

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

**BASIC FINANCIAL STATEMENTS,  
REQUIRED SUPPLEMENTAL INFORMATION  
AND  
SUPPLEMENTAL INFORMATION**

**Year Ended March 31, 2020**

## TABLE OF CONTENTS

	<u>Page No.</u>
<b>Required Supplemental Information:</b>	
Management's Discussion and Analysis	1
<b>Independent Auditor's Report</b>	7
<b>Basic Financial Statements:</b>	
Statement of Net Position – Proprietary Fund	9
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Fund	10
Statement of Cash Flows – Proprietary Fund	11
Notes to Basic Financial Statements	13
<b>Supplemental Information:</b>	
Financial Data Schedule	19
<b>Government Auditing Standards Section:</b>	
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	22
Summary Schedule of Prior Audit Findings	24
Schedule of Findings and Responses	25
Corrective Action Plan	26

**REQUIRED SUPPLEMENTAL INFORMATION-  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

### **Year Ended March 31, 2020**

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

### **FINANCIAL HIGHLIGHTS**

The term "Net Position" refers to the difference between assets and liabilities. The Authority's total net position as of March 31, 2020 was \$425,734. The net position increased by \$10,465, an increase of 3% over the prior year. Of this amount, \$267,158 was reported as "unrestricted net position". Unrestricted net position represents the amount available to be used to meet the Authority's ongoing obligations to creditors and operations of facilities.

Operating income for the Authority was \$83,181 for the year ended March 31, 2020. This was a decrease of (\$22,922) or 28% from the prior year.

Operating expenses for the Authority were \$164,453 for the year ended March 31, 2020. This was an increase of \$18,684 or 13% over the prior year.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report includes this *Management's Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to the Basic Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of supplemental information. Since the Authority is comprised of all enterprise funds, no entity-wide basic financial statements are shown.

#### **Required Financial Statements**

*Proprietary Fund Financial Statements* - The basic financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets and liabilities and provides information

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended March 31, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONT'D)**

about the nature and amounts of investments in resources (assets) and obligations of the Authority creditors (liabilities). It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

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

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

The Authority's Public Housing Program is the only major proprietary fund for presentation purposes. The Authority has no nonmajor funds.

**Notes to the Basic Financial Statements**

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

**Supplemental Information**

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. HUD has established *Uniform Financial Reporting Standards* that require Housing Authorities to submit financial information electronically to HUD using the FDS format. The submitted financial information transmitted to the Real Estate Assessment Center (REAC) for the year ended March 31, 2020 is required to be included in the audit reporting package.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended March 31, 2020**

**FINANCIAL ANALYSIS**

**CONDENSED STATEMENT OF NET POSITION**

	FY 2020	FY 2019	Dollar Change	Percent Change
Current and other assets	\$ 275,223	\$ 246,331	\$ 28,892	12%
Capital assets	158,576	176,917	(18,341)	-10%
Total Assets	<u>433,799</u>	<u>423,248</u>	<u>10,551</u>	<u>2%</u>
Current liabilities	8,065	7,979	86	1%
Total Liabilities	<u>8,065</u>	<u>7,979</u>	<u>86</u>	<u>1%</u>
Net Position				
Net investment in capital assets	158,576	176,917	(18,341)	-10%
Unrestricted	267,158	238,352	28,806	12%
Total Net Position	<u>\$ 425,734</u>	<u>\$ 415,269</u>	<u>\$ 10,465</u>	<u>3%</u>

Net Position may serve, over time, as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$425,734 at the close of the year ended March 31, 2020. This represents an increase of \$10,465 which is an increase of 3% over the prior year. The majority of the increase was attributed to operations for the year ended March 31, 2020.

Current and other assets increased by \$28,892 which was attributed to operations before depreciation which resulted in a net increase in cash of \$31,529. In addition, the amount receivable from HUD decreased by (\$3,070) which is the result of when funds are requisitioned.

Current liabilities increased by \$86. There was no unusual reason for the change only the typical variability from year to year based on the timing of payments.

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

Unrestricted net position as of March 31, 2020 was \$267,158. Unrestricted net position represents the amount available to be used to meet the Authority's ongoing obligations to creditors and operations of facilities. The Authority has sufficient funds to meet requirements for cash outlays in the next fiscal year as well as the financial capacity to sustain operations. The Authority had no restricted net position that are subject to external restrictions on how they may be used. At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

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

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended March 31, 2020**

**FINANCIAL ANALYSIS**

As can be seen below, total revenues increased by \$17,353, primarily due to the increase in Federal operating grants of \$40,044. This was offset by a decrease of (\$8,562) or 11% in rental income and a decrease of (\$14,360) or 54% in oil/gas revenue.

KHA 'Other Income' was significantly less when compared to previous years, this being due to the main source of 'other income' being KHA leased oil and Gas royalties. During the Fiscal year, production decreased, as well as being influenced by much lower Oil and gas price per barrel (PPB); KHA expects the income to fluctuate based on PPB and Production over time. Rental Income for the authority decreased for the year due to long term, overlapping vacancies which were not eligible for 'unit status changes' to be approved by HUD for vacancies; ineligibility due to in house maintenance performing the updates and repairs to the unit. Management is working to shorten the unit turnaround to 2 months maximum in the future.

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

	<u>FY 2020</u>	<u>FY 2019</u>	<u>Dollar Change</u>	<u>Percent Change</u>
<b>Revenues</b>				
Program revenues:				
Rental	\$ 70,862	\$ 79,424	\$ (8,562)	-11%
HUD program contributions	90,497	50,453	40,044	79%
Other	12,319	26,679	(14,360)	-54%
General revenue:				
Interest	685	454	231	51%
Total Revenues	<u>174,363</u>	<u>157,010</u>	<u>17,353</u>	<u>11%</u>
<b>Expenses</b>				
Depreciation	18,341	20,406	(2,065)	-10%
Operating	146,112	125,363	20,749	17%
Total Expenses	<u>164,453</u>	<u>145,769</u>	<u>18,684</u>	<u>13%</u>
Excess (deficiency) before contributions and special items	9,910	11,241	(1,331)	-12%
Capital contributions	-	25,197	(25,197)	
<b>Special Items:</b>				
Casualty loss income	555	-	555	
Changes in Net Position	10,465	36,438	(25,973)	
Beginning Net Position	415,269	378,831	36,438	
Ending Net Position	<u>\$ 425,734</u>	<u>\$ 415,269</u>	<u>\$ 10,465</u>	

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended March 31, 2020**

**FINANCIAL ANALYSIS (CONT'D)**

HUD operating subsidy for the Authority was \$54,300 for the year ended March 31, 2020 which was an increase of \$13,264 over the prior year. The operating subsidy funding is determined by HUD on an annual basis and is primarily based on income and utility expenses. The Authority also expended \$36,197 of HUD capital grants for operations for the fiscal year ended March 31, 2020 compared to \$9,417 in the previous year. This amount will vary on the approved budget by HUD. The Authority has flexibility in the use of these funds.

Operating expenses for the Authority were \$146,112 for the year ended March 31, 2020. This was an increase of \$20,749 or 17% over the prior year. The following expense categories had significant changes over the prior year:

- Administrative increased by \$8,904
- Maintenance increased by \$11,795

Operating expenses changes during FYE 2020, both Administrative and Maintenance costs experienced changes due to normal factors, additional working hours, \$0.75 hourly wage increases for the Executive Director and Maintenance Manager (past pay hourly wage increases were \$0.25-\$0.50) also led to higher benefits paid. KHA also experienced higher than average amount of unit turnarounds which were overlapping, and therefore also greater materials and various small projects of improvement. FYE 3/31/20 Utilities cost and usage decreases can likely be attributed to vacant units; this is not considered unusual, but a normal fluctuation from year to year.

HUD capital contributions decreased by (\$25,197) for the year ended March 31, 2020. The Authority is allocated capital grant money each year as determined by HUD and remains relatively consistent from year to year based on the Authority's number of units. The amount presented will vary from year to year depending on the timing of projects as outlined in the HUD approved capital grant budget.

**OCCUPANCY**

Fiscal year ending March 31, 2020 for Kersey Housing Authority was a very challenging year for occupancy. During the year we had to contend with abandonment of 1 unit by the tenant family, as well as tenant deaths and voluntary move outs. All of our vacant units this year required different improvements including shower stall remodels, flooring, carpet cleaning paint and professional cleaning. The years overlap in vacancies created challenges for Maintenance to work in multiple units at the same time. In addition to this COVID-19 created hurdles to renting our units; prospective tenants were not prepared or willing to move during the pandemic and several applicants 'passed' when units were offered to them. The waiting list remains open and this will hopefully expedite the leasing of future units. At this time KHA feels that all of our occupied units are well kept, and remain safe, sound and functional, and we plan to continuing to update future vacant units to keep them in good working order.

**CAPITAL ASSETS**

The Authority's net investment in capital assets as of March 31, 2020 amounts to \$158,576. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress, less accumulated depreciation.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended March 31, 2020**

**CAPITAL ASSETS (CONT'D)**

The total decrease in the Authority's net investment in capital assets for the current fiscal year was 10% in terms of net book value. Depreciation charges for the year totaled \$18,341. Additional information on the Authority's capital assets can be found in Note E of the notes to the basic financial statements of this report.

Throughout the FYE 3/31/20 Many small improvements were made throughout KHA grounds, buildings and units. Improvements were mostly around repairs and updates to our vacant units including showers stalls/tubs, flooring replacement, paint, light fixtures, appliances, and professional cleaning. These vacant units were the main focus for the year.

Routine maintenance included minor repairs to our units as needed, replacement of damaged flooring where needed, repairs and replacement of KHA appliances throughout our units and general repairs to plumbing & heating systems, and routine grounds keeping including repairs to underground irrigation systems and sprinkler heads.

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

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2021 budget. The user charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on rental income, other income and utility consumption and costs. The amount of funding is also established and approved by HUD. In projecting the amount of rental income, the Authority considered prior year rental income and occupancy rates. The operating expenses are expected to increase by the economy's inflation rate.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Executive Director, Housing Authority of the Town of Kersey, P.O. Box 117, Kersey, Colorado 80644.

**INDEPENDENT AUDITOR'S REPORT**

Randal D. Niewedde, CPA  
Jeffrey J. Wiens, CPA

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Housing Authority of the Town of Kersey, Colorado

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

We have audited the accompanying basic financial statements of the Housing Authority of the Town of Kersey, Colorado, as of and for the year ended March 31, 2020, and the related notes to the basic financial statements, which collectively comprise the Housing Authority of the Town of Kersey, Colorado's basic financial statements as listed in the table of contents.

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

Management is responsible for the preparation and fair presentation of these basic financial statements in accordance with 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***

Our responsibility is to express an opinion on these basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic 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 basic 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, we 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 basic financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Opinion***

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Kersey, Colorado as of March 31, 2020, and the changes in its financial position and its cash flows 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 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary Information*

Our audit was performed for the purpose of forming an opinion on the basic financial statements that collectively comprise the Housing Authority of the Town of Kersey, Colorado's basic financial statements. The Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Financial Data Schedule is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such Information has been subjected to 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 themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule is fairly stated, in all material respects in relation to the basic financial statements taken as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated August 7, 2020 on our consideration of the Housing Authority of the Town of Kersey, Colorado's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Town of Kersey's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the Town of Kersey, Colorado's internal control over financial reporting and compliance.

*Niewedde & Wiens, CPA's*

York, Nebraska  
August 7, 2020

**BASIC FINANCIAL STATEMENTS**

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**STATEMENT OF NET POSITION**  
**March 31, 2020**

<b>ASSETS</b>	<u>Public Housing</u>
<b>CURRENT ASSETS:</b>	
Cash and cash equivalents	\$ 267,813
Prepaid insurance	3,960
<i>Restricted:</i>	
Cash and cash equivalents	3,450
<b>TOTAL CURRENT ASSETS</b>	<b>275,223</b>
 <b>NONCURRENT ASSETS:</b>	
Capital Assets, non-depreciable	9,788
Capital Assets, depreciable, net	148,788
<b>TOTAL NONCURRENT ASSETS</b>	<b>158,576</b>
<b>TOTAL ASSETS</b>	<b>433,799</b>
 <b>LIABILITIES</b>	
<b>CURRENT LIABILITIES:</b>	
Accounts payable	2,936
Accrued payroll and benefits payable	1,679
Tenant security deposits payable	3,450
<b>TOTAL CURRENT LIABILITIES</b>	<b>8,065</b>
<b>TOTAL LIABILITIES</b>	<b>8,065</b>
 <b>NET POSITION</b>	
Net investment in capital assets	158,576
Unrestricted	267,158
<b>TOTAL NET POSITION</b>	<b>\$ 425,734</b>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**FUND NET POSITION - PROPRIETARY FUND**  
**Year Ended March 31, 2020**

		<b>Public Housing</b>
<b>OPERATING REVENUES</b>		
Rental income	\$	70,862
Other income		12,319
		83,181
<b>OPERATING EXPENSES</b>		
Administrative		36,526
Utilities		33,918
Ordinary maintenance and operations		62,568
General expense		13,100
Depreciation		18,341
		164,453
		(81,272)
<b>NONOPERATING REVENUES (EXPENSES)</b>		
HUD operating subsidy		54,300
HUD capital grants - operations		36,197
Interest income		685
		91,182
		9,910
<b>SPECIAL ITEMS</b>		
Casualty loss income		555
		10,465
<b>NET POSITION:</b>		
Net position, beginning balance		415,269
		425,734
		425,734

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**STATEMENT OF CASH FLOWS - PROPRIETARY FUND**  
**Year Ended March 31, 2020**

		<u>Public Housing</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Rental receipts	\$	70,857
Other receipts		12,319
Tenant security deposits		(450)
Cash payments for goods and services		(92,415)
Cash payments to employees for services		(53,589)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		<u>(63,278)</u>
 <b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
HUD operating subsidy		57,370
HUD capital grants - operations		36,197
Casualty loss proceeds		555
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES		<u>94,122</u>
 <b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Interest received		685
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES		<u>685</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		31,529
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		<u>239,734</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$	<u><u>271,263</u></u>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**STATEMENT OF CASH FLOWS-PROPRIETARY FUND (CONT'D)**  
**Year Ended March 31, 2020**

		<u>Public Housing</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET</b>		
<b>CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>		
Operating income (loss)	\$	(81,272)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation		18,341
Change in assets and liabilities:		
(Increase) decrease in prepaid insurance		(433)
Increase (decrease) in accounts payable		(146)
Increase (decrease) in tenant security deposits payable		(450)
Increase (decrease) in salaries and benefits payable		687
Increase (decrease) in unearned revenue		(5)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$	<u><u>(63,278)</u></u>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

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

Organization

The Authority was created under the laws of the State of Colorado. The purpose of the Authority is to administer the Housing programs authorized by the United States Housing Act of 1937 and amendments contained in the Quality Housing and Work Responsibility Act of 1998. These programs are subsidized by the Federal Government through the U.S. Department of Housing and Urban Development (HUD).

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

Financial Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the Government Accounting Standards Board Codification. These criteria state that the financial reporting entity consists of the primary government and organizations for which the primary government is financially accountable. In addition, the primary government may determine, through exercise of management's professional judgment, that the inclusion of an organization that does not meet the financial accountability criteria is necessary in order to prevent the reporting entity's financial statements from being misleading. In such instances, that organization should be included as a component unit. Based on these criteria, there are no additional agencies or entities which should be included in the financial statements of the Authority.

Basis of accounting, measurement focus, and financial statement presentation

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures or expenses, as appropriate.

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

The Authority distinguishes between operating and nonoperating revenues and expenses in its Statement of Revenues, Expenses and Changes in Fund Net Position. For this purpose, the Authority's operating revenues result from providing low-income housing services such as tenant rent, rental assistance and other tenant charges. Operating expenses include the cost attributed to administration, tenant services, utilities, maintenance and operations and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses. Proprietary Fund Financial Statements include a Statement of Net Position,

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

a Statement of Revenues, Expenses and Changes in Fund Net Position, and a Statement of Cash Flows for each major proprietary fund and non-major funds aggregated.

The model as defined in Statement No. 34 establishes criteria (percentage of the assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for determination of major Funds. If non-major funds exist, these funds are combined in a single column in the fund financial statements. The Authority reports the following major enterprise fund:

***Public Housing Program.*** This fund accounts for the operation, maintenance, and development of housing units which are owned by the Authority. The development of the projects were funded primarily by the U.S. Department of Housing and Urban Development through loans and bonds. The loans have been forgiven by HUD and the bond debt service and repayment requirements are the responsibility of HUD and therefore no outstanding liabilities are recorded. The program is subsidized annually by operating subsidy from HUD and through Capital Grants for capital improvements.

Budgetary Process

The Authority establishes a budget for the fiscal year and is adopted by the Board of Commissioners.

Cash and Investments

All investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties. Cash and Cash Investments are available upon demand and are considered to be "cash equivalents" when preparing these financial statements. In addition, any marketable securities that are owned by a specific amount and that are purchased with a maturity of ninety days or less are also considered to be "cash equivalents".

The Authority's deposits can only be invested in the following HUD approved investments: direct obligations of the federal government backed by the full faith and credit of the United States, obligations of federal government agencies, securities of government-sponsored agencies, demand and savings deposits, money-market deposit accounts, municipal depository fund, super now accounts, certificate of deposit, repurchase agreements, sweep accounts, separate trading of registered interest and principal securities (STRIPS), and mutual funds that consist of securities purchased from the HUD approved list.

Accounts Receivable

All receivables are current and therefore due within one year. Receivables are reported net of an allowance for uncollectible accounts and revenues net of uncollectibles. Allowances are reported when accounts are proven to be uncollectible.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

Prepaid Items

Prepaid balances are for payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

Capital Assets and Depreciation

Property and equipment are stated at actual or estimated historical cost, net of accumulated depreciation. Intangible assets with indefinite useful lives are reported at cost. Contributions of assets are recorded at acquisition value at the date received. The Authority generally capitalized assets with cost of \$2,000 or more as purchases and construction outlays occur.

Depreciation has been calculated on each class of depreciable property using the straight-line method. Inexhaustible intangible assets with indefinite useful lives are not amortized. Estimated useful lives are as follows:

Buildings	20-40 years
Building improvements	10-40 years
Furniture and fixtures	5-10 years
Equipment	3-10 years

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Authority's policy is to apply the restricted component of net position first.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts of certain assets, deferred outflows, liabilities, deferred inflows, revenues, expenditures, expenses, and other disclosures. Accordingly, actual results could differ from those estimates.

Grant Revenue

The Authority, a recipient of grant revenues, recognizes revenues (net of estimated uncollectible amounts, if any), when all applicable eligibility requirements, including time requirements are met in accordance with GASB Statement No. 33. Resources transmitted to the Authority before the eligibility requirements are met are reported as unearned revenue.

Compensated Absences

The Authority's policy allows employees to accumulate unused vacation leave up to 240 hours. Sick leave may be accumulated but not paid upon termination.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

Postemployment Benefits Other Than Pensions (OPEB)

OPEB benefits are part of an exchange of salaries and/or benefits in a future period as the result of employee services rendered during employment. In accordance with the accrual basis of accounting, generally benefits should be associated with the periods in which the exchange occurs, rather than with the periods when benefits are paid or provided. The Authority has not incurred, adopted a plan or obligated resources to other postemployment benefits as defined in GASB Statement No. 75.

Income Taxes

The Authority is a governmental subdivision of the State of Colorado and is exempt from Federal and State income taxes.

Taxpayer's Bill of Rights

In November, 1992, the voters of the State of Colorado approved an amendment to the State's Constitution limiting the amount of revenue which may be spent or retained by Colorado governmental entities. The amendment is in effect for most governmental entities for the years beginning after 1992, but exempts "enterprise" funds from the limitations. The Board of Commissioners of the Authority believes it is exempt from the provisions of the TABOR amendment because it is an "enterprise" (a business operation able to issue its own revenue bonds and receiving less than 10% of its revenue from state and local grants) as defined in the constitutional amendment. The Board also believes it is not subject to the provisions of TABOR because the governing board is not an elected board, does not have an electoral constituency, and does not have the power to impose taxes, all basic operational requirements of TABOR.

**NOTE B - DEPOSITS AND INVESTMENTS**

At March 31, 2020, the Authority's carrying amount of deposits was \$271,263 and the bank balances were \$272,411. As required by the Colorado Public Deposit Protection Act (PDPA), any amount in excess of the FDIC threshold (including accrued interest) shall be collateralized as required by the Public Deposit Protection Acts, article 10.5 of title 11, C.R.S., as amended or article 47 of title 11, C.R.S., as amended. All of the bank balances were covered by federal depository insurance.

**NOTE C – ACCOUNTS RECEIVABLE**

A summary of accounts receivable as presented in the Statement of Net Position at March 31, 2020 is as follows:

Tenants	\$	599
Allowance for doubtful accounts		(599)
		-----
Total	\$	--

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

**NOTE D – RESTRICTED ASSETS**

Cash and cash equivalents of \$3,450 as presented in the Statement of Net Position at March 31, 2020 is restricted for Tenant Security Deposits.

**NOTE E – CAPITAL ASSETS**

Capital asset activity for the year ended March 31, 2020, was as follows:

	Balance 4/1/2019	Increases	Decreases	Balance 3/31/2020
<b>Non-depreciable assets:</b>				
Land	\$ 4,300	\$ -	\$ -	\$ 4,300
Intangible assets	5,488	-	-	5,488
Construction in progress	-	-	-	-
<b>Total non-depreciable assets</b>	<u>9,788</u>	<u>-</u>	<u>-</u>	<u>9,788</u>
<b>Depreciable assets</b>				
Buildings	719,037	-	-	719,037
Equipment - Administration	11,831	-	-	11,831
<b>Total depreciable assets</b>	<u>730,868</u>	<u>-</u>	<u>-</u>	<u>730,868</u>
<b>Total Capital Assets</b>	<u>740,656</u>	<u>-</u>	<u>-</u>	<u>740,656</u>
<b>Accumulated depreciation</b>				
Buildings	555,239	17,741	-	572,980
Equipment - Administration	8,500	600	-	9,100
<b>Total accumulated depreciation</b>	<u>563,739</u>	<u>18,341</u>	<u>-</u>	<u>582,080</u>
<b>Depreciable assets, net</b>	<u>167,129</u>	<u>(18,341)</u>	<u>-</u>	<u>148,788</u>
<b>Capital assets, net</b>	<u>\$ 176,917</u>	<u>\$ (18,341)</u>	<u>\$ -</u>	<u>\$ 158,576</u>

**NOTE F – ACCOUNTS PAYABLE**

A summary of accounts payable as presented in the Statement of Net Position at March 31, 2020 is as follows:

Vendors and contractors	\$ <u>2,936</u>
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**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2020**

**NOTE G—NET POSITION**

The fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets and unrestricted.

- **Net Investment in Capital Assets** – This component groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation reduces the balance in this category.
- **Unrestricted** – This category represents net position of the Authority, not restricted for any project or other purposes.

**NOTE H – CONTINGENCIES**

The Authority recognizes as revenue grant monies received as reimbursement for costs incurred in certain Federal and State programs it administers. Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the Federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any of expenditures which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts, if any to be immaterial.

**NOTE I - RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance.

During the year ended March 31, 2020, the Authority did not reduce insurance coverage from levels in place during the prior year. No settlements have exceeded coverage levels in place during the past three fiscal years.

**SUPPLEMENTAL INFORMATION**

Housing Authority of the Town of Kersey (CO018)  
Kersey, CO  
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2020

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$267,813	\$267,813		\$267,813
114 Cash - Tenant Security Deposits	\$3,450	\$3,450		\$3,450
100 Total Cash	\$271,263	\$271,263		\$271,263
126 Accounts Receivable - Tenants	\$599	\$599		\$599
126.1 Allowance for Doubtful Accounts -Tenants	-\$599	-\$599		-\$599
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0		\$0
142 Prepaid Expenses and Other Assets	\$3,960	\$3,960		\$3,960
150 Total Current Assets	\$275,223	\$275,223		\$275,223
161 Land	\$9,788	\$9,788		\$9,788
162 Buildings	\$719,037	\$719,037		\$719,037
164 Furniture, Equipment & Machinery - Administration	\$11,831	\$11,831		\$11,831
166 Accumulated Depreciation	-\$582,080	-\$582,080		-\$582,080
160 Total Capital Assets, Net of Accumulated Depreciation	\$158,576	\$158,576		\$158,576
180 Total Non-Current Assets	\$158,576	\$158,576		\$158,576
290 Total Assets and Deferred Outflow of Resources	\$433,799	\$433,799		\$433,799
312 Accounts Payable <= 90 Days	\$406	\$406		\$406
321 Accrued Wage/Payroll Taxes Payable	\$1,679	\$1,679		\$1,679
341 Tenant Security Deposits	\$3,450	\$3,450		\$3,450
346 Accrued Liabilities - Other	\$2,530	\$2,530		\$2,530
310 Total Current Liabilities	\$8,065	\$8,065		\$8,065
300 Total Liabilities	\$8,065	\$8,065		\$8,065
508.4 Net Investment in Capital Assets	\$158,576	\$158,576		\$158,576
512.4 Unrestricted Net Position	\$267,158	\$267,158		\$267,158
513 Total Equity - Net Assets / Position	\$425,734	\$425,734		\$425,734
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$433,799	\$433,799		\$433,799

Housing Authority of the Town of Kersey (CO018)  
Kersey, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2020

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$68,661	\$68,661		\$68,661
70400 Tenant Revenue - Other	\$2,201	\$2,201		\$2,201
70500 Total Tenant Revenue	\$70,862	\$70,862	\$0	\$70,862
70600 HUD PHA Operating Grants	\$90,497	\$90,497		\$90,497
71100 Investment Income - Unrestricted	\$685	\$685		\$685
71500 Other Revenue	\$12,319	\$12,319		\$12,319
70000 Total Revenue	\$174,363	\$174,363	\$0	\$174,363
91100 Administrative Salaries	\$18,155	\$18,155		\$18,155
91200 Auditing Fees	\$3,225	\$3,225		\$3,225
91400 Advertising and Marketing	\$198	\$198		\$198
91500 Employee Benefit contributions - Administrative	\$1,454	\$1,454		\$1,454
91600 Office Expenses	\$8,904	\$8,904		\$8,904
91800 Travel	\$891	\$891		\$891
91900 Other	\$3,699	\$3,699		\$3,699
91000 Total Operating - Administrative	\$36,526	\$36,526	\$0	\$36,526
93100 Water	\$16,127	\$16,127		\$16,127
93200 Electricity	\$10,329	\$10,329		\$10,329
93300 Gas	\$7,462	\$7,462		\$7,462
93000 Total Utilities	\$33,918	\$33,918	\$0	\$33,918
94100 Ordinary Maintenance and Operations - Labor	\$32,191	\$32,191		\$32,191
94200 Ordinary Maintenance and Operations - Materials and Other	\$11,382	\$11,382		\$11,382
94300 Ordinary Maintenance and Operations Contracts	\$16,519	\$16,519		\$16,519
94500 Employee Benefit Contributions - Ordinary Maintenance	\$2,476	\$2,476		\$2,476
94000 Total Maintenance	\$62,568	\$62,568	\$0	\$62,568
96110 Property Insurance	\$8,171	\$8,171		\$8,171
96120 Liability Insurance	\$2,623	\$2,623		\$2,623
96130 Workmen's Compensation	\$1,392	\$1,392		\$1,392
96140 All Other Insurance	\$315	\$315		\$315
96100 Total Insurance Premiums	\$12,501	\$12,501	\$0	\$12,501
96400 Bad debt - Tenant Rents	\$599	\$599		\$599
96000 Total Other General Expenses	\$599	\$599	\$0	\$599
96900 Total Operating Expenses	\$146,112	\$146,112	\$0	\$146,112
97000 Excess of Operating Revenue over Operating Expenses	\$28,251	\$28,251	\$0	\$28,251
97400 Depreciation Expense	\$18,341	\$18,341		\$18,341
90000 Total Expenses	\$164,453	\$164,453	\$0	\$164,453
10010 Operating Transfer In	\$36,197	\$36,197	-\$36,197	\$0
10020 Operating transfer Out	-\$36,197	-\$36,197	\$36,197	\$0
10080 Special Items (Net Gain/Loss)	\$555	\$555		\$555
10100 Total Other financing Sources (Uses)	\$555	\$555	\$0	\$555
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$10,465	\$10,465	\$0	\$10,465
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$415,269	\$415,269		\$415,269
11190 Unit Months Available	240	240		240
11210 Number of Unit Months Leased	214	214		214
11270 Excess Cash	\$251,022	\$251,022		\$251,022

Housing Authority of the Town of Kersey (CO018)  
Kersey, CO

Single Project Revenue and Expense

Submission Type: Audited/Non Single  
Audit

Fiscal Year End: 03/31/2020

Project: CO018000001 Ft. Latham Manor

	Low Rent	Capital Fund	Total Project
			\$68,661
70300 Net Tenant Rental Revenue	\$68,661		\$68,661
70400 Tenant Revenue - Other	\$2,201		\$2,201
70500 Total Tenant Revenue	\$70,862	\$0	\$70,862
70600 HUD PHA Operating Grants	\$54,300	\$36,197	\$90,497
71100 Investment Income - Unrestricted	\$685		\$685
71500 Other Revenue	\$12,319		\$12,319
70000 Total Revenue	\$138,166	\$36,197	\$174,363
91100 Administrative Salaries	\$18,155		\$18,155
91200 Auditing Fees	\$3,225		\$3,225
91400 Advertising and Marketing	\$198		\$198
91500 Employee Benefit contributions - Administrative	\$1,454		\$1,454
91600 Office Expenses	\$6,904		\$8,904
91800 Travel	\$891		\$891
91900 Other	\$3,699		\$3,699
91000 Total Operating - Administrative	\$36,526	\$0	\$36,526
93100 Water	\$16,127		\$16,127
93200 Electricity	\$10,329		\$10,329
93300 Gas	\$7,462		\$7,462
93000 Total Utilities	\$33,918	\$0	\$33,918
94100 Ordinary Maintenance and Operations - Labor	\$32,191		\$32,191
94200 Ordinary Maintenance and Operations - Materials and Other	\$11,382		\$11,382
94300 Ordinary Maintenance and Operations Contracts	\$16,519		\$16,519
94500 Employee Benefit Contributions - Ordinary Maintenance	\$2,476		\$2,476
94000 Total Maintenance	\$62,568	\$0	\$62,568
96110 Property Insurance	\$8,171		\$8,171
96120 Liability Insurance	\$2,623		\$2,623
96130 Workmen's Compensation	\$1,392		\$1,392
96140 All Other Insurance	\$315		\$315
96100 Total Insurance Premiums	\$12,501	\$0	\$12,501
96400 Bad debt - Tenant Rents	\$599		\$599
96000 Total Other General Expenses	\$599	\$0	\$599
96900 Total Operating Expenses	\$146,112	\$0	\$146,112
97000 Excess of Operating Revenue over Operating Expenses	-\$7,946	\$36,197	\$28,251
97400 Depreciation Expense	\$18,341		\$18,341
90000 Total Expenses	\$164,453	\$0	\$164,453
10010 Operating Transfer In	\$36,197		\$36,197
10020 Operating transfer Out		-\$36,197	-\$36,197
10080 Special Items (Net Gain/Loss)	\$555		\$555
10100 Total Other financing Sources (Uses)	\$36,752	-\$36,197	\$555
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$10,465	\$0	\$10,465
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$415,269	\$0	\$415,269
11190 Unit Months Available	240		240
11210 Number of Unit Months Leased	214		214
11270 Excess Cash	\$251,022		\$251,022

**GOVERNMENT AUDITING STANDARDS SECTION**

Randal D. Niewedde, CPA  
Jeffrey J. Wiens, CPA

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

**Independent Auditors Report**

To the Board of Commissioners  
Housing Authority of the Town of Kersey, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the basic financial statements of the Housing Authority of the Town of Kersey, Colorado, as of and for the year ended March 31, 2020, and the related notes to the basic financial statements, which collectively comprise the Housing Authority of the Town of Kersey, Colorado's basic financial statements, and have issued our report thereon dated August 7, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the basic financial statements, we considered the Housing Authority of the Town of Kersey, Colorado's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Kersey, Colorado's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the Town of Kersey, Colorado's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the preceding paragraph of this section and was not designed to identify all deficiencies in the internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified a deficiency in internal control that we consider to be a material weakness.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonably possibility that a material misstatement of the entity's basic 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. We consider the deficiency described in the accompanying schedule of findings and responses as Finding 2020-1 to be a material weakness.

## **Compliance and Other Matters**

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

## **Response to Finding**

The Housing Authority of the Town of Kersey, Colorado's responses to the finding identified in our audit is described in the accompanying corrective action plan. The Housing Authority of the Town of Kersey, Colorado's response was not subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

## **Purpose of this Report**

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

*Niewedde & Wiens, CPA's*

York, Nebraska  
August 7, 2020

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**  
**March 31, 2020**

The audit report for the year ended March 31, 2019 contained one finding and no questioned costs.

**Finding 2019-1: Internal Controls** – This finding is repeated because the Authority is a small entity and it is not financially feasible to correct this finding.

**HOUSING AUTHORITY OF THE TOWN OF KERSEY, COLORADO**  
**SCHEDULE OF FINDINGS AND RESPONSES**  
**March 31, 2020**

**Finding 2020-1: Internal Control Structure**  
**Material Weakness**

**Criteria:** A properly designed internal control structure relies greatly on a proper segregation of duties between several individuals. The duties related to initiating, authorizing, recording, processing and reporting financial data would be segregated so there is less likelihood that a misstatement of the entity's financial statements would occur.

**Condition:** The Authority consists of one administrative employee and as a result does not have personnel assigned responsibilities in such a way that different employees handle different parts of the same transaction. The limited number of employees results in an inadequate overall internal control structure design.

**Cause:** The Authority has limited staff and does not have the resources to properly segregate duties.

**Effect or Potential Effect:** The lack of segregation of duties related to the controls over the categories above are significant deficiencies that could result in a material misstatement in the financial statements.

**Recommendation:** The Authority has limited resources and additional controls are not financially feasible in the hiring of additional staff. The Authority is a small entity and the lack of segregation of duties is common among entities with minimal employees and should be recognized as such. However, it is not our intent to establish internal controls as the Authority's Board should make the final determination in the cost versus benefit.

Housing Authority of the Town of Kersey  
P.O. Box 117  
Kersey, CO. 80644  
Phone: (970) 351-8229  
Fax: (970) 336-1178  
Email: Kerseyha@mindspring.com

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**CORRECTIVE ACTION PLAN  
Year Ended March 31, 2020**

The following are responses to and the corrective action to be taken in regard to the finding as reported in the accompanying Schedule of Findings and Responses for the fiscal year ended March 31, 2020:

ITEM

- 2020-1** The Authority is a small entity and recognizes the lack of segregation of duties associated with the limited number of personnel. Due to our small size the cost of adding employees to implement these controls, the expected benefit would be a significant increase in the cost and at this time we feel the cost would exceed the benefit.

Contact Person: Shelby Marcum, Executive Director  
P.O. Box 117  
Kersey, CO 80644  
970-351-8229