31, 2023

	Project Total	14.871 Housing Choice Vouchers	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.218 Community Development Block Grants/Entitlement Grants	COCC	Subtotal	ELIM	Total
11030 Beginning Equity	\$6,243,494	\$384,746	\$2,656	\$0	\$0	\$1,238,835	\$7,869,731	\$0	\$7,869,731
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$21,944	\$0			-\$21,944	\$0	\$0	\$0	\$0
11170 Administrative Fee Equity		\$468,123					\$468,123		\$468,123
11180 Housing Assistance Payments Equity		\$22,125					\$22,125		\$22,125
11190 Unit Months Available	5238	6024				0	11262	0	11262
11210 Number of Unit Months Leased	5038	5990				0	11028	0	11028
11270 Excess Cash	\$1,563,140						\$1,563,140		\$1,563,140
11620 Building Purchases	\$664,532					\$0	\$664,532		\$664,532
11640 Furniture & Equipment - Administrative Purchases	\$36,702					\$0	\$36,702		\$36,702



Audit Solutions, LLC.

Certified Public Accountant

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

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

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Shawnee (Authority), Oklahoma, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated July 26, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Audit Solutions, LLC

Chesterfield, Missouri

July 26, 2024



Audit Solutions, LLC.

Certified Public Accountant

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

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

I have audited Housing Authority of the City of Shawnee (Authority), Oklahoma's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Authority's major federal programs for the year ended December 31, 2023. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In my opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Program

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). My responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of my report.

I am required to be independent of the Authority and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion on compliance for each major federal program. My audit does not provide a legal determination of the Authority'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, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

My 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 the Authority's compliance based on my 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 material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that 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, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

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

- 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 the Authority's compliance with the compliance requirements referred to above and performing such other procedures as I considered necessary in the circumstances.
- Obtain an understanding of the Authority'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 on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that I 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 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.

My consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during my audit I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

My 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 my 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.

Audit Solutions, LLC

Chesterfield, Missouri
July 26, 2024



Audit Solutions, LLC.

Certified Public Accountant

INDEPENDENT AUDITORS REPORT ON APPLYING AGREED-UPON PROCEDURES

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

I have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Shawnee and the U.S. Department of Housing and Urban Development, Public Indian Housing - Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. 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 the Government Auditing Standards issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, I make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

I 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 results of the performance of my agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the chart below.

I was engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. Code of the Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), by the Authority as of and for the year ended December 31, 2023, and have issued my report thereon dated July 26, 2024. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, my opinion on the fair presentation of the Financial Data Schedule (FDS) dated July 26, 2024, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package required by Uniform Guidance, which includes the auditor's reports, is available in its entirety from the Authority. I have not performed any additional procedures since the date of the aforementioned audit reports. Further, I take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

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

Audit Solutions, LLC

Chesterfield, Missouri
July 26, 2024

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

AGREED UPON PROCEDURES

December 31, 2023

Procedure	UFRS Rule Information	Hard Copy Document(s)	Agrees
1	Balance Sheet and Revenue and Expense (data line items 111 to 1121)	Financial Data Schedule, all CFDA's	√
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	√
3	Type of opinion to FDS (data element G5100-010)	Auditor's supplemental report on FDS	√
4	Audit findings narratives (data element G5200-010)	Schedule of Findings and Questioned costs	√
5	General Information (data element series G2000, G2100, G2200, G2300, G90000, G9100)	OMB Data Collection Form	√
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	√
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	√
8	Type of compliance requirement (G4000-020 & G4000-030)	OMB Data Collection Form	√
9	Basic financial statements and auditors' reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	√

HOUSING AUTHORITY OF THE CITY OF SHAWNEE
Shawnee, Oklahoma

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
December 31, 2023

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified
<u>Internal control over financial reporting:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None Reported
Noncompliance material to financial statements noted?	No

Federal Awards

<u>Internal control over major programs:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
<u>Identification of Major programs:</u>	
➤ ALN #14.850 Public and Indian Housing	
➤ ALN #14.872 Public Housing Capital Fund	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

Section II - Financial Statement Findings

The current audit report for the year ended December 31, 2023, disclosed no Financial Statement audit finding.

Section III - Federal Award Findings and Questioned Costs

The current audit report for the year ended December 31, 2023, disclosed no Federal Awards audit finding and questioned costs.