

# HOUSING AUTHORITY OF THE TOWN OF ANTONITO

AUDITED FINANCIAL STATEMENTS

Antonito, Colorado

December 31, 2020

*Goldie Roberts*

Certified Public Accountant

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HOUSING AUTHORITY  
OF THE TOWN OF  
ANTONITO

Antonito, Colorado  
December 31, 2020

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# Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.  
Fredericksburg, IN 47120

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority of the Town of Antonito  
P O Box 25  
Antonito, CO 81120-0025

I have audited the accompanying financial statements of the Housing Authority of the Town of Antonito ("the Authority") which comprise the Statement of Net Position as of December 31, 2020, and the related Statements of Revenues, Expenses and Changes in Fund Net Position, and Cash Flows for the year then ended, and the related Notes to the Financial Statements, which collectively comprise the Housing Authority of the Town of Antonito's financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

My responsibility is to express an opinion on these financial statements based on my audit. 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. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### *Opinion*

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Antonito as of December 31, 2020, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages i through vi be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the 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 financial statements, and other knowledge I obtained during my audit of the 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.

### Other Supplementary Information

My audit was conducted for the purpose of forming an opinion on the Authority's financial statements as a whole. The accompanying Financial Data Schedule and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements.

In regard to, the Financial Data Schedule and the other supplemental information as listed in the table of contents, such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Financial Data Schedule and the other supplemental information as listed in the table of contents is fairly stated, in all material respects, in relation to the financial statements as a whole.

### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated July 6, 2021 on my consideration of the Housing Authority of the Town of Antonito'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 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 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 Housing Authority of the Town of Antonito's internal control over financial reporting and compliance.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana  
July 6, 2021

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

This section of the Housing Authority of the Town of Antonito, Colorado's (Authority) annual financial report presents our management's discussion and analysis of the Authority's financial performance during the fiscal year ended on December 31, 2020. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Please read and consider the information presented in conjunction with the financial statements as a whole.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the balance sheet. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

**FINANCIAL HIGHLIGHTS**

- The term "net position" refers to the difference between assets and liabilities. The Authority's total net position as of December 31, 2020, was \$920,616. The net position decreased by \$27,579, a decrease of 2.9% from the prior year.
- Revenues for the Authority were \$260,107 for the year ended December 31, 2020. This was a decrease of \$54,606 or 17.4% from the prior year.
- Expenses for the Authority were \$287,686 for the year ended December 31, 2020. This was an increase of \$9,439 or 3.4% over the prior year.
- Rental revenue for the Authority was \$160,655 or 62% of total revenue for the year ended December 31, 2020. This was a decrease of \$9,675 or 5.7% from the prior year. HUD operating grants for the Authority were \$89,506 or 34% of total revenue for the year ended December 31, 2020. This was an increase of \$1,514 or 1.7% over the prior year. HUD capital grants were \$8,050 or 3% of total revenue for the year ended December 31, 2020. This was a decrease of \$46,641 or 85.3% from the prior year.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report includes this *Management Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. The Authority's financial statements are presented as fund level financial statements because the Authority only has proprietary funds.

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

Required Financial Statements

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

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 Authority's operations over the past year and can be used to determine whether the Authority 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.

HUD Reporting

HUD has established *Uniform Financial Reporting Standards* that require Housing Authority's to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended December 31, 2020 and is required to be included in the audit reporting package.

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

**FINANCIAL ANALYSIS**

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the table below, assets exceeded liabilities by \$920,661 at the close of the year ended December 31, 2020, down from \$948,240 in fiscal year 2019. The decrease in net position of \$27,579 was due to the reasons noted below.

- Current assets include cash, receivables, prepaid expenses, and inventory. Of the \$6,943 increase in this category, cash increased \$4,312, receivables increased \$1,431, prepaid expenses increased \$2,015, and materials inventory decreased \$815.
- Capital assets decreased \$31,636 because of current year depreciation exceeded current year capital asset additions. Change in capital assets is explained in section titled "Capital Assets" of this analysis.
- Current liabilities increased \$2,886 mainly due to a \$6,652 increase in accrued payments in lieu of taxes, \$1,567 increase in tenant security deposits, and a \$678 increase in accrued payroll taxes. This was partially offset by a \$6,462 decrease in accounts payable.

**CONDENSED STATEMENTS OF NET POSITION**

	<u>FY2020</u>	<u>FY2019</u>	<u>Dollar Change</u>	<u>Percent Change</u>
<b>ASSETS</b>				
Current assets	\$ 537,833	\$ 530,890	\$ 6,943	1.3%
Capital assets, net	<u>414,376</u>	<u>446,012</u>	<u>(31,636)</u>	-7.1%
<b>TOTAL ASSETS</b>	<u><u>952,209</u></u>	<u><u>976,902</u></u>	<u><u>(24,693)</u></u>	-2.5%
<b>LIABILITIES</b>				
Current liabilities	<u>31,548</u>	<u>28,662</u>	<u>2,886</u>	10.1%
<b>TOTAL LIABILITIES</b>	<u><u>31,548</u></u>	<u><u>28,662</u></u>	<u><u>2,886</u></u>	10.1%
<b>NET POSITION</b>				
Investment in capital assets	414,376	446,012	(31,636)	-7.1%
Unrestricted	<u>506,285</u>	<u>502,228</u>	<u>4,057</u>	0.8%
<b>TOTAL NET POSITION</b>	<u><u>\$ 920,661</u></u>	<u><u>\$ 948,240</u></u>	<u><u>\$ (27,579)</u></u>	-2.9%

The unrestricted net position was \$506,285 as of December 31, 2020. This amount may be used to meet the Authority's ongoing obligations. The Authority has sufficient funds to meet requirements for cash outlays for next fiscal year. The Authority did not have any net position classified as restricted that is subject to external restrictions on how they may be used. At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

**FINANCIAL ANALYSIS (CONTINUED)**

The largest portion of the Authority's net position reflects its investment in capital assets (e.g., land, buildings, and equipment) less accumulated depreciation. The Authority 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 change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

As can be seen in the table on the following page, total revenues decreased \$54,606 due to the reasons noted below.

- Rental revenue decreased \$9,675 or 5.7% from FY 2019 primarily due to a decrease in average dwelling charge per unit of \$21.73 or 7.8% for the Public Housing program. Average dwelling rent per unit for Public Housing was \$256.13 in FY 2020, down from \$277.86 in FY 2019.
- HUD PHA operating grants increased \$1,514 or 1.7% from FY 2019.
- Interest and investment earnings decreased \$50 or 3.6%.
- Capital grants decreased \$46,641 from FY 2019. The Authority is allocated capital fund grants each year as determined by HUD and the amount remains relatively consistent from year to year. HUD capital grant revenues during the year will depend upon timing of projects as outlined in the HUD approved capital grant budget.
- Other revenues increased \$770 from FY 2019.
- The Authority had a \$524 loss on disposal of capital assets in FY 2020.

Total expenses increased \$9,439 due to the reasons noted below.

- Administrative expense was \$100,427 or 35% of total expenses, a decrease of \$14,112 or 12.3% from FY 2019. Decrease was mainly due to a decrease in administrative wages and benefits of \$13,310 or 14.2%.
- Utilities were \$26,220 or 9% of total expenses. Utility expense decreased \$425 or 1.6% from FY 2019.
- Ordinary maintenance was \$71,032 or 25% of total expenses. Maintenance increased \$9,728 or 15.9% primarily due to an increase in maintenance materials of \$7,293 or 103.4% and an increase in contracted maintenance services of \$1,551 or 23.3%.

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

FINANCIAL ANALYSIS (CONTINUED)

**CONDENSED STATEMENTS OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION**

	<u>FY2020</u>	<u>FY2019</u>	<u>Dollar Change</u>	<u>Percent Change</u>
<b>REVENUES</b>				
Operating - non-operating - capital contributions:				
Rental revenue	\$ 160,655	\$ 170,330	\$ (9,675)	-5.7%
HUD PHA operating grants	89,506	87,992	1,514	1.7%
Interest & investment earnings	1,334	1,384	(50)	-3.6%
HUD PHA capital grants	8,050	54,691	(46,641)	-85.3%
Other revenues	1,086	316	770	243.7%
Gain (loss) on sale of capital assets	(524)	-	(524)	-100.0%
<b>TOTAL REVENUES</b>	<u>260,107</u>	<u>314,713</u>	<u>(54,606)</u>	-17.4%
<b>EXPENSES</b>				
Administrative	100,427	114,539	(14,112)	-12.3%
Utilities	26,220	26,645	(425)	-1.6%
Ordinary maintenance	71,032	61,304	9,728	15.9%
General expenses	29,633	18,479	11,154	60.4%
Depreciation	60,374	57,280	3,094	5.4%
<b>TOTAL EXPENSES</b>	<u>287,686</u>	<u>278,247</u>	<u>9,439</u>	3.4%
<b>CHANGE IN NET POSITION</b>	(27,579)	36,466	(64,045)	
<b>NET POSITION - BEG OF YEAR</b>	<u>948,240</u>	<u>911,774</u>	<u>36,466</u>	
<b>NET POSITION - END OF YEAR</b>	<u>\$ 920,661</u>	<u>\$ 948,240</u>	<u>\$ (27,579)</u>	

- General expenses increased \$11,154 or 60.4% mostly due to an \$8,812 increase in expense for compensated absences and an \$6,652 increase in payments in lieu of taxes. This was partially offset by a \$3,901 decrease in tenant bad debt expense.
- The Authority had a \$3,094 or 5.4% increase in Depreciation, which is the write-off of capital assets over their estimated useful life. Depreciation totaled \$60,374 for FY 2020 or 21% of total expenses.

The Low Rent Public Housing occupancy rate for fiscal year ended December 31, 2020 and 2019 was 98.9%. The Authority currently has 29 Public Housing units.

The State Units occupancy rate for fiscal year December 31, 2020 was 99.5%, up from 96.4% in FY 2019. The Authority currently has 16 State units.

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
ANTONITO, COLORADO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
December 31, 2020**

**CAPITAL ASSETS**

*Capital Assets* - The Housing Authority of the Town of Antonito, Colorado's investment in capital assets, as of December 31, 2020 amounts to \$414,376 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements, equipment, construction in progress, and accumulated depreciation.

The total decrease in the Authority's investment in capital assets for the current fiscal year was 7.1% in terms of net book value. Actual expenditures to purchase or construct capital assets from revenues were \$29,262 for the year. The Authority has various contract commitments with contractors for the implementation of the HUD capital grants as outlined by the HUD approved Capital Grant Budget. Depreciation charges for the year totaled \$60,374. Additional information on the Authority's capital assets can be found in the notes to the financial statements.

	Beginning	Additions	Depreciation	Disposals	Ending
Capital assets	\$446,012	\$29,262	\$(60,374)	\$(524)	\$414,376

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2021 Public Housing budget. The user charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on occupied units and approved vacancies, utility consumption and rates, approved add-ons, formula income, and transition funding. The amount of funding is also established and approved by HUD. Formula income is based on rental income from the Authority's rent roll records for the period specified by HUD. Operating expenses are expected to increase by the economy's inflation rate.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Executive Director, Housing Authority of the Town of Antonito, P. O. Box 25, Antonito, Colorado 81120, telephone number (719) 376-5487.

FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

STATEMENT OF NET POSITION

DECEMBER 31, 2020

ASSETS

Current Assets

Cash and cash equivalents	\$ 502,695
Restricted cash and cash equivalents	18,514
Accounts receivable, net	7,302
Prepaid expenses	7,320
Inventory	2,002
<b>Total Current Assets</b>	<b><u>537,833</u></b>

Capital Assets

Land and other nondepreciable assets	46,648
Depreciable capital assets, net	367,728
<b>Total Capital Assets</b>	<b><u>414,376</u></b>

**Total Assets** **952,209**

LIABILITIES

Current liabilities

Accounts payable	1,467
Accrued liabilities	10,098
Payable from restricted cash and cash equivalents:	
Tenant's security deposits	18,514
Unearned revenue	1,469
<b>Total Current Liabilities</b>	<b><u>31,548</u></b>

**Total Liabilities** **31,548**

NET POSITION

Investment in capital assets	414,376
Unrestricted	506,285
<b>Total Net Position</b>	<b><u>\$ 920,661</u></b>

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

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2020

<u>OPERATING REVENUES</u>	
Rental income	\$ 159,987
Other income	1,754
	<hr/>
TOTAL OPERATING REVENUE	161,741
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<u>OPERATING EXPENSES</u>	
Administrative	108,802
Utilities	26,220
Ordinary maintenance and operation	71,032
General expense	20,886
Depreciation expense	60,746
	<hr/>
TOTAL OPERATING EXPENSES	287,686
	<hr/>
OPERATING INCOME (LOSS)	(125,945)
	<hr/>
<u>NONOPERATING REVENUES</u>	
Federal operating grants	89,506
Loss on sale of capital assets	(524)
Interest income	1,334
	<hr/>
TOTAL NONOPERATING REVENUES	90,316
	<hr/>
CAPITAL CONTRIBUTIONS	8,050
	<hr/>
CHANGE IN NET POSITION	(27,579)
	<hr/>
TOTAL NET POSITION - BEGINNING OF YEAR	948,240
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TOTAL NET POSITION - END OF YEAR	\$ 920,661
	<hr/> <hr/>

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

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2020

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants and other deposits	\$ 160,310
Payments to vendors	(96,990)
Payments to employees	(128,788)
Net Cash Used by Operating Activities	<u>(65,468)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Federal operating grants received	<u>97,556</u>
Net Cash Flows Provided (Used) by Noncapital Financing Activities	<u>97,556</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Acquisition and construction of capital assets	<u>(29,110)</u>
Net Cash Flows Provided (Used) by Capital and Related Financing Activities	<u>(29,110)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest income	<u>1,334</u>
Net Cash Flows Provided (Used) by Investing Activities	<u>1,334</u>

Net Increase (Decrease) in Cash and Cash Equivalents 4,312

Cash - Beginning of year 516,897

Cash - End of year \$ 521,209

Reconciliation of Cash

Unrestricted	\$ 502,695
Restricted	<u>18,514</u>
Total Cash and Cash Equivalents	\$ <u><u>521,209</u></u>

Continued

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2020  
(CONTINUED)

RECONCILIATION OF OPERATING (LOSS) TO  
NET CASH USED BY OPERATING ACTIVITIES

Operating income (loss)	\$	(125,945)
Adjustments to reconcile net operating income to net cash Provided by operating activities:		
Depreciation		60,746
Changes in operating assets and liabilities:		
(Increase) Decrease in:		
Accounts receivable		(1,431)
Inventory		(2,015)
Prepaid expenses		815
Increase (Decrease) in:		
Accounts payable		(4,895)
Accrued liabilities		6,806
Unearned revenue		451
Net Cash Flows Provided by Operating Activities	\$	<u>(65,468)</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020

**NOTE A - Summary of Significant Accounting Policies:**

The financial statements of the Housing Authority of the Town of Antonito ("the Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The Housing Authority of the Town of Antonito is a political subdivision both corporate and political, which was established under the provision of Colorado Statutes, to provide adequate housing at rents, which persons of low-income can afford in areas where there exists a shortage. To accomplish this purpose, the Authority has entered into an annual contributions contract with the U.S. Department of Housing and Urban Development (HUD) to be the Administrator of a public housing program (Contract No. FW-799).

**Reporting Entity**

The entity is a public corporation, legally separate, fiscally independent, and governed by the Board of Commissioners. As required by generally accepted accounting principles, these financial statements present the financial position and results of operations of the Housing Authority of the Town of Antonito, a primary government. There are no component units to be included herewith, but this report does include all programs, which are controlled by the entity's governing body.

The financial statements of the Housing Authority of the Town of Antonito include the following:

The authority had 45 units in management at December 31, 2020:

	<u>Units</u>
Low Income Public Housing	29
State/Local	<u>16</u>
Total	<u><u>45</u></u>

The authority was also administering capital fund programs.

**Basis of Presentation:** In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP) as applicable to special purpose governments engaged only in business type activities.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflow of resources, liabilities, and deferred inflow of resources are included in the Statement of Net Position. The Statement of Revenue, Expenses and Changes in Fund Net Position present increases (revenues) and decreases (expenses) in net position. Under the Accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

This special purpose government engaged in activities similar to business activities uses an enterprise fund to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020  
(Continued)

**NOTE A - Summary of Significant Accounting Policies:** (Continued)

body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following net position categories:

Investment in Capital Assets: Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets. The Authority has no debt.

Restricted: Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.

Unrestricted: Net position that are not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

**Accounting Policies** - The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

**Use of Enterprise Accounting** - The Authority presents its financial statements using enterprise accounting, as allowed by governments. Although the Authority accounts for its programs using accounts for its internal reporting, the Authority is considered to be a unified enterprise fund for reporting purposes. Accordingly, the Authority uses the economic resources measurement focus and the related accrual basis of accounting. Under the economic resources measurement focus, the Authority accounts for all assets and liabilities. Under the accrual basis of accounting expenses are recorded when the goods and services are received, irrespective of when paid for, and revenues are recorded as earned, irrespective of when cash is received.

**Budgets** - Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis.

Budget compared to Actual presentation has been omitted because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board. This budget does not represent an appropriated budget that has been signed into law or a non-appropriated budget authorized by constitution. The Authority's budget represents budgetary execution and management by its board; therefore, budgetary data and presentation is not required.

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020

(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Cash and Cash Equivalents - Cash and cash equivalents include cash on hand, certificates of deposit, savings accounts, and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased. Certificates of deposit that are redeemable immediately with little or no penalty are considered cash equivalents.

For the purposes of the Statement of Cash Flows, the Authority considers all highly liquid deposits (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents. There were no non-cash investing, non-capital, capital and financing activities during the year.

Tenant Receivables - Receivables for rentals and service charges are reported at net of an allowance for doubtful accounts. The Housing Authority Board takes monthly action as required to write off specific un-collectible accounts receivable balances.

Prepaid - Pre-paid represent payments made to vendors for services that will benefit beyond December 31, 2020.

Inventories - Inventories are valued at cost, which approximates market value, using the first-in/first/out (FIFO) method. The consumption method is applied and expense is charged when inventory items are used for the units.

Interprogram Due From and Due To - During the course of its operations, the Authority has inter-program transactions to finance operations and provide services. Inter-program accounts receivable and payable have been recorded to recognize transactions between programs for which the applicable cash transfer had not been made as of the balance sheet date. Inter-program accounts have been eliminated for financial statement reporting purposes.

Capital Assets - Capital assets purchased are capitalized at the time of purchase. Such assets are recorded at cost. The capitalization policy of the Authority requires assets to be capitalized when their cost is \$100. Donated assets are recorded at fair market value at the date of donation. Because developments and major capital repairs or improvements are financed through cash advances from HUD, there are no capitalized interest costs in current programs.

Depreciation of property and equipment is computed by the straight-line method based upon the estimated useful lives of the assets as follows:

<u>Class</u>	<u>Life</u>
Building & Improvements	10-40 years
Furniture, Equipment & Machinery	3-7 years

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020  
(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Compensated Absences - Compensated absences (if any) are those absences for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

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

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing and producing goods and services in connection with providing low income housing programs. Operating expenses include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Restricted Assets - When both restricted (if any) and unrestricted resources are available for use, it is the Authority's policy to use unrestricted resources first, then, restricted resources as they are needed.

Leasing Activities (as Lessor) - The Authority is the lessor of dwelling units primarily to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Income associated with these leases are recorded in the financial statements and schedules as "Rental income". Rental income per resident generally remains consistent from year to year, but is affected by general economic conditions which impact personal income, such as local job availability.

NOTE B - Deposits and Cash and Cash Equivalentents:

1. Deposit and Investment Restrictions

HUD requires Authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020  
(Continued)

**NOTE B - Deposits and Cash and Cash Equivalents:** (Continued)

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral determined by the PDPA. The institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102 percent of the uninsured deposits.

**2. Risk Disclosures**

A. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. At December 31, 2020, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

B. **Credit Risk:** This is a risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

C. **Custodial Credit Risk:** This 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 investments or collateral securities that are held by the counterparty. All of the Authority's investments in securities are held in the name of the Authority. The Authority's custodial agreement policy prohibits counterparties holding securities not in the Authority's name.

The carrying amounts of the Authority's cash deposits were \$520,262 at December 31, 2020. Bank balances before reconciling items were \$520,262 at that date, the total amount of which was collateralized or insured with securities held by an unaffiliated banking institution in the Authority's name.

Deposits consist of the following:

Checking accounts	\$ 458,871
Certificates of Deposit	<u>62,338</u>
Total	<u>\$ 521,209</u>

**NOTE C - Accounts Receivable:**

Accounts receivable at December 31, 2020, consist of the following:

Tenants accounts receivable	\$ 5,099
Accounts receivable - net of allowance of 4,135	<u>2,203</u>
Total	<u>\$ 7,302</u>

THE HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020  
(Continued)

**NOTE D - Prepaid expenses:**

Prepaid expenses at December 31, 2020, consist of the following:

Prepaid insurance \$ 7,320

**NOTE E - Inventory:**

Inventory at December 31, 2020, consists of the following:

Materials and supplies, net of allowance 704 \$ 2,002

Materials inventories are recorded at cost. The first-in first-out (FIFO) inventory flow assumption is used to determine expenditures. Expenditures are recorded when inventory is consumed.

**NOTE F - Capital Assets:**

A summary in changes in capital assets is as follows:

	<u>Beginning Balance 12/31/19</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance 12/31/20</u>
Capital assets, not being depreciated:					
Land	\$ 46,648	\$ 0	\$ 0	\$ 0	\$ 46,648
Construction in Progress	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital Assets, Not being depreciated	<u>46,648</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>46,648</u>
Capital Assets, being depreciated:					
Bldings & Improvement	2,750,952	15,306	0	0	2,766,258
Furniture, Equipment & Machinery	<u>122,350</u>	<u>13,804</u>	<u>(17,454)</u>	<u>0</u>	<u>118,700</u>
Total Capital Assets, being depreciated	<u>2,873,302</u>	<u>29,110</u>	<u>(17,454)</u>	<u>0</u>	<u>2,884,958</u>
Less Accumulated Depreciation for: Bldings & Improvements	( 2,382,884)	(58,316)	0	0	(2,441,200)
Furniture, Equipment and Machinery	<u>( 91,054)</u>	<u>( 2,430)</u>	<u>17,454</u>	<u>0</u>	<u>( 76,030)</u>
Total Accumulated Depreciation:	<u>( 2,473,938)</u>	<u>(60,746)</u>	<u>17,454</u>	<u>0</u>	<u>(2,517,230)</u>
Total Capital Assets, being depreciated, net	<u>399,364</u>	<u>(31,636)</u>	<u>0</u>	<u>0</u>	<u>367,728</u>
Capital Assets, Net	<u>\$ 446,012</u>	<u>\$(28,732)</u>	<u>\$ 31,636</u>	<u>\$ 0</u>	<u>\$ 414,376</u>

Depreciation expense of \$134,346 was incurred during the year.

THE HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020  
(Continued)

NOTE G - Accounts payable:

Accounts payable at December 31, 2020, consist of the following:

Vendors' and contractors' \$ 1,467

NOTE H - Accrued liabilities:

Accrued liabilities at December 31, 2020, consist of the following:

Accrued payroll taxes \$ 3,446

Payments in lieu of taxes 6,652

Total \$ 10,098

NOTE I - Unearned revenue:

Unearned revenue at December 31, 2020, consists of the following:

Prepaid rent \$ 1,469

NOTE J - Federal Operating Grants:

HUD contributed the following operating subsidies approved in the operating budgets under the Annual Contributions Contracts:

Public Housing Operating Subsidy \$ 71,394

Capital Fund Program 7,125

Cares Act 10,987

Total \$ 89,506

NOTE K- Contributed Capital:

The Authority receives capital grants from HUD for the Capital Fund programs. Capital contributions recognized for the fiscal year ended December 31, 2020 were \$8,050.

NOTE L - Commitments and Contingencies:

**Examinations:** 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. There were no examinations during the year ended December 31, 2020.

**Grant Disallowances:** Amounts received or receivable from HUD are subject to audit and adjustment by HUD. Any disallowed claims, including amounts already collected, may constitute a liability of the Authority. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

**Construction Projects:** The Authority did not have any major construction projects in progress at December 31, 2020. Major construction contracts would include modernizing rental units at the project sites. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

THE HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020

(Continued)

**NOTE M - Risk Management:**

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance coverage for these risks to the extent deemed prudent by Authority management. Settled claims have not exceeded this commercial coverage in any of the past 3 years.

**NOTE N - Economic Dependency:**

The Authority received approximately 34% of its revenues from HUD in fiscal year ended December 31, 2020. If the amount of revenues received from HUD falls below critical levels, the Authority's operations could be adversely affected.

**NOTE O - Conduit Type Debt:**

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on the part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Housing Authority of the Town of Antonito.

HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

**NOTE P - Pension Plan:**

The Authority contributed directly to a Simple IRA on behalf of the employees. The Board is authorized to establish and amend plan benefits. The accounts are in the employees names at Guadalupe Credit Union.

The Authority provides pension benefits for its employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate after one year of service.

During the year ended December 31, 2020, the Authority's required and actual contributions amounted to \$600 which was set by the Board at differing amounts for individual employees. Employees' required and actual contributions amounted to \$2,475.

**NOTE Q - Contingencies - Taxpayer's Bill of Rights:**

In November, 1992, the voters of the State of Colorado approved an amendment to the states constitution limiting the amount of revenue which may be spent or retained by Colorado governmental entities. The amendment is in effect for most governmental entities for the years beginning after 1992, but exempts "enterprise" funds and activities from the limitations. The Board of Commissioners of the Authority believes it is exempt from the provisions of the Taxpayer's Bill of Rights because it is an "enterprise" (a business operation able to issue its own revenue bonds and receiving less than 10% of its revenues from state and local grants) as defined in the constitutional amendment. The board also believes it is

THE HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020

(Continued)

**NOTE Q - Contingencies - Taxpayer's Bill of Rights:** (Continued)

not subject to the provisions of TABOR because the governing board is not an elected board, does not have an electoral constituency, and does not have the power to impose taxes which are all the basic operational requirements of TABOR. However, many provisions of the TABOR Amendment are complex and subject to further interpretation and will require judicial interpretation.

**NOTE R - Subsequent Events:**

Events that occur after the balance sheet date but before the financial statements were available to be 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 has evaluated the activity of the Authority through July 6, 2021 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTAL FINANCIAL INFORMATION

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

COMBINING SCHEDULE OF PROGRAM NET POSITION

DECEMBER 31, 2020

	Annual Contributions	
	FW-799	FW-799
	Low Income	Capital
	Public	Fund
	Housing & Cares Act	Programs
<b><u>ASSETS</u></b>		
<b><u>Current Assets</u></b>		
Cash and cash equivalents	\$ 242,632	\$ 0
Restricted cash and cash equivalents	12,366	0
Accounts receivable, net	5,823	0
Prepaid expenses	4,942	0
Inventory	2,002	0
<b>Total Current Assets</b>	<b>267,765</b>	<b>0</b>
<b><u>Capital Assets</u></b>		
Land and other nondepreciable assets	21,142	0
Depreciable capital assets, net	308,612	0
<b>Total Capital Assets</b>	<b>329,754</b>	<b>0</b>
<b>Total Assets</b>	<b>597,519</b>	<b>0</b>
<b><u>LIABILITIES</u></b>		
<b><u>Current liabilities</u></b>		
Accounts payable	0	0
Accrued liabilities	10,098	0
Payable from restricted cash and and cash equivalents:		
Tenants security deposits	12,366	0
Unearned revenue	1,444	0
<b>Total Current Liabilities</b>	<b>23,908</b>	<b>0</b>
<b>Total Liabilities</b>	<b>23,908</b>	<b>0</b>
<b><u>NET POSITION</u></b>		
Investment in capital assets	329,754	0
Unrestricted	243,857	0
<b>Total Net Position</b>	<b>\$ 573,611</b>	<b>\$ 0</b>

Contracts

<u>State</u> <u>Local</u> <u>Program</u>	<u>Total</u>
\$ 260,063	\$ 502,695
6,148	18,514
1,479	7,302
2,378	7,320
0	2,002
<u>270,068</u>	<u>537,833</u>
25,506	46,648
59,116	367,728
<u>84,622</u>	<u>414,376</u>
<u>354,690</u>	<u>952,209</u>
1,467	1,467
0	10,098
6,148	18,514
25	1,469
<u>7,640</u>	<u>31,548</u>
<u>7,640</u>	<u>31,548</u>
84,622	414,376
262,428	506,285
<u>\$ 347,050</u>	<u>\$ 920,661</u>

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

COMBINING SCHEDULE OF REVENUES, EXPENSES AND PROGRAM CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2020

	Annual Contributions Contracts	
	FW-799	FW-799
	Low Income Public Housing & Cares Act	Capital Fund Programs
<b><u>OPERATING REVENUES</u></b>		
Rental income	\$ 88,107	\$ 0
Other income	420	0
<b>TOTAL OPERATING REVENUE</b>	<b>88,527</b>	<b>0</b>
<b><u>OPERATING EXPENSES</u></b>		
Administrative	103,350	0
Tenant services	0	0
Utilities	21,582	0
Ordinary maintenance and operation	67,914	0
General expense	17,588	0
Depreciation expense	53,731	0
<b>TOTAL OPERATING EXPENSES</b>	<b>264,165</b>	<b>0</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(175,638)</b>	<b>0</b>
<b><u>NONOPERATING REVENUES (EXPENSES)</u></b>		
Federal operating grants	82,381	7,125
Gain (Loss) on sale of capital assets	0	0
Interest income	905	0
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<b>83,286</b>	<b>7,125</b>
<b>CAPITAL CONTRIBUTIONS</b>	<b>0</b>	<b>8,050</b>
<b>CHANGE IN NET POSITION</b>	<b>(92,352)</b>	<b>15,175</b>
<b>TOTAL NET POSITION - BEGINNING OF YEAR, as restated</b>	<b>650,788</b>	<b>0</b>
Equity transfers	15,175	(15,175)
<b>TOTAL NET POSITION - BEGINNING OF YEAR as originally stated</b>	<b>665,963</b>	<b>(15,175)</b>
<b>TOTAL NET POSITION - END OF YEAR</b>	<b>\$ 573,611</b>	<b>\$ 0</b>

	State Local Program	Total
\$	71,880	\$ 159,987
	1,334	1,754
	<u>73,214</u>	<u>161,741</u>
	5,452	108,802
	0	0
	4,638	26,220
	3,118	71,032
	3,298	20,886
	7,015	60,746
	<u>23,521</u>	<u>287,686</u>
	<u>49,693</u>	<u>(125,945)</u>
	0	89,506
	(524)	(524)
	429	1,334
	<u>(95)</u>	<u>90,316</u>
	0	8,050
	<u>49,598</u>	<u>(27,579)</u>
	297,452	948,240
	0	0
	<u>297,452</u>	<u>948,240</u>
\$	<u><u>347,050</u></u>	<u><u>\$ 920,661</u></u>

Housing Authority of Antonito (CO008)

ANTONITO, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2020

	Project Total	14.PHC Public Housing CARES Act Funding	2 State/Local	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$180,294		\$260,063	\$440,357		\$440,357
112 Cash - Restricted - Modernization and Development						
113 Cash - Other Restricted						
114 Cash - Tenant Security Deposits	\$12,366		\$6,148	\$18,514		\$18,514
115 Cash - Restricted for Payment of Current Liabilities						
100 Total Cash	\$192,660	\$0	\$266,211	\$458,871		\$458,871
121 Accounts Receivable - PHA Projects						
122 Accounts Receivable - HUD Other Projects	\$2,203			\$2,203		\$2,203
124 Accounts Receivable - Other Government						
125 Accounts Receivable - Miscellaneous						
126 Accounts Receivable - Tenants	\$7,755		\$1,479	\$9,234		\$9,234
126.1 Allowance for Doubtful Accounts - Tenants	-\$4,135		\$0	-\$4,135		-\$4,135
126.2 Allowance for Doubtful Accounts - Other	\$0			\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current						
128 Fraud Recovery						
128.1 Allowance for Doubtful Accounts - Fraud						
129 Accrued Interest Receivable						
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$5,823	\$0	\$1,479	\$7,302		\$7,302
131 Investments - Unrestricted	\$62,338			\$62,338		\$62,338
132 Investments - Restricted						
135 Investments - Restricted for Payment of Current Liability						
142 Prepaid Expenses and Other Assets	\$4,942		\$2,378	\$7,320		\$7,320
143 Inventories	\$2,502			\$2,502		\$2,502
143.1 Allowance for Obsolete Inventories	-\$500			-\$500		-\$500
144 Inter Program Due From						
145 Assets Held for Sale						
150 Total Current Assets	\$267,765	\$0	\$270,068	\$537,833		\$537,833
161 Land	\$21,142		\$25,506	\$46,648		\$46,648
162 Buildings	\$1,995,297		\$354,412	\$2,349,709		\$2,349,709
163 Furniture, Equipment & Machinery - Dwellings	\$51,437		\$5,631	\$57,068		\$57,068
164 Furniture, Equipment & Machinery - Administration	\$52,899		\$8,733	\$61,632		\$61,632
165 Leasehold Improvements	\$383,245		\$33,304	\$416,549		\$416,549
166 Accumulated Depreciation	-\$2,174,266		-\$342,964	-\$2,517,230		-\$2,517,230
167 Construction in Progress						
168 Infrastructure						
160 Total Capital Assets, Net of Accumulated Depreciation	\$329,754	\$0	\$84,622	\$414,376		\$414,376
171 Notes, Loans and Mortgages Receivable - Non-Current						
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due						
173 Grants Receivable - Non Current						
174 Other Assets						
176 Investments in Joint Ventures						
180 Total Non-Current Assets	\$329,754	\$0	\$84,622	\$414,376		\$414,376
200 Deferred Outflow of Resources						
290 Total Assets and Deferred Outflow of Resources	\$597,519	\$0	\$354,690	\$952,209		\$952,209
311 Bank Overdraft						
312 Accounts Payable <= 90 Days						
313 Accounts Payable >90 Days Past Due						
321 Accrued Wage/Payroll Taxes Payable	\$3,446			\$3,446		\$3,446
322 Accrued Compensated Absences - Current Portion						
324 Accrued Contingency Liability						
325 Accrued Interest Payable						
331 Accounts Payable - HUD PHA Programs						
332 Account Payable - PHA Projects						
333 Accounts Payable - Other Government	\$6,652			\$6,652		\$6,652
341 Tenant Security Deposits	\$12,366		\$6,148	\$18,514		\$18,514

342	Unearned Revenue	\$1,444		\$25	\$1,469	\$1,469
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344	Current Portion of Long-term Debt - Operating Borrowings					
345	Other Current Liabilities					
346	Accrued Liabilities - Other			\$1,467	\$1,467	\$1,467
347	Inter Program - Due To					
348	Loan Liability - Current					
310	Total Current Liabilities	\$23,908	\$0	\$7,640	\$31,548	\$31,548
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352	Long-term Debt, Net of Current - Operating Borrowings					
353	Non-current Liabilities - Other					
354	Accrued Compensated Absences - Non Current					
355	Loan Liability - Non Current					
356	FASB 5 Liabilities					
357	Accrued Pension and OPEB Liabilities					
350	Total Non-Current Liabilities	\$0	\$0	\$0	\$0	\$0
300	Total Liabilities	\$23,908	\$0	\$7,640	\$31,548	\$31,548
400	Deferred Inflow of Resources					
508.4	Net Investment in Capital Assets	\$329,754		\$84,622	\$414,376	\$414,376
511.4	Restricted Net Position					
512.4	Unrestricted Net Position	\$243,857	\$0	\$252,428	\$506,285	\$506,285
513	Total Equity - Net Assets / Position	\$573,611	\$0	\$347,050	\$920,661	\$920,661
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$597,519	\$0	\$354,690	\$952,209	\$952,209

Housing Authority of Antonito (CO008)  
ANTONITO, CO  
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2020

	Project Total	14.PHC Public Housing CARES Act Funding	2 State/Local	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$88,107		\$71,880	\$159,987		\$159,987
70400 Tenant Revenue - Other	\$169		\$499	\$668		\$668
70500 Total Tenant Revenue	\$88,276	\$0	\$72,379	\$160,655	\$0	\$160,655
70600 HUD PHA Operating Grants	\$78,519	\$10,987		\$89,506		\$89,506
70610 Capital Grants	\$8,050			\$8,050		\$8,050
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue				\$0	\$0	\$0
70800 Other Government Grants						
71100 Investment Income - Unrestricted	\$905		\$429	\$1,334		\$1,334
71200 Mortgage Interest Income						
71300 Proceeds from Disposition of Assets Held for Sale						
71310 Cost of Sale of Assets						
71400 Fraud Recovery						
71500 Other Revenue	\$251		\$835	\$1,086		\$1,086
71600 Gain or Loss on Sale of Capital Assets			-\$524	-\$524		-\$524
72000 Investment Income - Restricted						
70000 Total Revenue	\$176,001	\$10,987	\$73,119	\$260,107	\$0	\$260,107
91100 Administrative Salaries	\$57,831			\$57,831		\$57,831
91200 Auditing Fees	\$4,181		\$2,456	\$6,637		\$6,637
91300 Management Fee						
91310 Book-keeping Fee						
91400 Advertising and Marketing						
91500 Employee Benefit contributions - Administrative	\$22,471			\$22,471		\$22,471
91600 Office Expenses	\$4,073		\$1,440	\$5,513		\$5,513
91700 Legal Expense	\$140			\$140		\$140
91800 Travel						
91810 Allocated Overhead						
91900 Other	\$5,704	\$575	\$1,556	\$7,835		\$7,835
91000 Total Operating - Administrative	\$94,400	\$575	\$5,452	\$100,427	\$0	\$100,427
92000 Asset Management Fee						
92100 Tenant Services - Salaries						
92200 Relocation Costs						
92300 Employee Benefit Contributions - Tenant Services						
92400 Tenant Services - Other						
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0
93100 Water	\$9,906			\$9,906		\$9,906
93200 Electricity	\$1,803		\$1,748	\$3,551		\$3,551
93300 Gas	\$3,859		\$2,890	\$6,749		\$6,749
93400 Fuel						
93500 Labor						
93600 Sewer	\$6,014			\$6,014		\$6,014
93700 Employee Benefit Contributions - Utilities						
93800 Other Utilities Expense						
93000 Total Utilities	\$21,582	\$0	\$4,638	\$26,220	\$0	\$26,220
94100 Ordinary Maintenance and Operations - Labor	\$34,648			\$34,648		\$34,648
94200 Ordinary Maintenance and Operations - Materials and Other	\$3,670	\$9,858	\$817	\$14,345		\$14,345
94300 Ordinary Maintenance and Operations Contracts	\$5,900		\$2,301	\$8,201		\$8,201
94500 Employee Benefit Contributions - Ordinary Maintenance	\$13,838			\$13,838		\$13,838
94000 Total Maintenance	\$58,056	\$9,858	\$3,118	\$71,032	\$0	\$71,032
95100 Protective Services - Labor						
95200 Protective Services - Other Contract Costs						

	\$1,271		\$747	\$219		
95300 Protective Services - Other						
95500 Employee Benefit Contributions - Protective Services						
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$6,209		\$1,994	\$8,203		\$8,203
96120 Liability Insurance	\$1,272		\$747	\$2,019		\$2,019
96130 Workmen's Compensation	\$1,949			\$1,949		\$1,949
96140 All Other Insurance	\$906		\$500	\$1,406		\$1,406
96100 Total insurance Premiums	\$10,336	\$0	\$3,241	\$13,577	\$0	\$13,577
96200 Other General Expenses			\$57	\$57		\$57
96210 Compensated Absences	\$8,812			\$8,812		\$8,812
96300 Payments in Lieu of Taxes	\$6,652			\$6,652		\$6,652
96400 Bad debt - Tenant Rents	\$535			\$535		\$535
96500 Bad debt - Mortgages						
96600 Bad debt - Other						
96800 Severance Expense						
96000 Total Other General Expenses	\$15,999	\$0	\$57	\$16,056	\$0	\$16,056
96710 Interest of Mortgage (or Bonds) Payable						
96720 Interest on Notes Payable (Short and Long Term)						
96730 Amortization of Bond Issue Costs						
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$200,373	\$10,433	\$16,506	\$227,312	\$0	\$227,312
97000 Excess of Operating Revenue over Operating Expenses	-\$24,372	\$554	\$56,613	\$32,795	\$0	\$32,795
97100 Extraordinary Maintenance						
97200 Casualty Losses - Non-capitalized						
97300 Housing Assistance Payments						
97350 HAP Portability-In						
97400 Depreciation Expense	\$53,359		\$7,015	\$60,374		\$60,374
97500 Fraud Losses						
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense						
90000 Total Expenses	\$253,732	\$10,433	\$23,521	\$287,686	\$0	\$287,686
10010 Operating Transfer In	\$2,944			\$2,944	-\$2,944	\$0
10020 Operating transfer Out	-\$2,944			-\$2,944	\$2,944	\$0
10030 Operating Transfers from/to Primary Government						
10040 Operating Transfers from/to Component Unit						
10050 Proceeds from Notes, Loans and Bonds						
10060 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss						
10080 Special Items (Net Gain/Loss)						
10091 Inter Project Excess Cash Transfer In						
10092 Inter Project Excess Cash Transfer Out						
10093 Transfers between Program and Project - In						
10094 Transfers between Project and Program - Out						
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$77,731	\$554	\$49,598	-\$27,579	\$0	-\$27,579
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$650,788	\$0	\$297,452	\$948,240		\$948,240
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$554	-\$554		\$0		\$0
11050 Changes in Compensated Absence Balance						
11060 Changes in Contingent Liability Balance						
11070 Changes in Unrecognized Pension Transition Liability						
11080 Changes in Special Term/Severance Benefits Liability						
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents						
11100 Changes in Allowance for Doubtful Accounts - Other						
11170 Administrative Fee Equity						
11180 Housing Assistance Payments Equity						
11190 Unit Months Available	348		192	540		540
11210 Number of Unit Months Leased	344		191	535		535
11270 Excess Cash	\$220,559			\$220,559		\$220,559

11610 Land Purchases	\$0			\$0	\$0
11620 Building Purchases	\$3,340			\$3,340	\$3,340
11630 Furniture & Equipment - Dwelling Purchases	\$19,837			\$19,837	\$19,837
11640 Furniture & Equipment - Administrative Purchases	\$2,170			\$2,170	\$2,170
11650 Leasehold Improvements Purchases	\$0			\$0	\$0
11660 Infrastructure Purchases	\$0			\$0	\$0
13510 CFFP Debt Service Payments	\$0			\$0	\$0
13901 Replacement Housing Factor Funds	\$0			\$0	\$0

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2020

**NOTE A - Financial Data Schedule:**

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format excludes depreciation expense and extraordinary maintenance expense from operating activities, includes investment revenue, HUD capital grants, revenue and gains and losses on the disposal of capital assets in operating activities, and reflects tenant revenue and bad debt expense separately, which differs from the presentation of the financial statements.

OTHER REPORTS

# Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.  
Fredericksburg, IN 47120

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*

## Independent Auditor's Report

Board of Commissioners  
Housing Authority of the Town of Antonito  
P O Box 25  
Antonito, CO 81120-0025

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 Housing Authority of the Town of Antonito, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Antonito's basic financial statements and have issued my report thereon dated July 6, 2021.

### **Internal Control Over Financial Reporting**

In planning and performing my audit of the financial statements, I considered the Housing Authority of the Town of Antonito's internal control over financial reporting (internal control) 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 Housing Authority of the Town of Antonito's internal control. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the Town of Antonito's internal control.

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

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.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Antonito'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*.

I noted certain matters that I reported to management of Housing Authority of the Town of Antonito in a separate letter dated July 6, 2021.

**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 entity's internal control or 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.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana  
July 6, 2021

HOUSING AUTHORITY OF THE TOWN OF ANTONITO  
Antonito, Colorado

DECEMBER 31, 2020

SCHEDULE OF FINDINGS AND RESPONSES

STATUS OF PRIOR AUDIT FINDINGS

There were no prior year findings.

CURRENT AUDIT FINDINGS

No matters were reported.

# Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd  
Fredericksburg, IN 47120

Telephone No. (812) 472-3527

Facsimile No. (812) 472-3649

Mobile No. (404) 307-5903

July 6, 2021

Board of Commissioners  
Housing Authority of the Town of Antonito  
P O Box 25  
Antonito, CO 81120-0025

In planning and performing my audit of the financial statements of the Housing Authority of the Town of Antonito as of and for the year ended December 31, 2020, I considered the Authority's internal control in order to determine my auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal control.

However, during my audit, I became aware of a matter that is an opportunity for strengthening internal controls and operating efficiency. This letter does not affect my report dated July 6, 2021 the financial statements of the Authority.

I will review the status of the comments during my next audit engagement. I have already discussed the comment and suggestion with Authority personnel, and will be pleased to discuss the comment in further detail at your convenience, to perform any additional study of the matter, or to assist you in implementing the recommendation. My comment is summarized as follows:

1. CONDITION: TENANTS ACCOUNTS RECEIVABLE BALANCES

During the review of the rental register it was noted that there were old account balances that the Authority was having difficulty removing.

RECOMMENDATION:

The Authority should ask for training from the software provider.

I wish to thank the Executive Director and the staff of the Authority for their support and assistance during my audit.

This report is intended solely for the information and use of the Board of Commissioners, Management, and others within the Authority and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

*Goldie Roberts*

Goldie Roberts  
Certified Public Accountant