



TRAVERSE CITY HOUSING COMMISSION

(A Component Unit of the City of Traverse City, Michigan)

Financial Statements (With Supplementary Information)

For the Year Ended June 30, 2022



SMITH & KLACZKIEWICZ, PC
CERTIFIED PUBLIC ACCOUNTANTS

Traverse City Housing Commission

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SMITH & KLACZKIEWICZ, PC
CERTIFIED PUBLIC ACCOUNTANTS

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A VETERAN OWNED BUSINESS

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Traverse City Housing Commission
Traverse City, Michigan

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of the ***Traverse City Housing Commission***, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the ***Traverse City Housing Commission's*** basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the ***Traverse City Housing Commission***, as of June 30, 2022, 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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 the 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*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during

our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the ***Traverse City Housing Commission's*** basic financial statements. The accompanying financial data schedules and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and 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 our opinion, the financial data schedules 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*, we have also issued our report dated November 21, 2022 on our consideration of the ***Traverse City Housing Commission's*** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the ***Traverse City Housing Commission'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 ***Traverse City Housing Commission's*** internal control over financial reporting and compliance.

Smith + Klaczynski PC

Saginaw, Michigan
November 21, 2022

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

As management of the Traverse City Housing Commission we offer readers of this audit report this management's discussion and analysis of the Traverse City Housing Commission's financial activities for the fiscal year ended June 30, 2022. This discussion and analysis of the Traverse City Housing Commission's financial performance should be read in conjunction with the auditor's report and the following financial statements.

The combined financial statements reflect all of the Housing Commission's federally funded programs and activities in one place. The Housing Commission reports all its activities and programs using the Enterprise Fund type model. HUD encourages PHAs to use this accounting method as it is normally used to account for "business-type activities" – activities similar to those found in the private sector. Enterprise Funds use the accrual method of accounting, the same accounting method employed by most private-sector businesses. Under this method, revenues and expenses may be reported as such even though no cash transaction has actually taken place.

FINANCIAL HIGHLIGHTS

The term "net position" refers to the difference between assets and liabilities. The Housing Commission's total net position at year-end was \$2,363,619. The net position increased by \$318,286, or 15.6% from the prior year.

Revenues and contributions for the Housing Commission were \$2,743,447 during the year. This was an increase of \$183,723 or 7.2% from the prior year.

Expenses for the Housing Commission were \$2,425,161 during the year. This was a decrease of \$163,718 or 6.3% from the prior year.

HUD operating grants were \$1,642,070 during the year. This represents a decrease of \$151,394 or 8.4% from the prior year. Capital contributions were \$360,177 during the year. This was an increase of \$294,682 or 450% from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report contains this *Management's & Discussion Analysis*, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section titled *Other Supplementary Information*. The Housing Commission's financial statements are presented as fund financial statements because the Housing Commission only has a proprietary fund.

Required Financial Statements

The *Statement of Net Position* includes the Housing Commission's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations of the Housing Commission's creditors (liabilities). It also provides the basis for evaluating the liquidity and financial flexibility of the Housing Commission.

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

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

The final required financial statement is the *Statement of Cash Flows*. The statement reports cash receipts, cash payments and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements

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

Other Supplementary Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Other Supplementary Information*. HUD has established Uniform Financial Reporting Standards that require Housing Commissions to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) and is required to be included in the audit reporting package.

The Financial Data Schedule reports the Housing Commission's operations in more detail. The Housing Commission reports all its activities using Enterprise fund types. These funds are used to show activities that operate more like commercial enterprises.

FINANCIAL ANALYSIS

Over time, changes in net position may serve as a useful indicator of the Housing Commission's financial position. As stated in the following table, assets exceeded liabilities by \$2,363,619 at the close of the fiscal year, an increase of \$318,286. The increase in net position was primarily attributed to an increase in capital contributions.

The unrestricted net position was \$976,296 at year-end. This amount may be used to meet the Housing Commission's ongoing obligations. The Housing Commission had net position classified as restricted in the amount of \$81,585 which is subject to external restrictions on how the funds may be used. The amount of restricted net position is restricted for an investment in a joint venture and excess HAP revenue that was received that can only be used for future HAP to landlords. At the end of the year, the Housing Commission is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

	<u>2022</u>	<u>2021</u>
Current and other assets	\$ 1,593,047	\$ 1,080,334
Capital assets not being depreciated	297,665	388,553
Capital assets being depreciated, net	<u>1,520,590</u>	<u>1,261,485</u>
Total assets	<u>3,411,302</u>	<u>2,841,151</u>
Liabilities, current	1,043,283	559,260
Liabilities, noncurrent	<u>4,400</u>	<u>287,613</u>
Total liabilities	<u>1,047,683</u>	<u>846,873</u>
Net investment in capital assets	1,305,738	1,176,159
Restricted	81,585	75,000
Unrestricted	<u>976,296</u>	<u>794,174</u>
Total net position	<u>\$ 2,363,619</u>	<u>\$ 2,045,333</u>

The net increase in total assets was due in large part to a net increase in capital assets.

The increase in total liabilities was due in large part to the Housing Commission drawing funds from its line of credit.

The largest portion of the Housing Commission's net position reflects its investment in capital assets (e.g. land, buildings and equipment) less accumulated depreciation, net of related debt. The Housing Commission uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

While the Statement of Net Position shows the balances in net position, the Statement of Revenues, Expenses and Changes in Fund Net Position provides answers as to the nature and source of these changes.

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

	2022	2021
Revenues:		
Program revenues:		
Charges for services-tenant rent	\$ 475,352	\$ 449,749
Program grants and subsidies	1,642,070	1,793,464
Capital grants	360,177	65,495
General revenues:		
Other revenue	265,732	250,402
Interest earned on deposits	116	614
Total revenues	2,743,447	2,559,724
 Expenses – housing program	 2,425,161	 2,588,879
 Increase (decrease) in net position	 318,286	 (29,155)
 Net position – beginning of the year	 2,045,333	 2,023,433
 Net position – end of the year	 \$ 2,363,619	 \$ 2,045,333

Revenues:

As shown in the above table, total revenues increased by \$183,723, due in large part to increases in capital grants from HUD. Tenant revenue increased during the year which is attributed to an increase in tenant incomes which affects rental income.

Expenses:

Total expenses decreased \$163,718 or 6.3% from the prior year, due in large part to a decrease in administrative and maintenance expenses.

CAPITAL ASSETS

The Housing Commission's investment in capital assets, net of related debt at the end of the year was \$1,305,738. This investment in capital assets includes land, buildings, improvements, and equipment.

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

	2022	2021
Capital assets not being depreciated		
Land	\$ 297,665	\$ 297,665
Construction in progress	-	90,888
Subtotal	297,665	388,553
Capital assets being depreciated		
Buildings and improvements	8,811,987	8,380,255
Furniture, equipment and machinery – dwelling	104,264	104,520
Furniture, equipment and machinery – administration	280,901	280,901
Subtotal	9,197,152	8,765,676
 Total capital assets	 9,494,817	 9,154,229
 Less: accumulated depreciation	 <u>(7,676,562)</u>	 <u>(7,504,191)</u>
 Total net capital assets	 <u>\$ 1,818,255</u>	 <u>\$ 1,650,038</u>

Capital assets, net of accumulated depreciation increased by \$168,217, because the amount of expended for replacement of capital assets (\$344,290) exceed the amount of depreciation expense charged (\$175,697).

Additional information regarding the Housing Commission's capital assets is presented in the footnotes to the financial statements.

DEBT ACTIVITY

At year end, the Housing Commission had \$512,517 in long-term debt outstanding compared to \$473,879 in the prior year. The increase is a result of the Housing Commission making its normal required debt service payments and drawing from its line of credit.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

As currently structured, the Housing Commission is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Commission is affected more by the Federal Budget than by local economic conditions. At any time, the funding of programs could be significantly affected by the Federal Budget or by a Government Shutdown.

Although the Housing Commission remains concerned about the future levels of HUD funding due to the State of the Federal budget, we feel that we are both financially and operationally in a strong position to continue to provide quality affordable housing options that enhance our residents' opportunities for self-sufficiency and economic independence. The Housing Commission is positioned to continue to create housing, partner to create housing, or successfully manage its existing housing.

Traverse City Housing Commission
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2022

The Traverse City Housing Commission has received all final approvals to transition its Public Housing assets through the Rental Assistance Demonstration (RAD) program of HUD. This will include a significant rehabilitation of Riverview Terrace. In conjunction with RAD, TCHC has been awarded Low Income Housing Tax Credits for this project and will launch construction in July of 2022.

TCHC continues both a management agreement and a maintenance agreement for the Elk Rapids Housing Commission. ERHC owns Noble Pines Apartments, a 20-unit senior housing development in the Village of Elk Rapids. TCHC staff provides technical and management assistance to ERHC on a weekly basis along with basic maintenance services. Current agreements will extend until September 30, 2022.

East Bay Flats, a 67-unit apartment building owned by TCHC, began leasing in 2019 and is successfully operating at or near capacity. TCHC remains in an ownership position but no longer provides property management services.

Additionally, TCHC is engaged with partner entities to develop two separate properties for purposes of developing low income affordable housing in the Traverse City community. Both properties have received significant resources from the State of Michigan. This work will continue into Fiscal Year 2023.

Finally, TCHC continues its efforts to house as many participants as possible, in order to maximize rent subsidy and Section 8 HCV Administrative Fees, within the authorized budget authority and decrease expenses for all programs whenever possible.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Commission's finances for all those with an interest in its finances. Questions or comments concerning any of the information contained in this report or request for additional information should be directed to:

Tony Lentych, Executive Director
150 Pine Street, Traverse City, Michigan 49684
TLentych@TCHousing.org

Traverse City Housing Commission
Statement of Net Position
June 30, 2022

Current assets	
Cash and cash equivalents	\$ 582,355
Cash and cash equivalents - restricted	84,695
Cash - tenant security deposits	34,441
Accounts receivable, net	360,579
Prepaid expenses	35,346
Total current assets	1,097,416
Noncurrent assets	
Assets held for sale	420,631
Investment in joint venture	75,000
Capital assets	
Nondepreciable	297,665
Depreciable	9,197,152
Less: accumulated depreciation	(7,676,562)
Total noncurrent assets	2,313,886
Total assets	3,411,302
Current liabilities	
Accounts payable	365,297
Due to other governmental units	55,224
Accrued liabilities	15,822
Tenant security deposits	34,441
Unearned revenue	5,250
Current portion of long-term debt	512,517
Accrued compensated absences, current portion	3,520
Other current liabilities (payable from restricted assets)	51,212
Total current liabilities	1,043,283
Noncurrent liabilities	
Accrued compensated absences	4,400
Total liabilities	1,047,683
Net position	
Net investment in capital assets	1,305,738
Restricted	81,585
Unrestricted	976,296
Total net position	\$ 2,363,619

The accompanying notes are an integral part of these financial statements.

Traverse City Housing Commission
Statement of Revenues, Expenses and Changes in Fund Net Position
For the Year Ended June 30, 2022

Operating revenues	
Tenant revenue	\$ 475,352
Program grants - subsidies	1,642,070
Other revenue	264,440
Total operating revenues	2,381,862
Operating expenses	
Administration	402,058
Tenant services	60,634
Utilities	170,518
Maintenance	344,899
Insurance	36,854
General	88,640
Housing assistance payments	1,129,403
Depreciation	175,697
Total operating expenses	2,408,703
Operating income (loss)	(26,841)
Nonoperating revenues and (expenses)	
Interest revenue - unrestricted	116
Fraud recovery	1,292
Gain (loss) on sale of capital assets	(376)
Interest expense	(16,082)
Total nonoperating revenues and (expenses)	(15,050)
Income (loss) before contributions	(41,891)
Capital contributions	360,177
Change in net position	318,286
Net position - Beginning of year	1,994,278
Prior period adjustment	51,055
Net position - Beginning of year, as restated	2,045,333
Net position - End of year	\$ 2,363,619

The accompanying notes are an integral part of these financial statements.

Traverse City Housing Commission
Statement of Cash Flows
For the Year Ended June 30, 2022

Cash flows from operating activities	
Cash received from customers	\$ 430,072
Cash received from grants and subsidies	1,642,070
Cash payments to suppliers for goods and services	(1,540,734)
Cash payments for wages and related benefits	(555,498)
Net cash provided by (used in) operating activities	<u>(24,090)</u>
Cash flows from capital and related financing activities	
Capital grants	360,177
Acquisition of capital assets	(293,235)
Purchase of assets held for sale	(239,563)
Interest paid on debt	(16,082)
Principal paid on debt	(93,128)
Loss on disposal of capital assets	(376)
Proceeds from debt issuances	131,766
Net cash provided by (used in) capital and related financing activities	<u>(150,441)</u>
Cash flows from noncapital and related financing activities	
HAP Portability - In	(376)
Fraud recovery	1,292
Net cash provided by (used in) noncapital and related financing activities	<u>916</u>
Cash flows from investing activities	
Investment income	<u>116</u>
Net increase (decrease) in cash and cash equivalents	(173,499)
Cash and cash equivalents - beginning of year	<u>874,990</u>
Cash and cash equivalents - end of year	<u><u>\$ 701,491</u></u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities	
Operating income (loss)	\$ (26,841)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	175,697
Changes in assets and liabilities	
Decrease (increase) in receivables	(307,554)
Decrease (increase) in prepaid expenses	(27,564)
Increase (decrease) in accounts payable	227,570
Increase (decrease) in accrued liabilities	(63,232)
Increase (decrease) in tenant security deposits	(190)
Increase (decrease) in unearned revenue	(1,976)
Net cash provided by (used in) operating activities	<u><u>\$ (24,090)</u></u>
Reconciliation of cash and cash equivalents per the Statement of Net Position to the Statement of Cash Flows	
Cash and cash equivalents	\$ 582,355
Cash and cash equivalents - restricted	84,695
Cash - tenant security deposits	34,441
Cash and cash equivalents - end of year	<u><u>\$ 701,491</u></u>

The accompanying notes are an integral part of these financial statements.

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted by the *Traverse City Housing Commission* (the “*Housing Commission*”) conform to accounting principles generally accepted in the United States of America (U.S. GAAP) as applied to governmental entities.

The Housing Commission reports as a business-type activity, as defined by the Governmental Accounting Standards Board Statement No. 34, with programs and projects.

Reporting Entity

The *Traverse City Housing Commission* was formed by the Commission of the City of Traverse City, Michigan under Public Act 18 of 1933 of the State of Michigan. The Housing Commission operates under a Board of Commissioners appointed by the City Mayor. Members of the Housing Commission Board may be removed by the City only for cause. The Housing Commission determines its own budget (subject to federal approval), sets rental rates and may issue debt in its own name. The City is not responsible for deficits or liabilities of the Housing Commission. However, the Housing Commission makes annual payments “in lieu of taxes” to the City. Therefore, a financial benefit exists for the City, thereby requiring that the *Traverse City Housing Commission* be reported as a discrete component unit of the City of Traverse City, Michigan.

The Housing Commission’s financial reporting entity is comprised of the special purpose government. In determining the financial reporting entity, the Housing Commission complies with the provisions of GASB Statement No. 14, as amended by GASB Statement No. 39, “*The Financial Reporting Entity*” and includes all component units, if any, of which the Housing Commission appoints a voting majority of the units’ Board; the Housing Commission is either able to impose its will on the unit or a financial benefit or burden relationship exists. There are no agencies, organizations or activities that meet the criteria.

These financial statements include all activities of the Housing Commission, which include a Low Income Housing Program (136 units) and Section 8 Vouchers (208 units). These programs receive subsidies and annual contributions from the U.S. Department of Housing and Urban Development (“HUD”).

Measurement Focus and Basis of Presentation

The economic resources measurement focus and the accrual basis of accounting are used in preparing the financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the Housing Commission are federal grants and charges to

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

customers for services. Operating expenses include housing assistance payments, administrative expenses, tenant services, utilities, maintenance, insurance and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Following is a description of the Housing Commission's programs:

Project MI080000001 accounts for the revenue and related operations of the Public and Indian Housing grant and the Capital Fund Program.

14.871 Section 8 Housing Choice Vouchers Programs accounts for the revenue and related operations of the Section 8 vouchers grant program.

14.896 PIH Family Self-Sufficiency Program accounts for the revenue and related operations of the FSS program.

Business Activities accounts for the proceeds received from the lawsuit against HUD.

When both restricted and unrestricted resources are available for use, it is the Housing Commission's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities and Equity

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, deposits in demand and time deposit accounts and money market deposits.

Cash and cash equivalents – restricted on the Statement of Net Position has been restricted for unspent loan proceeds and FSS escrow.

Receivables and Payables

All receivables and payables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid expenses.

Assets Held for Sale

The Housing Commission, in conjunction with BATA, owns land and buildings that are held for sale for which management has plans to develop and then sell. These assets are reported at cost.

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

Investment in Joint Venture

The Housing Commission has a \$75,000 investment with TCWFH, LLC. of which it owns 51%. It is expected that TCWFH, LLC will not have any significant financial activity to report in the Housing Commission's financial statements.

Capital Assets

Capital assets, which include property, buildings and equipment, are reported in the financial statements. Capital assets are defined by the Housing Commission as assets with an initial, individual cost of more than \$1,500 and an estimated useful life in excess of two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Depreciation is recorded using the straight-line method over the following estimated useful lives:

Buildings	10 to 40 years
Furniture, equipment and machinery – dwelling	7 years
Furniture, equipment and machinery – administration	5 to 10 years

Compensated Absences

It is the Housing Commission's policy to permit employees to accumulate a limited amount of earned but unused sick leave and vacation days. Employees of the Housing Commission are permitted to carryover 24 hours of unused sick days from one year to the next. Liabilities are recorded based on historical trends using short-term and long-term liabilities. Upon separation from the Housing Commission, employees will be paid their balance of unused vacation days.

Other Current Liabilities

This balance consists mainly of amounts held in the Family Self Sufficiency Escrow account.

Unearned Revenue

Unearned revenue represents tenant revenue for the subsequent year that was collected prior to the end of the current fiscal year.

Equity

Equity is classified as net position and reported as the following components:

Net investment in capital assets - Consists of capital assets, net of accumulated depreciation reduced by the outstanding balances of any bonds, mortgages, notes or other

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

borrowing that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position – Consists of the Housing Commission’s original investment in partial ownership of TCWFH, LLC, a Michigan limited liability company and Housing Assistance Payments received from HUD in excess of payments made to landlords. These excess funds may only be used for future payments to landlords.

Unrestricted net position - Consists of all other equity that does not meet the definition of “restricted” or “net investment in capital assets”.

Revenues and Expenses

Operating revenues and expenses are those that result from providing services and producing and delivering goods and/or services. Also included, all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities. Expenses are classified as operating and nonoperating and are sub-classified by function, such as salaries, supplies, and contracted services.

Estimates

In preparing financial statements in conformity with U.S. GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B - DETAILED NOTES ON TRANSACTION CLASSES / ACCOUNTS

Deposits and Investments

At year-end, the carrying amount of the Housing Commission’s deposits was as follows:

	<u>Carrying Amount</u>
Financial Statement Captions	
Cash and cash equivalents	\$ 582,355
Cash and cash equivalents – restricted	84,695
Cash – tenant security deposits	<u>34,441</u>
Total	<u>\$ 701,491</u>
Notes to Financial Statements	
Cash on hand	\$ 281
Demand deposits (checking)	<u>701,210</u>
Total	<u>\$ 701,491</u>

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

Deposit and Investment Risk

State law limits the allowable investments and the maturities of some of the allowable investments as identified in the following list of authorized investments.

- Bonds, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States
- Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution
- Commercial paper rated at the time of purchase within the 2 highest classifications established by not less than 2 standard rating services and that matures not more than 270 days after the date of purchase
- Bankers acceptances of United States banks
- Obligations of the State of Michigan and its political subdivisions that, at the time of purchase are rated as investment grade by at least one standard rating service
- Mutual funds registered under the investment company act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation
- External investment pools as authorized by Public Act 20 as amended through December 31, 1997

Interest Rate Risk

The Housing Commission's investment policy does not have specific limits in excess of State law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Housing Commission's investment policy does not have specific limits in excess of State law on investment credit risk. At year-end, the Housing Commission had no investments and was therefore, not exposed to credit risk.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Housing Commission's deposits may not be returned. State law does not require and the Housing Commission does not have a policy for deposit custodial credit risk. At year-end, \$6,088 of the Housing Commission's bank balance of \$757,015 was exposed to custodial credit risk because it was uninsured and uncollateralized.

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

Concentration of Credit Risk

State law limits allowable investments but does not limit concentration of credit risk. The Housing Commission's investment policy does not have specific limits in excess of State law on concentration of credit risk. At year-end, The Housing Commission had no investments and was therefore, not exposed to concentration of credit risk.

Accounts Receivable

The balance in accounts receivable was comprised of the following:

Due from HUD	\$	353,445
Tenant receivables		12,859
Allowance for doubtful accounts		(6,902)
Miscellaneous receivable		<u>1,177</u>
Total receivables, net	\$	<u>360,579</u>

Capital Assets

Capital asset activity for the year was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 297,665	\$ -	\$ -	\$ 297,665
Construction in progress	<u>90,888</u>	<u>58,268</u>	<u>(149,156)</u>	<u>-</u>
Total capital assets not being depreciated	<u>388,553</u>	<u>58,268</u>	<u>(149,516)</u>	<u>297,665</u>
Capital assets being depreciated				
Buildings and improvements	8,380,255	431,732	-	8,811,987
Furniture, equipment and machinery – dwelling	104,520	3,446	(3,702)	104,264
Furniture, equipment and machinery – administration	<u>280,901</u>	<u>-</u>	<u>-</u>	<u>280,901</u>
Total capital assets being depreciated	8,765,676	435,178	(3,702)	9,197,152
Less accumulated depreciation	<u>(7,504,191)</u>	<u>(175,697)</u>	<u>3,326</u>	<u>(7,676,562)</u>
Net capital assets being depreciated	<u>1,261,485</u>	<u>259,481</u>	<u>(376)</u>	<u>1,520,590</u>
Total net capital assets	<u>\$ 1,650,038</u>	<u>\$ 317,749</u>	<u>\$ (149,532)</u>	<u>\$ 1,818,255</u>

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

Long-term Debt

Following is a summary of changes in long-term debt for the year:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deductions</u>	<u>Ending Balance</u>	<u>Amount Due Within One Year</u>
HUD loan	\$ 301,034	\$ -	\$ (38,517)	\$ 262,517	\$ 262,517
Lease / purchase agreement	54,611	-	(54,611)	-	-
Line of credit	118,234	131,766	-	250,000	250,000
Accrued compensated absences	<u>18,633</u>	<u>-</u>	<u>(10,713)</u>	<u>7,920</u>	<u>3,520</u>
Total	<u>\$ 492,512</u>	<u>\$ 131,766</u>	<u>\$(103,841)</u>	<u>\$ 520,437</u>	<u>\$ 516,037</u>

In the prior year the Housing Commission opened a \$250,000 line of credit at a local financial institution for the purpose of ensuring that the Housing Commission had enough cash available to meet the day to day expenses. The Housing Commission has pledged as collateral all inventory, equipment and consumer goods. The line of credit bears an interest rate of .500 percentage points above the index.

The HUD loan was entered into in 2008, has an interest rate of 4.95% and matures in 2028. The lease purchase agreement was entered into in 2013 for the purpose of acquiring energy performance equipment, has an interest rate of 2.3% and matured in 2022.

Maturities of the HUD loan are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2023	<u>\$ 262,517</u>	<u>\$ 12,085</u>

In August 2022, the Housing Commission paid off the HUD loan.

NOTE C - OTHER INFORMATION

Concentration of Revenue

The Housing Commission is dependent upon HUD to fund its operations through operating subsidies and capital funding grants. Total revenue received from HUD for 2022 and 2021 was \$2,002,247 or 73% and \$1,858,959 or 73% of revenue, respectively.

Traverse City Housing Commission

Notes to Financial Statements

For the Year Ended June 30, 2022

Contingencies

Under the terms of certain Federal and State grants, periodic audits are required and certain costs may be questioned as not representing appropriate expenditures under the terms of the grants. Such audits could lead to reimbursement to the grantor agencies. Housing Commission management believes disallowances, if any, would be minimal.

Risk Management

The Housing Commission is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees and natural disasters. The Housing Commission maintains commercial insurance covering each of these risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Commission. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

Employee Benefit Plan

The Housing Commission participates in a 457 Deferred Compensation Pension Plan covering full-time employees that have completed a six-month probation period. Employees are not required to contribute to the Plan, however, if they do participate, the Housing Commission matches the employee contribution to the Plan up to 3% of the employees gross salary. Once a year, the Housing Commission contributes 4% of gross wages to the Plan for all full-time employees, whether or not they participate. Upon separation, accrued funds remain the property of the employee. During the fiscal year the Housing Commission contributed a total of \$36,281 and employees contributed \$12,290 to the Plan.

NOTE D: RESTATEMENTS / PRIOR PERIOD ADJUSTMENTS

During the year ended June 30, 2022, a restatement in the amount of \$51,055 was necessary to properly account for the understatement of capital assets. The restatement had the following effect on beginning net position:

Beginning net position, as previously stated	\$ 1,994,278
Adjustment for capital assets	<u>51,055</u>
Beginning net position, as restated	<u>\$ 2,045,333</u>

NOTE E: SUBSEQUENT EVENTS

In July 2022 the Housing Commission converted its public housing units at the Orchardview location to RAD Tax Credits.



Traverse City Housing Commission
Financial Data Schedule
Project Balance Sheet
June 30, 2022

Line Item #	Account Description	Total
111	Cash - Unrestricted	\$ 300,772
112	Cash - Restricted - Modernization and Development	26,898
114	Cash - Tenant Security Deposits	34,441
100	Total Cash	<u>362,111</u>
122	Accounts Receivable - HUD Other Projects	353,445
125	Accounts Receivable - Miscellaneous	1,177
126	Accounts Receivable - Tenants	12,859
126.1	Allowance for Doubtful Accounts - Tenants	<u>(6,902)</u>
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>360,579</u>
142	Prepaid Expenses and Other Assets	35,346
145	Assets Held for Sale	<u>420,631</u>
150	Total Current Assets	<u>1,178,667</u>
161	Land	297,665
162	Buildings	8,811,987
163	Furniture, Equipment & Machinery - Dwellings	104,264
164	Furniture, Equipment & Machinery - Administration	274,338
166	Accumulated Depreciation	<u>(7,670,056)</u>
160	Total Capital Assets, Net of Accumulated Depreciation	1,818,198
176	Investment in Joint Venture	<u>75,000</u>
180	Total Noncurrent Assets	<u>1,893,198</u>
290	Total Assets	<u>\$ 3,071,865</u>
312	Accounts Payable <= 90 Days	\$ 363,822
321	Accrued Wage/Payroll Taxes Payable	5,382
322	Accrued Compensated Absences - Current Portion	2,675
333	Accounts Payable - Other Government	55,224
341	Tenant Security Deposits	34,441
342	Unearned Revenues	5,250
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	512,517
346	Accrued Liabilities - Other	<u>9,354</u>
310	Total Current Liabilities	<u>988,665</u>
354	Accrued Compensated Absences - Noncurrent	3,344
350	Total Noncurrent Liabilities	<u>3,344</u>
300	Total Liabilities	<u>992,009</u>
508.4	Net Investment in Capital Assets	1,305,681
511.4	Restricted Net Position	75,000
512.4	Unrestricted Net Position	<u>699,175</u>
513	Total Equity - Net Assets / Position	<u>2,079,856</u>
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	<u>\$ 3,071,865</u>

Traverse City Housing Commission
Financial Data Schedule
Project Income Statement
For the Year Ended June 30, 2022

Line Item #	Account Description	Total Projects	Project MI08000001	Operating Fund Program	Capital Fund Program
70300	Net Tenant Rental Revenue	\$ 474,522	\$ 474,522	\$ 474,522	\$ -
70400	Tenant Revenue - Other	830	830	830	-
70500	Total Tenant Revenue	<u>475,352</u>	<u>475,352</u>	<u>475,352</u>	<u>-</u>
70600	HUD PHA Operating Grants	332,378	332,378	332,378	-
70610	Capital Grants	360,177	360,177	-	360,177
71100	Investment Income - Unrestricted	114	114	114	-
71500	Other Revenue	216,261	216,261	216,261	-
71600	Gain or Loss on Sale of Capital Assets	<u>(376)</u>	<u>(376)</u>	<u>(376)</u>	<u>-</u>
70000	Total Revenue	<u>1,383,906</u>	<u>1,383,906</u>	<u>1,023,729</u>	<u>360,177</u>
91100	Administrative Salaries	132,595	132,595	132,595	-
91200	Auditing Fees	3,050	3,050	3,050	-
91400	Advertising and Marketing	523	523	523	-
91500	Employee Benefit Contributions - Administrative	28,156	28,156	28,156	-
91600	Office Expenses	51,509	51,509	51,509	-
91700	Legal Expense	2,881	2,881	2,881	-
91800	Travel	4,884	4,884	4,884	-
91900	Other	6,977	6,977	6,977	-
91000	Total Operating - Administrative	<u>230,575</u>	<u>230,575</u>	<u>230,575</u>	<u>-</u>
92400	Tenant Services - Other	60,634	60,634	60,634	-
92500	Total Tenant Services	<u>60,634</u>	<u>60,634</u>	<u>60,634</u>	<u>-</u>
93100	Water	30,262	30,262	30,262	-
93200	Electricity	115,484	115,484	115,484	-
93300	Gas	24,772	24,772	24,772	-
93000	Total Utilities	<u>170,518</u>	<u>170,518</u>	<u>170,518</u>	<u>-</u>
94100	Ordinary Maintenance and Operations - Labor	145,271	145,271	145,271	-
94200	Ordinary Maintenance and Operations - Materials and Other	28,997	28,997	28,997	-
94300	Ordinary Maintenance and Operations - Contracts	104,016	104,016	104,016	-
94500	Employee Benefit Contributions - Ordinary Maintenance	46,302	46,302	46,302	-
94000	Total Maintenance	<u>324,586</u>	<u>324,586</u>	<u>324,586</u>	<u>-</u>
96140	All Other Insurance	36,854	36,854	36,854	-
96100	Total Insurance Premiums	<u>36,854</u>	<u>36,854</u>	<u>36,854</u>	<u>-</u>
96200	Other General Expenses	66,234	66,234	66,234	-
96210	Compensated Absences	(1,981)	(1,981)	(1,981)	-
96300	Payments in Lieu of Taxes	28,762	28,762	28,762	-
96000	Total Other General Expenses	<u>93,015</u>	<u>93,015</u>	<u>93,015</u>	<u>-</u>
96710	Interest on Mortgage (or Bonds) Payable	14,035	14,035	-	14,035
96720	Interest on Notes Payable (Short and Long Term)	2,047	2,047	2,047	-
96700	Total Interest Expense and Amortization Cost	<u>16,082</u>	<u>16,082</u>	<u>2,047</u>	<u>14,035</u>
96900	Total Operating Expenses	<u>932,264</u>	<u>932,264</u>	<u>918,229</u>	<u>14,035</u>
97000	Excess of Operating Revenue over Operating Expenses	451,642	451,642	105,500	346,142
97100	Extraordinary Maintenance	20,313	20,313	20,313	-
97400	Depreciation Expense	175,529	175,529	169,334	6,195
90000	Total Expenses	<u>1,128,106</u>	<u>1,128,106</u>	<u>1,107,876</u>	<u>20,230</u>
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	255,800	255,800	(84,147)	339,947
11020	Required Annual Debt Principal Payments	38,519	38,519	-	38,519
11030	Beginning Equity	1,773,001	1,773,001	1,773,001	-
11040	Prior Period Adjustment, Equity Transfers and Correction of Errors	51,055	51,055	51,055	-
11190	Unit Months Available	1,620	1,620	1,620	-
11210	Number of Unit Months Leased	1,502	1,502	1,502	-
11270	Excess Cash	99,495	99,495	99,495	-
11620	Building Purchases	307,623	307,623	-	307,623
13510	CFFP Debt Service Payments	52,554	52,554	-	52,554

Traverse City Housing Commission
Financial Data Schedule
Program Financials - Balance Sheet
June 30, 2022

Line Item #	Account Description	14.871 Housing Choice Vouchers	1 Business Activities	14.896 PIH Family Self-Sufficiency Program	Total
111	Cash - Unrestricted	\$ 233,404	\$ 48,179	\$ -	\$ 281,583
113	Cash - Other Restricted	6,585	-	-	6,585
115	Cash - Restricted for Payment of Current Liabilities	51,212	-	-	51,212
100	Total Cash	<u>291,201</u>	<u>48,179</u>	<u>-</u>	<u>339,380</u>
150	Total Current Assets	<u>291,201</u>	<u>48,179</u>	<u>-</u>	<u>339,380</u>
164	Furniture, Equipment & Machinery - Administration	6,563	-	-	6,563
166	Accumulated Depreciation	(6,506)	-	-	(6,506)
160	Total Capital Assets, Net of Accumulated Depreciation	<u>57</u>	<u>-</u>	<u>-</u>	<u>57</u>
180	Total Noncurrent Assets	<u>57</u>	<u>-</u>	<u>-</u>	<u>57</u>
290	Total Assets	<u>\$ 291,258</u>	<u>\$ 48,179</u>	<u>\$ -</u>	<u>\$ 339,437</u>
312	Accounts Payable <= 90 Days	\$ 1,475	\$ -	\$ -	\$ 1,475
321	Accrued Wage/Payroll Taxes Payable	1,086	-	-	1,086
322	Accrued Compensated Absences - Current Portion	845	-	-	845
345	Other Current Liabilities	51,212	-	-	51,212
310	Total Current Liabilities	<u>54,618</u>	<u>-</u>	<u>-</u>	<u>54,618</u>
354	Accrued Compensated Absences - Noncurrent	1,056	-	-	1,056
350	Total Noncurrent Liabilities	<u>1,056</u>	<u>-</u>	<u>-</u>	<u>1,056</u>
300	Total Liabilities	<u>55,674</u>	<u>-</u>	<u>-</u>	<u>55,674</u>
508.4	Net Investment in Capital Assets	57	-	-	57
511.4	Restricted Net Position	6,585	-	-	6,585
512.4	Unrestricted Net Position	228,942	48,179	-	277,121
513	Total Equity - Net Assets / Position	<u>235,584</u>	<u>48,179</u>	<u>-</u>	<u>283,763</u>
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	<u>\$ 291,258</u>	<u>\$ 48,179</u>	<u>\$ -</u>	<u>\$ 339,437</u>

Traverse City Housing Commission
Financial Data Schedule
Program Financials - Income Statement
For the Year Ended June 30, 2022

Line Item #	Account Description	14.871 Housing Choice Vouchers	1 Business Activities	14.896 PIH Family Self-Sufficiency Program	Total
70600	HUD PHA Operating Grants	\$ 1,239,546	\$ -	\$ 35,073	\$ 1,309,692
71100	Investment Income - Unrestricted	2	-	-	2
71400	Fraud Recovery	1,292	-	-	1,292
71500	Other Revenue	-	48,179	-	48,179
70000	Total Revenue	<u>1,240,840</u>	<u>48,179</u>	<u>35,073</u>	<u>1,359,165</u>
91100	Administrative Salaries	54,384	-	27,494	109,372
91200	Auditing Fees	3,050	-	-	3,050
91500	Employee Benefit Contributions - Administrative	15,412	-	7,579	30,570
91600	Office Expenses	19,254	-	-	19,254
91800	Travel	825	-	-	825
91900	Other	8,412	-	-	8,412
91000	Total Operating - Administrative	<u>101,337</u>	<u>-</u>	<u>35,073</u>	<u>171,483</u>
96200	Other General Expenses	-	-	-	-
96210	Compensated Absences	(4,375)	-	-	(4,375)
96000	Total Other General Expenses	<u>(4,375)</u>	<u>-</u>	<u>-</u>	<u>(4,375)</u>
96900	Total Operating Expenses	<u>96,962</u>	<u>-</u>	<u>35,073</u>	<u>167,108</u>
97000	Excess of Operating Revenue over Operating Expenses	<u>1,143,878</u>	<u>48,179</u>	<u>-</u>	<u>1,192,057</u>
97300	Housing Assistance Payments	1,129,403	-	-	1,129,403
97400	Depreciation Expense	168	-	-	168
90000	Total Expenses	<u>1,226,533</u>	<u>-</u>	<u>35,073</u>	<u>1,296,679</u>
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	14,307	48,179	-	62,486
11030	Beginning Equity	221,277	-	-	221,277
11170	Administrative Fee Equity	228,999	-	-	228,999
11180	Housing Assistance Payments Equity	6,585	-	-	6,585
11190	Unit Months Available	2,074	-	-	2,074
11210	Number of Unit Months Leased	1,735	-	-	1,735

Traverse City Housing Commission
Financial Data Schedule
PHA Financial Data - Balance Sheet
June 30, 2022

Line Item #	Account Description	Project Totals	Program Totals	Subtotal	Total
111	Cash - Unrestricted	\$ 300,772	\$ 281,583	\$ 582,355	\$ 582,355
112	Cash - Restricted - Modernization and Development	26,898	-	26,898	26,898
113	Cash - Other Restricted	-	6,585	6,585	6,585
114	Cash - Tenant Security Deposits	34,441	-	34,441	34,441
115	Cash - Restricted for Payment of Current Liabilities	-	51,212	51,212	51,212
100	Total Cash	<u>362,111</u>	<u>339,380</u>	<u>701,491</u>	<u>701,491</u>
122	Accounts Receivable - HUD Other Projects	353,445	-	353,445	353,445
125	Accounts Receivable - Miscellaneous	1,177	-	1,177	1,177
126	Accounts Receivable - Tenants	12,859	-	12,859	12,859
126.1	Allowance for Doubtful Accounts - Tenants	(6,902)	-	(6,902)	(6,902)
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>360,579</u>	<u>-</u>	<u>360,579</u>	<u>360,579</u>
142	Prepaid Expenses and Other Assets	35,346	-	35,346	35,346
145	Assets Held for Sale	420,631	-	420,631	420,631
150	Total Current Assets	<u>1,178,667</u>	<u>339,380</u>	<u>1,518,047</u>	<u>1,518,047</u>
161	Land	297,665	-	297,665	297,665
162	Buildings	8,811,987	-	8,811,987	8,811,987
163	Furniture, Equipment & Machinery - Dwellings	104,264	-	104,264	104,264
164	Furniture, Equipment & Machinery - Administration	274,338	6,563	280,901	280,901
166	Accumulated Depreciation	(7,670,056)	(6,506)	(7,676,562)	(7,676,562)
160	Total Capital Assets, Net of Accumulated Depreciation	<u>1,818,198</u>	<u>57</u>	<u>1,818,255</u>	<u>1,818,255</u>
176	Investment in Joint Venture	75,000	-	75,000	75,000
180	Total Noncurrent Assets	<u>1,893,198</u>	<u>57</u>	<u>1,893,255</u>	<u>1,893,255</u>
290	Total Assets	<u>\$ 3,071,865</u>	<u>\$ 339,437</u>	<u>\$ 3,411,302</u>	<u>\$ 3,411,302</u>
312	Accounts Payable <= 90 Days	\$ 363,822	\$ 1,475	\$ 365,297	\$ 365,297
321	Accrued Wage/Payroll Taxes Payable	5,382	1,086	6,468	6,468
322	Accrued Compensated Absences - Current Portion	2,675	845	3,520	3,520
333	Accounts Payable - Other Government	55,224	-	55,224	55,224
341	Tenant Security Deposits	34,441	-	34,441	34,441
342	Unearned Revenues	5,250	-	5,250	5,250
343	Current Portion of Long-term Debt - Capital Projects/ Mortgage Revenue Bonds	512,517	-	512,517	512,517
345	Other Current Liabilities	-	51,212	51,212	51,212
346	Accrued Liabilities - Other	9,354	-	9,354	9,354
310	Total Current Liabilities	<u>988,665</u>	<u>54,618</u>	<u>1,043,283</u>	<u>1,043,283</u>
354	Accrued Compensated Absences - Noncurrent	3,344	1,056	4,400	4,400
350	Total Noncurrent Liabilities	<u>3,344</u>	<u>1,056</u>	<u>4,400</u>	<u>4,400</u>
300	Total Liabilities	992,009	55,674	1,047,683	1,047,683
508.4	Net Investment in Capital Assets	1,305,681	57	1,305,738	1,305,738
511.4	Restricted Net Position	75,000	6,585	81,585	81,585
512.4	Unrestricted Net Position	699,175	277,121	976,296	976,296
513	Total Equity - Net Assets / Position	<u>2,079,856</u>	<u>283,763</u>	<u>2,363,619</u>	<u>2,363,619</u>
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	<u>\$ 3,071,865</u>	<u>\$ 339,437</u>	<u>\$ 3,411,302</u>	<u>\$ 3,411,302</u>

Traverse City Housing Commission
Financial Data Schedule
PHA Financial Data - Income Statement
For the Year Ended June 30, 2022

Line Item #	Account Description	Project Totals	Program Totals	Subtotal	Total
70300	Net Tenant Rental Revenue	\$ 474,522	\$ -	\$ 474,522	\$ 474,522
70400	Tenant Revenue - Other	830	-	830	830
70500	Total Tenant Revenue	<u>475,352</u>	<u>-</u>	<u>475,352</u>	<u>475,352</u>
70600	HUD PHA Operating Grants	332,378	1,309,692	1,642,070	1,642,070
70610	Capital Grants	360,177	-	360,177	360,177
71100	Investment Income - Unrestricted	114	2	116	116
71400	Fraud Recovery	-	1,292	1,292	1,292
71500	Other Revenue	216,261	48,179	264,440	264,440
71600	Gain or Loss on Sale of Capital Assets	<u>(376)</u>	<u>-</u>	<u>(376)</u>	<u>(376)</u>
70000	Total Revenue	<u>1,383,906</u>	<u>1,359,165</u>	<u>2,743,071</u>	<u>2,743,071</u>
91100	Administrative Salaries	132,595	109,372	241,967	241,967
91200	Auditing Fees	3,050	3,050	6,100	6,100
91400	Advertising and Marketing	523	-	523	523
91500	Employee Benefit Contributions - Administrative	28,156	30,570	58,726	58,726
91600	Office Expenses	51,509	19,254	70,763	70,763
91700	Legal Expense	2,881	-	2,881	2,881
91800	Travel	4,884	825	5,709	5,709
91900	Other	6,977	8,412	15,389	15,389
91000	Total Operating - Administrative	<u>230,575</u>	<u>171,483</u>	<u>402,058</u>	<u>402,058</u>
92400	Tenant Services - Other	60,634	-	60,634	60,634
92500	Total Tenant Services	<u>60,634</u>	<u>-</u>	<u>60,634</u>	<u>60,634</u>
93100	Water	30,262	-	30,262	30,262
93200	Electricity	115,484	-	115,484	115,484
93300	Gas	24,772	-	24,772	24,772
93000	Total Utilities	<u>170,518</u>	<u>-</u>	<u>170,518</u>	<u>170,518</u>
94100	Ordinary Maintenance and Operations - Labor	145,271	-	145,271	145,271
94200	Ordinary Maintenance and Operations - Materials and Other	28,997	-	28,997	28,997
94300	Ordinary Maintenance and Operations - Contracts	104,016	-	104,016	104,016
94500	Employee Benefit Contributions - Ordinary Maintenance	46,302	-	46,302	46,302
94000	Total Maintenance	<u>324,586</u>	<u>-</u>	<u>324,586</u>	<u>324,586</u>
96140	All Other Insurance	36,854	-	36,854	36,854
96100	Total Insurance Premiums	<u>36,854</u>	<u>-</u>	<u>36,854</u>	<u>36,854</u>
96200	Other General Expenses	66,234	-	66,234	66,234
96210	Compensated Absences	(1,981)	(4,375)	(6,356)	(6,356)
96300	Payments in Lieu of Taxes	28,762	-	28,762	28,762
96000	Total Other General Expenses	<u>93,015</u>	<u>(4,375)</u>	<u>88,640</u>	<u>88,640</u>

Traverse City Housing Commission
Financial Data Schedule
PHA Financial Data - Income Statement
For the Year Ended June 30, 2022

Line Item #	Account Description	Project Totals	Program Totals	Subtotal	Total
96710	Interest on Mortgage (or Bonds) Payable	\$ 14,035	\$ -	\$ 14,035	\$ 14,035
96720	Interest on Notes Payable (Short and Long Term)	2,047	-	2,047	2,047
96700	Total Interest Expense and Amortization Cost	16,082	-	16,082	16,082
96900	Total Operating Expenses	932,264	167,108	1,099,372	1,099,372
97000	Excess of Operating Revenue over Operating Expenses	451,642	1,192,057	1,643,699	1,643,699
97100	Extraordinary Maintenance	20,313	-	20,313	20,313
97300	Housing Assistance Payments	-	1,129,403	1,129,403	1,129,403
97400	Depreciation Expense	175,529	168	175,697	175,697
90000	Total Expenses	1,128,106	1,296,679	2,424,785	2,424,785
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	255,800	62,486	318,286	318,286
11020	Required Annual Debt Principal Payments	38,519	-	38,519	38,519
11030	Beginning Equity	1,773,001	221,277	1,994,278	1,994,278
11040	Prior Period Adjustment, Equity Transfers and Correction of Errors	51,055	-	51,055	51,055
11170	Administrative Fee Equity	-	228,999	228,999	228,999
11180	Housing Assistance Payments Equity	-	6,585	6,585	6,585
11190	Unit Months Available	1,620	2,074	3,694	3,694
11210	Number of Unit Months Leased	1,502	1,735	3,237	3,237
11270	Excess Cash	99,495	-	99,495	99,495
11620	Building Purchases	307,623	-	307,623	307,623
13510	CFFP Debt Service Payments	52,554	-	52,554	52,554



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A VETERAN OWNED BUSINESS

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

To the Board of Commissioners
Traverse City Housing Commission
Traverse City, MI

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the *Traverse City Housing Commission*, a component unit of the City of Traverse City, Michigan as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the *Traverse City Housing Commission's* basic financial statements and have issued our report thereon dated November 21, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the *Traverse City Housing Commission's* internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the *Traverse City Housing Commission's* internal control. Accordingly, we do not express an opinion on the effectiveness of the *Traverse City Housing Commission'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.

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Smith + Klauszewicz PC

Saginaw, Michigan

November 21, 2022



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A VETERAN OWNED BUSINESS

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

To the Board of Commissioners
Traverse City Housing Commission
Traverse City, MI

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the *Traverse City Housing Commission'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 the *Traverse City Housing Commission's* major federal programs for the year ended June 30, 2022. The *Traverse City Housing Commission's* major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the *Traverse City Housing Commission* complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

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

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

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the ***Traverse City Housing Commission's*** compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for 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 ***Traverse City Housing Commission'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, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the ***Traverse City Housing Commission's*** compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the ***Traverse City Housing Commission'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 ***Traverse City Housing Commission's*** internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the 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 our audit we did not identify any deficiencies in internal control over compliance that we 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.

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

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

Smith + Klauszewicz PC

Saginaw, Michigan

November 21, 2022

Traverse City Housing Commission
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2022

Federal Agency / Pass Through Agency / Program Title	Federal Assistance Listing Number	Amount Expended
Department of Housing and Urban Development		
Direct programs:		
Public and Indian Housing	14.850	\$ 332,378
Section 8 Housing Choice Vouchers	14.871	1,226,365
Public Housing Capital Fund	14.872	360,177
Family Self-Sufficiency Program	14.896	35,073
Total Department of Housing and Urban Development		<u>\$ 1,953,993</u>
 Reconciliation to Statement of Activities		
Federal revenue reported on the Statement of Activities:		
Program grants - subsidies		\$ 1,642,070
Capital grants		360,177
Change in equity related to federal awards		<u>(48,254)</u>
Total expenditures per Schedule of Expenditures of Federal Awards		<u>\$ 1,953,993</u>

See accompanying notes to schedule of expenditures of federal awards

Traverse City Housing Commission
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2022

Note 1 - Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of the **Traverse City Housing Commission** under programs of the federal government for the year ended June 30, 2022. The information in this schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the **Traverse City Housing Commission**, it is not intended to and does not present the financial position, changes in net position or cash flows of the **Traverse City Housing Commission**.

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 cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

For purposes of charging indirect costs to federal awards, the **Traverse City Housing Commission** has elected not to use the 10 percent de minimis cost rate as permitted by 2 CFR section 200.414 of the Uniform Guidance.

Note 3 - Subrecipients

None of the federal expenditures presented in the Schedule were provided to subrecipients.

Traverse City Housing Commission
Schedule of Findings and Questioned Costs (continued)
For the Year Ended June 30, 2022

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported

Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Type of auditor's report issued on compliance for major program(s): Unmodified

Internal control over major program(s)

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516.(a)? _____ Yes X No

Identification of major program(s):

Federal Assistance Listing Number	Name of Federal Program(s) or Cluster(s)
14.871	Section 8 Housing Choice Vouchers

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

Auditee qualify as a low-risk auditee? X Yes _____ No

Traverse City Housing Commission
Schedule of Findings and Questioned Costs (*concluded*)
For the Year Ended June 30, 2022

Section II - Financial Statement Audit Findings

None

Section III - Federal Program Audit Findings and Questioned Costs

None

Section IV - Summary Schedule of Prior Year Audit Findings

None