

**HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
FOUNTAIN, COLORADO**

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

**FOR THE YEAR ENDED DECEMBER 31, 2020**

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

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# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority of the City of Fountain  
Fountain, Colorado

### **Report on the Financial Statements**

I have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Fountain (Authority), Colorado, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic 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 opinions 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 entity'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 entity'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.

### ***Opinions***

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

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management’s Discussion and Analysis on pages i-vi be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

***Supplementary Information***

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority’s basic financial statements. The supplemental information, as described in the table of contents and the Schedule of Expenditures of Federal Awards, which is required by Title 2 U.S. *Code of Federal Regulations* (CFR) 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.

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

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

In accordance with *Government Auditing Standards*, I have also issued my report dated September 27, 2021, on my consideration of the Authority’s internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 the Authority’s internal control over financial reporting and compliance.

***Audit Solutions, LLC***

Chesterfield, Missouri

September 27, 2021

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
December 31, 2020

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

Our discussion and analysis of the Housing Authority of the City of Fountain, Colorado (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended December 31, 2020. Please read the MD&A in conjunction with the Authority's financial statements.

For accounting purposes, the 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.

**Overview of the Financial Statements**

This annual report consists of Management's Discussion and Analysis, the financial statements, and notes to the financial statements. Management's Discussion and Analysis provides a narrative of the Authority's financial performance and activities for the year ended December 31, 2020. The statements provide readers with a broad overview of the Authority's finances. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

The financial statements consist of three statements:

*The Statement of Net Position* presents information on all the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial situation of the Housing Authority is improving.

*The Statement of Revenues, Expenses and Changes in Net Position* represent information showing how the Housing Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing related to cash flows. Certain revenues and expenses are reported in this statement that will result in cash flows in future periods.

*The Statement of Cash Flow* presents information showing how the Housing Authority's cash changed during the most recent fiscal year. It shows the sources and uses of cash.

The Housing Authority's financial statements are the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position. The Statement of Net Position provides a summary of the Housing Authority's assets and liabilities as of the close of business on December 31, 2020. The Statement of Revenues, Expenses and Changes in Net Position summarizes the revenues and sources of those revenues generated during the year ended December 31, 2020 and the expenses incurred in operating the Housing Authority for the year ended December 31, 2020.

HUD has established Uniform Financial Reporting Standards that require the Housing Authority to submit financial information electronically to HUD using the FDS format. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended December 31, 2020.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)**  
December 31, 2020

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**Housing Authority Activities and Highlights**

The following is a brief description of the programs and services that the Housing Authority provides to the City of Fountain:

***Low Income Public Housing (LIPH) Grinde Manor***

The Housing Authority owns 40 units of Low-Income Public Housing at one site, Grinde Manor, in the City of Fountain. The Authority is responsible for the management, maintenance and utilities for all of the units at this site. On an annual basis, the Authority submits a request for funding known as the Calculation of Operating Fund Subsidy. The basic concept of the Calculation of Operating Subsidy is that the Authority has an Allowable Expense Level, Allowable Utilities Expense Level and Audit Costs and that HUD will fund the difference between the Allowable Expenses and the amount of rents that the Authority can charge the Authority's tenants.

HUD conducts Public Housing Assessment System (PHAS) reviews of the Low-Income Public Housing Program. PHAS is a comprehensive review of the operations of the program and includes the Physical Conditions, Financial Accountability, Management Operations and Operation of the Capital Fund Program. High Performer designation is given to Housing Authorities scoring 90% or higher on their PHAS assessment. HUD released a PHAS score of 94 for the Housing Authority in 2018 qualifying the Housing Authority for Small PHA deregulation (SPD) based on the number of ACC units and the Housing Authority's previous PHAS score and designation as a "High Performer". Due to the COVID-19 pandemic, HUD has carried forward the most recent PHAS score for any Public Housing Authority with a fiscal year end on or before December 31, 2021.

***Capital Fund Grant (CFP)***

This grant program is awarded by HUD on an annual basis. The purpose of these grants is to improve the Authority's Low Income Public Housing units and is also available for certain management costs of the Authority. The Authority requisitions funds from HUD as the Authority expends funds. The Authority is permitted four years to fully expend an annual award. Due to the COVID-19 pandemic, HUD extended the obligation and expenditure deadlines for all Capital Fund Grants opened between April 11, 2020 and December 31, 2020 for an additional 24 months.

***Section 8 Housing Choice Vouchers (Section 8 Vouchers)***

HUD has contracted with the Housing Authority support for 240 Housing Choice Vouchers. The Authority pays Housing Assistance Payments to Landlords for low-income tenants. The Housing Assistance Payment matches the difference between the total rent that the Landlord can charge at or below a fair market rent amount supplied by HUD, and the amount that the tenant can pay. For each unit that the Authority administers, HUD pays the Authority an administrative fee. The Housing Authority is not responsible for the upkeep and maintenance of the units and properties associated with this program.

HUD conducts a Section Eight Management Assessment Program (SEMAP) review every other year. This review measures the performance of public housing agencies Section 8 Housing Choice Voucher Program in 14 key areas. The Housing Authority was assessed under SEMAP in 2018 receiving a final score of 100% and the designation of "High Performer". The Housing Authority was exempt from being assessed under SEMAP in 2019 and due to the COVID-19 pandemic, HUD carried forward the most recent SEMAP score for any Public Housing Authority with a fiscal year end on or before December 31, 2021.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)**  
December 31, 2020

**Housing Authority Activities and Highlights - (Continued)**

***Section 8 New Construction Multi-family Program (Fountain Townhomes)***

The Housing Authority owns 14 multi-family units under the Section 8 New Construction Program located at scattered sites in the City of Fountain. The Authority is responsible for the management, maintenance and utilities for all of the units included in this program. On an annual basis, the Housing Authority executes an annual Housing Assistance Payment contract with HUD which sets the market rent rate for each size of unit for the next 12 months. The Housing Authority submits a monthly request to the Colorado Housing and Finance Authority (CHFA) for Housing Assistance Payments that match the difference between the total rent that the Housing Authority may charge for the unit under the annual contract with HUD and the amount that the tenant can pay. CHFA is the contract administrator for HUD on this project and holds the first mortgage on the property.

***Resolution Trust Corporation (RTC) Affordable Housing Multi-family Units (Fountain Mesa Court Townhomes)***

The Housing Authority owns 64 multi-family units under the RTC Affordable Housing Program located at one site, the Fountain Mesa Court Townhomes on Hadley Street, in the City of Fountain. The Authority is responsible for the management and maintenance of the units included in this program. There is no subsidy for this program which is financed entirely by tenant rent payments. The property is subject to a restrictive deed that requires the Housing Authority to maintain affordable rents for the property and to rent 13 units to very low-income residents and 13 units to low-income residents. CHFA holds the mortgage on the property and ensures compliance with the rent restrictions on the property.

**Financial Highlights**

Total assets of the Authority for the year ended December 31, 2020 were \$3,428,192. Total liabilities were \$1,070,536. Total assets exceeded liabilities by \$2,357,656 (net position). The Housing Authority's net position decreased by \$99,387 during the year ended December 31, 2020 as shown in the table below.

**Statement of Net Position**  
December 31,

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>%-Change</u>
Current Assets	\$1,715,405	\$1,589,664	\$125,741	8%
Non-Current Assets	389,271	389,271	\$0	0%
Capital Assets, Net	1,323,516	1,395,799	(\$72,283)	
<b>Total Assets</b>	<b><u>\$3,428,192</u></b>	<b><u>\$3,374,734</u></b>	<b><u>\$53,458</u></b>	<b><u>2%</u></b>
Current Liabilities	\$278,380	\$231,509	\$46,871	20%
Non-Current Liabilities	\$792,156	884,956	(\$92,800)	-10%
<b>Total Liabilities</b>	<b><u>\$1,070,536</u></b>	<b><u>\$1,116,465</u></b>	<b><u>(\$45,929)</u></b>	<b><u>-4%</u></b>
Net Position:				
Net Investment in Capital Assets	\$577,079	545,606	\$31,473	6%
Restricted Assets	\$323,360	\$229,178	\$94,182	41%
Unrestricted Assets	\$1,457,217	1,483,485	(\$26,268)	-2%
<b>Total Net Position</b>	<b><u>\$2,357,656</u></b>	<b><u>\$2,258,269</u></b>	<b><u>\$99,387</u></b>	<b><u>4%</u></b>
<b>Total Liabilities and Net Position</b>	<b><u>3,428,192</u></b>	<b><u>3,374,734</u></b>	<b><u>53,458</u></b>	<b><u>2%</u></b>

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)**  
December 31, 2020

**Financial Highlights - (Continued)**

***Significant Changes in the Statement of Net Position***

Capital assets decreased from \$1,395,799 in FY 2019 to \$1,323,516 in FY 2020 due to the depreciation of the assets.

Long-term debt, net of current portion, decreased from \$760,199 in 2019 to \$649,425 in 2020 as a result of the payment of mortgage principal for the Fountain Mesa Court Townhomes and the Fountain Townhomes during the year.

Net Investment in Capital Assets increased from \$545,606 in 2019 to \$577,079 in 2020 due to Capital Fund Program expenditures at the Low Rent Public Housing Project, Grinde Manor, for replacing the concrete pad on the north side of the building and replacing the sidewalk lights.

Restricted assets increased from \$229,178 in 2019 to \$323,360 in 2020 due to the deposits made to the Reserve for Replacements funds for both the Fountain Townhomes and Fountain Mesa Court and due to the receipt of CARES Act funds for the Housing Choice Voucher Program.

**Statement of Changes in Net Position  
For the Year Ended December 31,**

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>%-Change</u>
<b>Revenue:</b>				
Tenant Revenue	\$578,863	\$585,845	(\$6,982)	-1%
Federal Grants & Subsidy	\$2,292,281	\$2,230,725	\$61,556	3%
Investment Income	\$7,004	\$19,861	(\$12,857)	-65%
Other Income	\$97,964	\$48,826	\$49,138	101%
<b>Total Revenue</b>	<b><u>\$2,976,112</u></b>	<b><u>\$2,885,257</u></b>	<b><u>\$90,855</u></b>	<b><u>3%</u></b>
<b>Expenses:</b>				
Administrative	\$379,872	\$353,423	\$26,449	7%
Tenant Services	\$228	\$239	(\$11)	-5%
Utilities	\$110,740	\$111,879	(\$1,139)	-1%
Routine Maintenance	\$278,883	\$395,090	(\$116,207)	-29%
Protective Services	\$90	\$0	\$90	100%
General Expenses	\$64,564	\$63,737	\$827	1%
Interest Expenses	\$28,229	\$27,924	\$305	1%
Non-Routine Expenses	\$3,464	\$2,487	\$977	39%
Housing Assistance Payments	1,891,671	1,825,480	\$66,191	4%
Depreciation	\$118,984	\$121,943	(\$2,959)	-2%
<b>Total Operating Expenses</b>	<b><u>\$2,876,725</u></b>	<b><u>\$2,902,202</u></b>	<b><u>(\$25,477)</u></b>	<b><u>-1%</u></b>
<b>Increase (Decrease) in Net Position</b>	<b><u>\$99,387</u></b>	<b><u>(\$16,945)</u></b>	<b><u>\$116,332</u></b>	<b><u>-687%</u></b>

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)**  
December 31, 2020

**Financial Highlights - (Continued)**

***Results of Operations***

Interest income declined in 2020 due to the decline in interest rates as a result of the COVID-19 pandemic.

During the year there was an increase in the receipt of other income as the Housing Authority received funds for portable Housing Choice Vouchers that it administered on behalf of other Housing Authorities.

Administration expenses increased from \$353,423 in 2019 to \$379,872 in 2020 due to a payroll expense owed to the City of Fountain from 2018. In addition, the Housing Authority authorized a 2% cost of living increase for staff.

Routine maintenance expenses decreased from \$395,090 in 2019 to \$278,883 because the Housing Authority paid for roof replacements at the Fountain Townhomes and Fountain Mesa Court in 2019 but did not incur similar large expenses in 2020.

Federal grants increased from \$2,230,725 in FY 2019 to \$2,292,281 in FY 2020 due to an increase in the amount of federal funds received for the Fountain Townhomes, an increase in Housing Assistance Payments for the Housing Choice Voucher Program due to an increase in per unit costs and due to CARES Act funds received by the Housing Choice Voucher Program.

The Housing Authority's net position increased in 2020 by \$99,387 due to total revenue of \$2,976,112 exceeding total expenses of \$2,876,725.

**Capital Assets**

Capital Assets are the largest asset reflected on the Authority's statement of net position. The following is a summary of capital assets owned by the Authority at December 31, 2020:

**Capital Assets at Year End**  
(Net of Accumulated Depreciation)  
December 31,

	2020	2019	Change	%-Change
Land	\$259,361	\$259,361	0	0%
Buildings	\$3,767,037	\$3,682,766	\$84,271	2%
Equipment-dwellings	\$226,015	\$221,541	\$4,474	2%
Equipment-administration	\$176,911	\$168,925	\$7,986	5%
Leasehold improvements	\$638,107	\$634,164	\$3,943	1%
Construction in progress	\$89,093	\$143,066	(\$53,163)	59%
Subtotal	\$5,156,524	\$5,109,823	\$46,701	1%
Accumulated depreciation	(\$3,833,008)	(\$3,714,024)	\$118,984	3%
<b>Net Capital Assets</b>	<b>\$1,323,516</b>	<b>\$1,395,799</b>	<b>(\$72,283)</b>	<b>-5%</b>

**Debt Administration**

At December 31, 2020, the Housing Authority had \$746,437 in mortgages payable versus \$850,193 in the previous year, a decrease of \$103,756. During the fiscal year, the Housing Authority did not incur any additional debt. The amount classified as noncurrent is \$649,425.

In addition, the Authority classifies a portion of the employee's leave as long-term debt. This is due to the Authority not anticipating to pay-out the total amount in the following year. The amount listed as long term is \$142,731.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) – (Continued)**  
December 31, 2020

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**Subsequent Events**

***Future Events (New Business)***

The Housing Authority continues to streamline its operations in 2021 in response to the COVID-19 pandemic and has instituted a mobile work order system and a mobile inspection system. In addition, the Housing Authority has instituted an online application system that will be coupled with a website that will enhance communication with Housing Authority clients and the public.

The Housing Authority will receive 100% of its eligible funding for Housing Assistance Payments under the Housing Choice Voucher Program and 82% of the Administrative fees earned in 2021.

The Housing Authority is eligible to receive \$91,807 in operating subsidy for Grinde Manor in 2021. The total amount of funding that will be available is subject to a proration determination by HUD and may impact the operations of the project.

The Housing Authority has \$219,636 of capital funds available to fund operating costs and capital improvements at Grinde Manor from HUD approved allocations in 2019, 2020 and 2021. The amount of \$214,172 has been designated to pay for improvements as set forth in the Five-Year Capital Action Plan. The amount of \$5,464 is designated for operating expenses of Grinde Manor.

A Housing Assistance Payment Contract for the Fountain Townhomes was executed for 2021 that includes a 1.018% increase in the rent rate for the Fountain Townhomes for 2021.

**Request for Information**

This financial report is designed to provide a general overview of the Authority's accountability for all those interested. If you should have additional questions regarding the financial information, you can contact our office in writing at the following address:

Housing Authority of the City of Fountain  
Attn: Katherine Roby, Executive Director  
501 E. Iowa Avenue  
Fountain, CO 80817

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**STATEMENT OF NET POSITION**  
December 31, 2020

**ASSETS**

Current Assets:

Cash and cash equivalents	\$	1,225,047
Cash - restricted		377,487
Investments		69,346
Receivables - net of allowances		19,507
Inventory - net of allowances		17,097
Prepaid expenses		<u>6,921</u>

Total Current Assets 1,715,405

Non-current Assets:

Long term receivables		389,271
Capital assets:		
Land and construction in progress		348,454
Other capital assets, net of depreciation		<u>975,062</u>

Total capital assets - net 1,323,516

Total Non-current Assets 1,712,787

Total Assets \$ 3,428,192

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**STATEMENT OF NET POSITION - (Continued)**  
December 31, 2020

**LIABILITIES**

Current Liabilities:

Accounts payable	\$	23,416
Accrued salaries and benefits		36,309
Tenant security deposit liability		54,127
Accrued compensated absences		15,859
Current portion of long term debt		97,012
Unearned revenues		<u>51,657</u>

Total Current Liabilities 278,380

Non-current Liabilities:

Long term debt, net of current portion		649,425
Compensated absences		<u>142,731</u>

Total Non-current Liabilities 792,156

Total Liabilities 1,070,536

**NET POSITION**

Net investment in capital assets		577,079
Restricted		323,360
Unrestricted		<u>1,457,217</u>

Total Net Position 2,357,656

Total Liabilities and Net Position \$ 3,428,192

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
For the Year Ended December 31, 2020

<b>OPERATING REVENUES</b>	
Tenant revenue	\$ 578,863
Governmental grants and subsidy	2,258,040
Miscellaneous	<u>97,964</u>
Total operating revenue	<u>2,934,867</u>
<b>OPERATING EXPENSES</b>	
Administrative	379,872
Tenant services	228
Utilities	110,740
Ordinary maintenance and operations	278,883
Protective services	90
Insurance	58,599
General	5,965
Non routine maintenance	3,464
Housing assistance payment	1,891,671
Depreciation expense	<u>118,984</u>
Total operating expenses	<u>2,848,496</u>
Operating income (loss)	<u>86,371</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Investment income	7,004
Interest expense	<u>(28,229)</u>
Net non-operating revenues (expenses)	<u>(21,225)</u>
Income (loss) before contributions and transfers	<u>65,146</u>
Capital contributions	<u>34,241</u>
Change in net position	99,387
Total net position - beginning of year	<u>2,258,269</u>
Total net position - end of year	<u>\$ 2,357,656</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**STATEMENT OF CASH FLOWS**  
For the Year Ended December 31, 2020

**CASH FLOWS FROM OPERATING ACTIVITIES**

Received from tenants	\$	614,621
Received from governmental grants and subsidy		2,309,615
Received from other operating activities		98,940
Payments for goods and services		(358,954)
Payments to employees		(456,925)
Payment in lieu of taxes		(1,180)
Payment for housing assistance		<u>(1,891,671)</u>

Net cash provided by (used in) operating activities 314,446

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from capital contributions		34,241
Purchases of capital assets		(46,701)
Principal paid on capital debt		(103,756)
Interest paid on capital debt		<u>(28,229)</u>

Net cash provided by (used in) capital and related financing activities (144,445)

**CASH FLOWS FROM INVESTING ACTIVITIES**

Proceeds (payments) from sale (purchase) of investments		(8)
Receipts of interest and dividends		<u>7,004</u>

Net cash provided by (used in) investing activities 6,996

Net increase (decrease) in cash and cash equivalents 176,997  
Cash and cash equivalents at beginning of year 1,425,537

Cash and cash equivalents at end of year \$ 1,602,534

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**STATEMENT OF CASH FLOWS - (Continued)**  
For the Year Ended December 31, 2020

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

Operating income (loss)	\$	86,371
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense		118,984
Change in assets and liabilities:		
Receivables, net		44,832
Inventories, net		6,889
Prepaid expenses		(457)
Accounts and other payables		1,649
Tenant security deposit		1,749
Unearned revenues		44,080
Compensated absences		19,971
Accrued expenses		<u>(9,622)</u>
Net cash provided by (used) by operating activities	\$	<u>314,446</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS  
December 31, 2020

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

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

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

**1A. Financial Reporting Entity**

The Authority's financial reporting entity comprises the following:

Primary Government:                      Housing Authority

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

**1B. Basis of Presentation**

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

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

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

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**1B. Basis of Presentation - (Continued)**

The Authority operates the following programs in the enterprise fund:

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

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

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

**Section 8 New Construction (Fountain Townhomes)** – The organization operates 14-unit apartment project located in Fountain, Colorado under Colorado Housing and Finance Authority (CHFA) Insured Project. Under this program, HUD provides Section 8 project-based assistance to the housing authorities to help bridge the gap between the rents needed to make a project feasible and the rents affordable to the tenants.

**State & Local (Fountain Mesa Court Townhomes)** – The organization operates 64-unit apartment project located in Fountain, Colorado under Colorado Housing and Finance Authority (CHFA) Insured Project.

**Public Housing and HCV CARES Act** - The CARES Act provides funding to prevent, prepare for, and respond to COVID-19, and to maintain normal operations and take other necessary actions during period the program is impacted by the pandemic

**1C. Measurement Focus and Basis of Accounting**

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

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

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

**1D. Budgets**

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

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**1E. Estimates and assumptions**

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

**1F. Assets, Liabilities, and Equity**

Cash and Investments

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

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

Inter-fund Receivables and Payables

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

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances consist of miscellaneous and tenant accounts receivable.

Inventories

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

Fixed Assets

Fixed assets in the proprietary fund types are stated at historical cost, or estimated historical cost if actual is unavailable, except for donated fixed assets which are recorded at their estimated fair value at the date of donation. It is the policy of the Authority to capitalize all assets with a cost of \$1,000 or greater. The cost of maintenance and repairs are charged to operations as incurred. Costs of major additions, improvements, and betterments are capitalized.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**1F. Assets, Liabilities, and Equity - (Continued)**

Fixed Assets - (Continued)

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

Building	15-40 years
Furniture, equipment and machinery - dwelling	5 years
Furniture, equipment and machinery - administrative	3-7 years

Restricted Assets

Restricted assets include cash of the proprietary fund that are legally restricted as to their use. The primary restricted assets are related to the security deposit fund, reserve accounts and other restricted cash under the Public and Indian Housing, Section 8 N/C, State & Local and HCV-CARES program.

Compensated Absences

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

Equity Classifications

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

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
- 2) Restricted net position - Consists of net position with constraints placed on the use either by (i) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; (ii) law through constitutional provisions or enabling legislation.
- 3) Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Use of Restricted/Unrestricted Net Position

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

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**1G. Revenues, Expenditures, and Expenses**

Operating Revenues and Expenses

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

Inter-fund Transfers

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

**NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

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

**2A. Program Accounting Requirements**

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

<u>Program</u>	<u>Required By</u>
Public and Indian Housing	U.S. Department of Housing and Urban Development
Public Housing Capital Fund Program	U.S. Department of Housing and Urban Development
Section 8 Housing Choice Vouchers	U.S. Department of Housing and Urban Development
Section 8 New Construction - (Fountain Townhomes) State & Local	U.S. Department of Housing and Urban Development
- (Fountain Mesa Court Townhomes)	State of Colorado
Public Housing CARES Act	U.S. Department of Housing and Urban Development
HCV CARES Act	U.S. Department of Housing and Urban Development

**2B. Deposits and Investments Laws and Regulations**

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

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

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

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**2C. Revenue Restrictions**

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

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Public Housing Capital Fund Program	Modernization
HAP Grant	Housing Assistance Payments
Public Housing and HCV CARES Act	COVID related expenses

For the year ended December 31, 2020, the Authority complied, in all material respects, with these revenue restrictions.

**NOTE 3 – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS**

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

**3A. Cash and Investments**

As of December 31, 2020, the Authority had the following cash deposits and investments:

Cash deposits	\$ 1,602,534
Certificate of deposit	<u>69,346</u>
Total	<u>\$ 1,671,880</u>

Following is a reconciliation of the Authority's deposit balances as of December 31, 2020:

Cash and cash equivalents	\$ 1,185,612
Restricted assets	416,922
Investments	<u>69,346</u>
Total	<u>\$ 1,671,880</u>

**Deposits**

Custodial Credit Risk - Deposits

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At December 31, 2020, the Authority's bank balances of \$1,617,307 were entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
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NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
December 31, 2020

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

**3A. Cash and Investments – (Continued)**

**Investments**

Custodial Credit Risk - Investments

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At December 31, 2020, the Authority's investment balance of \$69,346 was entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank.

The State of Colorado's (the State) Public Deposit Protection Act (PDPA) precludes the Authority from requiring banks to hold securities in the Authority's name. The Authority deposits are subject to and in accordance with the PDPA. Under this act, all uninsured deposits are fully collateralized. The eligible collateral pledged is held in custody by any Federal Reserve Bank, or branch thereof, or held in escrow by some other bank in a manner prescribed by rule and regulation or is segregated from other trust department securities. All collateral so held must be clearly identified as being securities maintained or pledged for the aggregate amount of public deposits accepted and held on deposit by the eligible public depository. The depository has the right at any time to make substitutions of eligible collateral maintained or pledged and must at all times be entitled to collect and retain all income derived from those investments without restriction.

Interest Rate Risk

As a means of managing its exposure to fair value losses arising from increasing 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 investment consisted of certificate of deposits with maturities less than two years.

Credit Risk

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

Concentration of Credit Risk

The Authority places no limit on the amount the Authority may invest in any one issuer. At December 31, 2020, the concentration of the Authority's investment (excluding cash deposits) was as follows:

<u>Type of Investment</u>	<u>Market Value</u>	<u>Maturity Date</u>
Certificate of Deposit	\$ 35,680	2/28/2021
Certificate of Deposit	<u>33,666</u>	4/19/2021
Total	<u>\$ 69,346</u>	

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

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

**3B. Restricted Assets**

Restricted assets at December 31, 2020 consist of the following:

<u>Type of Restricted Assets</u>	<u>Cash Including Time Deposits</u>	<u>Investments</u>	<u>Accrued Interest</u>	<u>Total</u>
Reserve account	\$ 242,168	\$ ----	\$ ----	\$ 242,168
HAP	81,192	----	----	81,192
HCV-CARES	39,435	----	----	39,435
Security deposit	<u>54,127</u>	<u>----</u>	<u>----</u>	<u>54,127</u>
 Total	 <u>\$ 416,922</u>	 <u>\$ ----</u>	 <u>\$ ----</u>	 <u>\$ 416,922</u>

**3C. Receivables**

Receivables at December 31, 2020, consist of the following:

Tenants	\$ 13,740	
Less: Allowance for doubtful account - tenants	<u>(780)</u>	\$ 12,960
Miscellaneous	10,538	
Less: Allowance for doubtful account – miscellaneous	<u>(7,791)</u>	2,747
Accounts receivable – PHA projects		3,770
Accounts receivable – HUD		<u>30</u>
Total Accounts Receivable		<u>\$ 19,507</u>

**3D. Long Term Receivable**

The Authority has provided a note receivable to Fountain Ridge South Apartments, LLP in the amount of \$389,271. The maturity date of the note is July 1, 2044. The interest rate is 1%.

The Authority is a special limited partner in the Fountain Ridge South Apartments, LLP. The ownership interest is .05%. The partnership is a tax credit partnership that has 75 units in Fountain, Colorado. The partnership interest is recorded on the equity basis and is presently (\$675). The notes receivable is \$389,271 and are secured by a lien on the property. The notes are classified as long term because current payments are not expected. The notes receivable is part of the financing from the Colorado Division of Housing that were provided to the Partnership but are required to be given to a non-profit organization such as the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

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

**3E. Inventory**

Inventory at December 31, 2020 comprised of the following:

Inventory	\$	17,997
Less: Allowance for obsolete inventory		<u>(900)</u>
Inventory - net of allowance	\$	<u>17,097</u>

**3F. Capital Assets**

A summary of capital asset activity for the year ended December 31, 2020 is as follows:

	<b>Balance</b>		<b>Reclass/</b>		<b>Balance</b>
	<b>January 1,</b>	<b>Additions</b>	<b>(Retirement)</b>	<b>Transfers</b>	<b>December 31,</b>
	<b>2020</b>			<b>in (out)</b>	<b>2020</b>
<b>Non-depreciable assets:</b>					
Land	\$ 259,361	\$ -	\$ -	\$ -	\$ 259,361
Construction in progress	<u>143,066</u>	<u>34,241</u>	<u>-</u>	<u>(88,214)</u>	<u>89,093</u>
<b>Total non-depreciable assets</b>	<u>402,427</u>	<u>34,241</u>	<u>-</u>	<u>(88,214)</u>	<u>348,454</u>
<b>Depreciable assets:</b>					
Building	3,682,766	-	-	84,271	3,767,037
Equipment - dwelling	221,541	4,474	-	-	226,015
Equipment - administration	168,925	7,986	-	-	176,911
Leasehold improvements	<u>634,164</u>	<u>-</u>	<u>-</u>	<u>3,943</u>	<u>638,107</u>
<b>Total depreciable assets</b>	4,707,396	12,460	-	88,214	4,808,070
<b>Accumulated depreciation</b>	<u>(3,714,024)</u>	<u>(118,984)</u>	<u>-</u>	<u>-</u>	<u>(3,833,008)</u>
<b>Total depreciable assets, net</b>	<u>993,372</u>	<u>(106,524)</u>	<u>-</u>	<u>88,214</u>	<u>975,062</u>
<b>Capital assets, net</b>	<u>\$ 1,395,799</u>	<u>\$ (72,283)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,323,516</u>

Depreciation expense is charged to programs as follows:

<u>Business-type Activities</u>		
Public and Indian Housing	\$	67,324
Housing Choice Vouchers		675
State & Local		35,650
S8 N/C		<u>15,335</u>
<b>Total depreciation expense</b>	<b>\$</b>	<b><u>118,984</u></b>

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

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

**3G. Accounts Payable**

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

Vendors & contractors	\$	13,959
PILOT		400
Other current liabilities		1,573
Accrued utilities		<u>7,484</u>
 Total Accounts Payable	 \$	 <u>23,416</u>

**3H. Non-current Liabilities**

Non-current liabilities at December 31, 2020, consist of the following:

Accrued compensated absences	\$	142,731
Mortgage payable		<u>649,425</u>
 Total Non-Current Liabilities	 \$	 <u>792,156</u>

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

	<u>Balance</u>		<u>Additions</u>		<u>Deductions</u>	<u>Balance</u>	<u>Amounts</u>
	<u>Jan 1, 2020</u>					<u>Dec 31, 2020</u>	<u>Due within</u>
							<u>One Year</u>
Accrued compensated absences	\$ 124,757	\$ 17,974	\$ ---	\$ 142,731	\$ 15,859		
Mortgage payable	<u>760,199</u>	<u>---</u>	<u>110,774</u>	<u>649,425</u>	<u>97,012</u>		
 Total Non-Current Liabilities	 <u>\$ 884,956</u>	 <u>\$ 17,974</u>	 <u>\$ 110,774</u>	 <u>\$ 792,156</u>	 <u>\$ 112,871</u>		

**Annual Debt Service Requirements**

The long-term debt consists of the following mortgages:

**Fountain Townhomes:**

The Authority has a mortgage payable to Colorado Housing and Finance Authority (CHFA) which is due in monthly installments of \$2,642, including principal and interest, with final maturity scheduled for December 1, 2033 at an interest rate of 5.75%. The balance due as of December 31, 2020 is \$288,596 (including current portion). The apartment project serves as collateral for this loan.

Additionally, the Authority has a second and third mortgage payable to Federal Housing Administration obtained through the Mark to Market program, consisting of a mortgage restructuring in the amount of \$140,399 and \$8,302 respectively. These mortgages have a maturity date of December 1, 2033 at an interest rate of 4.00%. Principal is due in full at maturity, however, if the Authority operates Fountain Townhomes as affordable housing until maturity, the second and third mortgages will be forgiven. The apartment project serves as collateral for this loan.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
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**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

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

**3H. Non-current Liabilities - (Continued)**

Annual Debt Service Requirements – (Continued)

Fountain Townhomes – Continued):

The annual debt service requirements to maturity for long-term debt as of December 31, 2020, are as follows:

<u>Year Ending Dec 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 15,520	\$ 16,188	\$ 31,708
2022	16,416	15,292	31,708
2023	17,342	14,366	31,708
2024	18,298	13,410	31,708
2025	19,284	12,424	31,708
2026-2030	112,270	46,270	158,540
2031-2035	238,167	69,074	307,241
	<u>\$ 437,297</u>	<u>\$ 187,024</u>	<u>\$ 624,321</u>

Fountain Mesa Court Townhomes:

The Authority has a mortgage payable to Colorado Housing and Finance Authority which is due in monthly installments of \$7,376, including principal and interest, with final maturity scheduled for March 1, 2023 at an interest rate of 6.00%. The balance due as of December 31, 2020 is \$173,484 (including current portion). The apartment project serves as collateral for this loan.

Additionally, the Authority has a second and third mortgage payable to Colorado Division of Housing in the amount of \$78,802 and \$56,854. The note is due in one balloon payment on June 1, 2054. The apartment project serves as collateral for this loan.

The annual debt service requirements to maturity for long-term debt as of December 31, 2020, are as follows:

<u>Year Ending Dec 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 81,492	\$ 7,016	\$ 88,508
2022	87,424	1,084	88,508
2023	4,568	83,940	88,508
2054	135,656	-	135,656
	<u>\$ 309,140</u>	<u>\$ 92,040</u>	<u>\$ 401,180</u>

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

**NOTE 4 – OTHER NOTES**

**4A. Commitments – Construction**

At December 31, 2020, the Authority had the following pending Public Housing Capital Fund project in progress:

	<u>Funds Approved</u>		<u>Funds Expended - Project to Date</u>
PH-CARES	\$ 10,266	\$	2,020
HCV-CARES	56,095		16,060
CFP 501-19	\$ 77,287	\$	15,885

**4B. Contingencies**

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

**4C. Risk Management**

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

<u>Type of Loss</u>	<u>Method Managed</u>
a. Torts, errors and omissions	Purchased insurance with State Farm Insurance.
b. Physical property loss and natural disasters	Purchased commercial insurance with \$5,000 deductibles.

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

**4D. Financial Data Schedule**

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

**4E. Related Party**

The Authority is a special limited partner in the Fountain Ridge South Apartments, a tax-credit project. The equity interest is owned in the partnership is not material to the financial statements. The Authority has voucher clients housed in the tax credit project.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
December 31, 2020

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**NOTE 4 – OTHER NOTES - (Continued)**

**4F. Subsequent Events**

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes.

In December 2020, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to other countries, including the U.S. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S. have declared a state of emergency. It is anticipated that these impacts will continue for some time. There has been no immediate impact to the Authority's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenants ability to pay the required monthly rent. Operating functions that may be changed include intake, recertifications and maintenance. Changes to the operating environment may increase operating costs. Additional impacts may include the ability of tenants to continue making rental payments as a result of job loss or other pandemic related issues. The future effects of these issues are unknown.

Management evaluated the activity of the Authority through September 27, 2021 and concluded that no additional subsequent events have occurred that would require adjustment to or disclosures within these financial statements except for the one noted above.

**4G. Economic Dependency**

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the 2021 federal budget.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**PHA'S STATEMENT OF CERTIFICATION OF ACTUAL MODERNIZATION COST**  
December 31, 2020

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1. Actual Capital Fund Program costs are as follows:

	<u>501-18</u>
Funds approved	\$ 73,208
Funds expended	<u>73,208</u>
Excess of Funds Approved	\$ <u>---</u>
Funds advanced	\$ 73,208
Funds expended	<u>73,208</u>
Excess (deficiency) of Funds Advanced	\$ <u>---</u>

2. The costs as shown on the Actual Cost Certificate dated December 9, 2020, submitted to HUD for approval is in agreement with the Authority's records as of December 31, 2020.
3. All costs have been paid and all related liabilities have been discharged through payments.

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
Year Ended December 31, 2020

<u>Federal Grantor</u>	<u>Federal CFDA #</u>	<u>Total Federal Expenditures</u>
<b><u>U.S. Department of Housing and Urban Development</u></b>		
Public and Indian Housing	14.850	\$ 66,701
Public and Indian Housing - Cares Act	14.850	2,050
Public Housing Capital Fund	14.872	34,241
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	2,031,309
Section 8 Housing Choice Vouchers - Cares Act	14.871	16,660
Section 8 Project-Based Cluster:		
Section 8 New Construction & Substantial Rehabilitation	14.182	141,320
Multifamily Assisted Housing Reform and Affordability Act	14.197	* 437,297
Home Investment Partnerships Program	14.239	* 135,656
Assisted Living Conversion for Eligible Multifamily Housing Projects	14.314	* <u>173,484</u>
<b>Total Expenditures of Federal Awards</b>		<b>\$ <u>3,038,718</u></b>

\* Consists of principal loan balance at December 31, 2020.

**NOTE 1 – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of the Housing Authority of the City of Fountain (Authority) under programs of the federal government for the year ended December 31, 2020. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE**

Year Ended December 31, 2020

	Project Total	2 State/Local	14.182 N/C S/R Section 8 Programs	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding
111 Cash - Unrestricted	\$428,374	\$377,887	\$34,669	\$344,682		
113 Cash - Other Restricted	\$0	\$93,354	\$148,814	\$81,192		\$39,435
114 Cash - Tenant Security Deposits	\$4,050	\$45,157	\$4,920	\$0		
100 Total Cash	\$432,424	\$516,398	\$188,403	\$425,874	\$0	\$39,435
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$3,770		
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$0	\$30	
125 Accounts Receivable - Miscellaneous	\$10,538	\$0	\$0	\$0		
126 Accounts Receivable - Tenants	\$756	\$12,037	\$947	\$0		
126.1 Allowance for Doubtful Accounts - Tenants	-\$76	-\$632	-\$72	\$0		
126.2 Allowance for Doubtful Accounts - Other	-\$7,791	\$0	\$0	\$0	\$0	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$3,427	\$11,405	\$875	\$3,770	\$30	\$0
131 Investments - Unrestricted	\$35,680	\$0	\$0	\$33,666		
142 Prepaid Expenses and Other Assets	\$6,921	\$0	\$0	\$0		
143 Inventories	\$6,299	\$9,898	\$1,800	\$0		
143.1 Allowance for Obsolete Inventories	-\$315	-\$495	-\$90	\$0		
144 Inter Program Due From	\$30	\$0	\$0	\$0		
150 Total Current Assets	\$484,466	\$537,206	\$190,988	\$463,310	\$30	\$39,435
161 Land	\$26,742	\$182,432	\$50,187	\$0		
162 Buildings	\$2,118,483	\$1,041,852	\$606,702	\$0		
163 Furniture, Equipment & Machinery - Dwellings	\$129,041	\$72,425	\$24,549	\$0		
164 Furniture, Equipment & Machinery - Administration	\$86,426	\$73,056	\$5,005	\$12,424		
165 Leasehold Improvements	\$503,493	\$84,766	\$49,848	\$0		
166 Accumulated Depreciation	-\$2,284,766	-\$891,359	-\$650,730	-\$6,153		
167 Construction in Progress	\$89,093	\$0	\$0	\$0		
160 Total Capital Assets, Net of Accumulated Depreciation	\$668,512	\$563,172	\$85,561	\$6,271	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$389,271	\$0	\$0		
180 Total Non-Current Assets	\$668,512	\$952,443	\$85,561	\$6,271	\$0	\$0
290 Total Assets	\$1,152,978	\$1,489,649	\$276,549	\$469,581	\$30	\$39,435

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	Project Total	2 State/Local	14.182 N/C S/R Section 8 Programs	14.871 Housing Choice Vouchers	14.PHC Housing CARES Act Funding	14.HCC HCV CARES Act Funding
312 Accounts Payable <= 90 Days	\$3,913	\$5,985	\$1,429	\$2,632		
321 Accrued Wage/Payroll Taxes Payable	\$7,376	\$15,653	\$4,139	\$9,141		
322 Accrued Compensated Absences - Current Portion	\$2,716	\$6,428	\$1,856	\$4,859		
333 Accounts Payable - Other Government	\$400	\$0	\$0	\$0		
341 Tenant Security Deposits	\$4,050	\$45,157	\$4,920	\$0		
342 Unearned Revenue	\$6,279	\$5,718	\$225	\$0		\$39,435
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0	\$81,492	\$15,520	\$0		
345 Other Current Liabilities	\$0	\$675	\$898	\$0		
346 Accrued Liabilities - Other	\$3,566	\$0	\$3,918	\$0		
347 Inter Program - Due To	\$0	\$0	\$0	\$0	\$30	
310 Total Current Liabilities	\$28,300	\$161,108	\$32,905	\$16,632	\$30	\$39,435
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$227,648	\$421,777	\$0		
354 Accrued Compensated Absences - Non Current	\$24,447	\$57,852	\$16,702	\$43,730		
350 Total Non-Current Liabilities	\$24,447	\$285,500	\$438,479	\$43,730	\$0	\$0
300 Total Liabilities	\$52,747	\$446,608	\$471,384	\$60,362	\$30	\$39,435
508.4 Net Investment in Capital Assets	\$668,512	\$254,032	-\$351,736	\$6,271		
511.4 Restricted Net Position	\$0	\$93,354	\$148,814	\$81,192		
512.4 Unrestricted Net Position	\$431,719	\$695,655	\$8,087	\$321,756	\$0	\$0
513 Total Equity - Net Assets / Position	\$1,100,231	\$1,043,041	-\$194,835	\$409,219	\$0	\$0
600 Total Liabilities and Equity - Net	\$1,152,978	\$1,489,649	\$276,549	\$469,581	\$30	\$39,435

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	14.239 HOME Investment Partnerships Program	14.314 Assisted Living Conversion for Eligible Multifamily Housing Projects	14.197 Multifamily Assisted Housing Reform and Affordability Act	Subtotal	ELIM	Total
111 Cash - Unrestricted				\$1,185,612		\$1,185,612
113 Cash - Other Restricted				\$362,795		\$362,795
114 Cash - Tenant Security Deposits	\$0	\$0	\$0	\$54,127		\$54,127
100 Total Cash	\$0	\$0	\$0	\$1,602,534	\$0	\$1,602,534
121 Accounts Receivable - PHA Projects				\$3,770		\$3,770
122 Accounts Receivable - HUD Other Projects				\$30		\$30
125 Accounts Receivable - Miscellaneous				\$10,538		\$10,538
126 Accounts Receivable - Tenants				\$13,740		\$13,740
126.1 Allowance for Doubtful Accounts - Tenants				-\$780		-\$780
126.2 Allowance for Doubtful Accounts - Other				-\$7,791		-\$7,791
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$0	\$19,507	\$0	\$19,507
131 Investments - Unrestricted				\$69,346		\$69,346
142 Prepaid Expenses and Other Assets				\$6,921		\$6,921
143 Inventories				\$17,997		\$17,997
143.1 Allowance for Obsolete Inventories				-\$900		-\$900
144 Inter Program Due From				\$30		\$0
150 Total Current Assets	\$0	\$0	\$0	\$1,715,435	-\$30	\$1,715,405
161 Land				\$259,361		\$259,361
162 Buildings				\$3,767,037		\$3,767,037
163 Furniture, Equipment & Machinery - Dwellings				\$226,015		\$226,015
164 Furniture, Equipment & Machinery - Administration				\$176,911		\$176,911
165 Leasehold Improvements				\$638,107		\$638,107
166 Accumulated Depreciation				-\$3,833,008		-\$3,833,008
167 Construction in Progress				\$89,093		\$89,093
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$1,323,516	\$0	\$1,323,516
171 Notes, Loans and Mortgages Receivable - Non-Current				\$389,271		\$389,271
180 Total Non-Current Assets	\$0	\$0	\$0	\$1,712,787	\$0	\$1,712,787
290 Total Assets	\$0	\$0	\$0	\$3,428,222	-\$30	\$3,428,192

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	14.239 HOME Investment Partnerships Program	14.314 Assisted Living Conversion for Eligible Multifamily Housing Projects	14.197 Multifamily Assisted Housing Reform and Affordability Act	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days				\$13,959		\$13,959
321 Accrued Wage/Payroll Taxes Payable				\$36,309		\$36,309
322 Accrued Compensated Absences - Current Portion				\$15,859		\$15,859
333 Accounts Payable - Other Government				\$400		\$400
341 Tenant Security Deposits				\$54,127		\$54,127
342 Unearned Revenue				\$51,657		\$51,657
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				\$97,012		\$97,012
345 Other Current Liabilities				\$1,573		\$1,573
346 Accrued Liabilities - Other				\$7,484		\$7,484
347 Inter Program - Due To				\$30	-\$30	\$0
310 Total Current Liabilities	\$0	\$0	\$0	\$278,410	-\$30	\$278,380
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				\$649,425		\$649,425
354 Accrued Compensated Absences - Non Current				\$142,731		\$142,731
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$792,156	\$0	\$792,156
300 Total Liabilities	\$0	\$0	\$0	\$1,070,566	-\$30	\$1,070,536
508.4 Net Investment in Capital Assets				\$577,079		\$577,079
511.4 Restricted Net Position				\$323,360		\$323,360
512.4 Unrestricted Net Position	\$0	\$0	\$0	\$1,457,217		\$1,457,217
513 Total Equity - Net Assets / Position	\$0	\$0	\$0	\$2,357,656	\$0	\$2,357,656
600 Total Liabilities and Equity - Net	\$0	\$0	\$0	\$3,428,222	-\$30	\$3,428,192

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	Project Total	2 State/Local	14.182 N/C S/R Section 8 Programs	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding
70300 Net Tenant Rental Revenue	\$139,545	\$409,057	\$25,993	\$0		
70400 Tenant Revenue - Other	\$910	\$3,358	\$0	\$0		
70500 Total Tenant Revenue	\$140,455	\$412,415	\$25,993	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$66,701	\$0	\$141,320	\$2,031,309	\$2,050	\$16,660
70610 Capital Grants	\$34,241	\$0	\$0	\$0		
71100 Investment Income - Unrestricted	\$2,286	\$2,274	\$81	\$1,529		
71400 Fraud Recovery	\$0	\$0	\$0	\$2,390		
71500 Other Revenue	\$1,857	\$17,515	\$2,312	\$73,890		
72000 Investment Income - Restricted	\$0	\$229	\$605	\$0		
70000 Total Revenue	\$245,540	\$432,433	\$170,311	\$2,109,118	\$2,050	\$16,660
91100 Administrative Salaries	\$36,043	\$90,007	\$30,765	\$80,586		
91200 Auditing Fees	\$1,483	\$4,024	\$1,271	\$3,812		
91400 Advertising and Marketing	\$0	\$0	\$0	\$43		
91500 Employee Benefit contributions - Administrative	\$10,495	\$37,656	\$11,163	\$27,022		
91600 Office Expenses	\$4,165	\$3,211	\$695	\$4,701		\$2,307
91900 Other	\$3,671	\$10,185	\$1,487	\$7,233	\$395	\$7,407
91000 Total Operating - Administrative	\$55,857	\$145,083	\$45,426	\$123,397	\$395	\$9,714
92400 Tenant Services - Other	\$228	\$0	\$0	\$0		
92500 Total Tenant Services	\$228	\$0	\$0	\$0	\$0	\$0
93100 Water	\$20,559	\$15,931	\$19,189	\$0		
93200 Electricity	\$17,010	\$706	\$12,308	\$0		
93300 Gas	\$5,723	\$482	\$3,592	\$0		
93600 Sewer	\$7,724	\$767	\$6,749	\$0		
93000 Total Utilities	\$51,016	\$17,886	\$41,838	\$0	\$0	\$0

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	Project Total	2 State/Local	14.182 N/C S/R Section 8 Programs	14.871 Housing Choice Vouchers	14.PHC Housing CARES Act Funding	14.HCC HCV CARES Act Funding
94100 Ordinary Maintenance and Operations - Labor	\$32,319	\$54,636	\$9,964	\$0		
94200 Ordinary Maintenance and Operations - Materials and Other	\$8,550	\$14,484	\$2,037	\$319	\$1,655	
94300 Ordinary Maintenance and Operations Contracts	\$16,802	\$76,930	\$13,163	\$0		
94500 Employee Benefit Contributions - Ordinary Maintenance	\$22,384	\$22,115	\$3,525	\$0		
94000 Total Maintenance	\$80,055	\$168,165	\$28,689	\$319	\$1,655	\$0
95200 Protective Services - Other Contract Costs	\$90	\$0	\$0	\$0		
95000 Total Protective Services	\$90	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$14,080	\$32,178	\$9,406	\$0		
96120 Liability Insurance	\$179	\$354	\$91	\$484		
96140 All Other Insurance	\$934	\$0	\$0	\$893		
96100 Total insurance Premiums	\$15,193	\$32,532	\$9,497	\$1,377	\$0	\$0
96200 Other General Expenses	\$0	\$0	\$0	\$2,231		
96300 Payments in Lieu of Taxes	\$400	\$640	\$140	\$0		
96400 Bad debt - Tenant Rents	\$0	\$657	\$1,897	\$0		
96000 Total Other General Expenses	\$400	\$1,297	\$2,037	\$2,231	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$10,679	\$17,550	\$0		
96700 Total Interest Expense and Amortization Cost	\$0	\$10,679	\$17,550	\$0	\$0	\$0
96900 Total Operating Expenses	\$202,839	\$375,642	\$145,037	\$127,324	\$2,050	\$9,714
97000 Excess of Operating Revenue over Operating Expenses	\$42,701	\$56,791	\$25,274	\$1,981,794	\$0	\$6,946
97100 Extraordinary Maintenance	\$0	\$3,464	\$0	\$0		
97300 Housing Assistance Payments	\$0	\$0	\$0	\$1,821,098		
97350 HAP Portability-In	\$0	\$0	\$0	\$70,573		
97400 Depreciation Expense	\$67,324	\$35,650	\$15,335	\$675		
90000 Total Expenses	\$270,163	\$414,756	\$160,372	\$2,019,670	\$2,050	\$9,714

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	Project Total	2 State/Local	14.182 N/C S/R Section 8 Programs	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$24,623	\$17,677	\$9,939	\$89,448	\$0	\$6,946
11020 Required Annual Debt Principal Payments	\$0	\$75,619	\$28,138	\$0	\$0	\$0
11030 Beginning Equity	\$1,124,854	\$1,025,364	-\$204,774	\$312,825	\$0	\$0
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0			\$6,946		-\$6,946
11170 Administrative Fee Equity	\$0			\$328,027		
11180 Housing Assistance Payments Equity				\$81,192		
11190 Unit Months Available	480	759	168	2139		
11210 Number of Unit Months Leased	471	743	165	2048		
11270 Excess Cash	\$426,358					
11620 Building Purchases	\$34,241					
11630 Furniture & Equipment - Dwelling Purchases	\$598					

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	14.239 HOME Investment Partnerships Program	14.314 Assisted Living Conversion for Eligible Multifamily Housing Projects	14.197 Multifamily Assisted Housing Reform and Affordability Act	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue				\$574,595		\$574,595
70400 Tenant Revenue - Other				\$4,268		\$4,268
70500 Total Tenant Revenue	\$0	\$0	\$0	\$578,863	\$0	\$578,863
70600 HUD PHA Operating Grants				\$2,258,040		\$2,258,040
70610 Capital Grants				\$34,241		\$34,241
71100 Investment Income - Unrestricted				\$6,170		\$6,170
71400 Fraud Recovery				\$2,390		\$2,390
71500 Other Revenue				\$95,574		\$95,574
72000 Investment Income - Restricted				\$834		\$834
70000 Total Revenue	\$0	\$0	\$0	\$2,976,112	\$0	\$2,976,112
91100 Administrative Salaries				\$237,401		\$237,401
91200 Auditing Fees				\$10,590		\$10,590
91400 Advertising and Marketing				\$43		\$43
91500 Employee Benefit contributions - Administrative				\$86,336		\$86,336
91600 Office Expenses				\$15,079		\$15,079
91700 Legal Expense				\$45		\$45
91900 Other				\$30,378		\$30,378
91000 Total Operating - Administrative	\$0	\$0	\$0	\$379,872	\$0	\$379,872
92400 Tenant Services - Other				\$228		\$228
92500 Total Tenant Services	\$0	\$0	\$0	\$228	\$0	\$228
93100 Water				\$55,679		\$55,679
93200 Electricity				\$30,024		\$30,024
93300 Gas				\$9,797		\$9,797
93600 Sewer				\$15,240		\$15,240
93000 Total Utilities	\$0	\$0	\$0	\$110,740	\$0	\$110,740

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
Year Ended December 31, 2020

	14.239 HOME Investment Partnerships Program	14.314 Assisted Living Conversion for Eligible Multifamily Housing Projects	14.197 Multifamily Assisted Housing Reform and Affordability Act	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor				\$96,919		\$96,919
94200 Ordinary Maintenance and Operations - Materials and Other				\$27,045		\$27,045
94300 Ordinary Maintenance and Operations Contracts				\$106,895		\$106,895
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$48,024		\$48,024
94000 Total Maintenance				\$278,883	\$0	\$278,883
95200 Protective Services - Other Contract Costs				\$90		\$90
95000 Total Protective Services	\$0	\$0	\$0	\$90	\$0	\$90
96110 Property Insurance				\$55,664		\$55,664
96120 Liability Insurance				\$1,108		\$1,108
96140 All Other Insurance				\$1,827		\$1,827
96100 Total Insurance Premiums	\$0	\$0	\$0	\$58,599	\$0	\$58,599
96200 Other General Expenses				\$2,231		\$2,231
96300 Payments in Lieu of Taxes				\$1,180		\$1,180
96400 Bad debt - Tenant Rents				\$2,554		\$2,554
96000 Total Other General Expenses	\$0	\$0	\$0	\$5,965	\$0	\$5,965
96710 Interest of Mortgage (or Bonds) Payable				\$28,229		\$28,229
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$28,229	\$0	\$28,229
96900 Total Operating Expenses	\$0	\$0	\$0	\$862,606	\$0	\$862,606
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$0	\$0	\$2,113,506	\$0	\$2,113,506
97100 Extraordinary Maintenance				\$3,464		\$3,464
97300 Housing Assistance Payments				\$1,821,098		\$1,821,098
97350 HAP Portability-In				\$70,573		\$70,573
97400 Depreciation Expense				\$118,984		\$118,984
90000 Total Expenses	\$0	\$0	\$0	\$2,876,725	\$0	\$2,876,725

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
 Fountain, Colorado

**FINANCIAL DATA SCHEDULE - (Continued)**  
 Year Ended December 31, 2020

	14,239 HOME Investment Partnerships Program	14,314 Assisted Living Conversion for Eligible Multifamily Housing Projects	14,197 Multifamily Assisted Housing Reform and Affordability Act	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$0	\$0	\$99,387	\$0	\$99,387
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$103,757		\$103,757
11030 Beginning Equity	\$0	\$0	\$0	\$2,258,269		\$2,258,269
11170 Administrative Fee Equity				\$328,027		\$328,027
11180 Housing Assistance Payments Equity				\$81,192		\$81,192
11190 Unit Months Available				3546		3546
11210 Number of Unit Months Leased				3427		3427
11270 Excess Cash				\$426,358		\$426,358
11620 Building Purchases				\$34,241		\$34,241
11630 Furniture & Equipment - Dwelling Purchases				\$598		\$598



# Audit Solutions, LLC.

Certified Public Accountant

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

Board of Commissioners  
Housing Authority of the City of Fountain  
Fountain, Colorado

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Fountain (Authority), Colorado, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated September 27, 2021.

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

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

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

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

### **Compliance and Other Matters**

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

**Purpose of this Report**

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

*Audit Solutions, LLC*

Chesterfield, Missouri

September 27, 2021



# Audit Solutions, LLC.

Certified Public Accountant

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

Board of Commissioners  
Housing Authority of the City of Fountain  
Fountain, Colorado

### **Report on Compliance for Each Major Federal Program**

I have audited the Housing Authority of the City of Fountain (Authority), Colorado's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2020. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

### ***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

### ***Auditor's Responsibility***

My responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion on compliance for each major federal program. However, my audit does not provide a legal determination of the Authority's compliance.

### ***Opinion on Each Major Federal Program***

In my opinion, the Housing Authority of the City of Fountain, Colorado, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2020.

### **Report on Internal Control Over Compliance**

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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

*Audit Solutions, LLC*

Chesterfield, Missouri  
September 27, 2021



# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITORS REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners  
Housing Authority of the City of Fountain  
Fountain, Colorado

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

I compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of my agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the chart below.

I was engaged to perform an audit in accordance with the audit requirements of Title 2 U.S. Code of the Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), by the Authority as of and for the year ended December 31, 2020 and have issued my report thereon dated September 27, 2021. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, my opinion on the fair presentation of the Financial Data Schedule (FDS) dated September 27, 2021, was expressed in relation to the basic financial statements of the Authority taken as a whole.

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

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

*Audit Solutions, LLC*

Chesterfield, Missouri  
September 27, 2021

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**AGREED UPON PROCEDURES**  
December 31, 2020

<b>Procedure</b>	<b>UFRS Rule Information</b>	<b>Hard Copy Document(s)</b>	<b>Agrees</b>
1	Balance Sheet and Revenue and Expense (data line items 111 to 1121)	Financial Data Schedule, all CFDA's	√
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	√
3	Type of opinion to FDS (data element G5100-010)	Auditor's supplemental report on FDS	√
4	Audit findings narratives (data element G5200-010)	Schedule of Findings and Questioned costs	√
5	General Information (data element series G2000, G2100, G2200, G2300, G90000, G9100)	OMB Data Collection Form	√
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	√
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	√
8	Type of compliance requirement (G4000-020 & G4000-030)	OMB Data Collection Form	√
9	Basic financial statements and auditors' reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	√

HOUSING AUTHORITY OF THE CITY OF FOUNTAIN  
Fountain, Colorado

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
December 31, 2020

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**Section I - Summary of Auditor's Results**

**Financial Statements**

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

**Federal Awards**

<u>Internal control over major programs:</u>	
➤ Material weakness(es) identified?	No
➤ Significant deficiency(ies) identified?	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
<u>Identification of Major programs:</u>	
➤ CFDA #14.871      Section 8 Housing Choice Vouchers	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

**Section II - Financial Statement Findings**

The current audit report for the year ended December 31, 2020 disclosed no Financial Statement audit finding.

**Section III - Federal Award Findings and Questioned Costs**

The current audit report for the period ended December 31, 2020 disclosed no Federal Awards audit finding and questioned costs.