

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

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

Year Ended March 31, 2022

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



HOUSING AUTHORITY OF TOWN OF HAXTUN



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MANAGEMENT'S DISCUSSION AND ANALYSIS Year Ended March 31, 2022

This section of the Housing Authority of the Town of Haxtun, Colorado's annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year ended on March 31, 2022. 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, 2022 was \$772,105. The net position increased by \$15,880, an increase of 2% over the prior year. Of this amount, \$486,792 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 \$136,512 for the year ended March 31, 2022. This was an increase of \$16,350 or 11% over the prior year.

Operating expenses for the Authority were \$232,272 for the year ended March 31, 2022. This was an increase of \$5,205 or 2% over the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report includes this *management discussion and analysis* report, the *basic financial statements* and the *notes to financial statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of supplemental information required by HUD. 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 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.

**HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended March 31, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONT'D)

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 combines all of its programs into a single enterprise fund. The Authority has no nonmajor funds.

Notes to 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, 2022 is required to be included in the audit reporting package.

FINANCIAL ANALYSIS

CONDENSED STATEMENT OF NET POSITION

	FY 2022	FY 2021	Dollar Change	Percent Change
Current and other assets	\$ 534,264	\$ 498,689	\$ 35,575	7%
Capital assets	275,121	310,186	(35,065)	-11%
Total Assets	<u>809,385</u>	<u>808,875</u>	<u>510</u>	<u>0%</u>
Current liabilities	21,894	32,265	(10,371)	-32%
Noncurrent liabilities	15,386	20,385	(4,999)	-25%
Total Liabilities	<u>37,280</u>	<u>52,650</u>	<u>(15,370)</u>	<u>-29%</u>
Net Position				
Net investment in capital assets	254,733	284,848	(30,115)	-11%
Restricted	30,580	30,580	-	0%
Unrestricted	486,792	440,797	45,995	10%
Total Net Position	<u>\$ 772,105</u>	<u>\$ 756,225</u>	<u>\$ 15,880</u>	<u>2%</u>

**HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended March 31, 2022**

FINANCIAL ANALYSIS (CONT'D)

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 \$772,105 at the close of the year ended March 31, 2022. This represents an increase of \$15,880 which is an increase of 2% over the prior year and was attributed to operations for the year end March 31, 2022.

Current and other assets increased by \$35,575. This was attributed to operations before depreciation and offset by funds used for capital improvements and debt service payments which resulted in a net increase in cash and investments of \$21,382. In addition, the amount due from HUD increased by \$11,314 which is the result of when funds are requisitioned.

Total liabilities decreased by (\$15,370). 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) and less any related debt used to acquire those assets that are still outstanding. 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, 2022 was \$486,792. 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 \$30,580 net position classified as restricted that is subject to external restrictions on how they may be used. The funds are restricted for capital activities as approved by Rural Development.

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.

As can be seen on the next page, total revenues increased by \$10,626 primarily due to the increase in rental income of \$18,008 or 16% and offset by a decrease of (\$6,793) in other income. Other income decreased by (\$6,793) of which \$5,900 was the result of a gain from capital asset dispositions which was the trade-in value of a mower in the previous year.

HUD operating subsidy for the Authority was \$71,405 for the year ended March 31, 2022. This was an increase of \$7,735 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. In the current year the Authority expended \$43,727 of HUD capital grants for operations compared to \$51,235 in the prior fiscal year. This amount will vary on the approved budget by HUD. The Authority has flexibility in the use of these funds.

The Authority also recognized \$5,088 in the current fiscal year from CARES Act funding from HUD as a result of COVID-19 compared to \$4,329 in the prior year.

**HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended March 31, 2022**

FINANCIAL ANALYSIS (CONT'D)

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

	<u>FY 2022</u>	<u>FY 2021</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Revenues				
Program revenues				
Rental	\$ 132,681	\$ 114,673	\$ 18,008	16%
HUD program contributions	120,220	119,234	986	1%
USDA program contributions	2,688	3,453	(765)	-22%
Other	1,143	7,936	(6,793)	-86%
General revenues				
Interest	1,050	1,860	(810)	-44%
Total Revenues	<u>257,782</u>	<u>247,156</u>	<u>10,626</u>	<u>4%</u>
Expenses				
Depreciation	38,027	36,338	1,689	5%
Operating	194,245	190,729	3,516	2%
Nonoperating	9,450	7,293	2,157	30%
Total Expenses	<u>241,722</u>	<u>234,360</u>	<u>7,362</u>	<u>3%</u>
Excess (deficiency) before special items	16,060	12,796	3,264	
Special Items:				
Nonroutine maintenance	(180)	-	(180)	
Casualty loss - storm damage	-	(3,977)	3,977	
Changes in Net Position	<u>15,880</u>	<u>8,819</u>	<u>7,061</u>	
Beginning Net Position	756,225	747,406	8,819	
Ending Net Position	<u>\$ 772,105</u>	<u>\$ 756,225</u>	<u>\$ 15,880</u>	

Operating expenses for the Authority were \$194,245 for the year ended March 31, 2022. This was an increase of \$3,516 or 2% over the prior year. The various expense category fluctuations were not attributed to any specific event or unusual circumstance other than the typical variability from year to year.

CAPITAL ASSETS

The Authority's capital assets as of March 31, 2022 were \$275,121. This includes land, buildings, improvements, equipment and construction in progress, less accumulated depreciation.

The total decrease in the Authority's capital assets for the fiscal year was 11% in terms of net book value. The actual amount to purchase or construct capital assets was \$2,962 for the year. Depreciation charges for the year totaled \$38,027. Additional information on the Authority's capital assets can be found in Note G of the notes to the financial statements of this report.

**HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended March 31, 2022**

DEBT ADMINISTRATION

The Authority has outstanding notes payable of \$20,388, a decrease of (\$4,950). The revenue from the Rural Development Programs is pledged to repay these notes. There were no changes to the debt structure during the year ended March 31, 2022. Additional information on the Authority's long-term debt can be found in Note K of the notes to the financial statements of this report.

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 2023 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 and Rural Development. 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 Haxtun, 136 S. Miller Ave., Haxtun, Colorado 80731.

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the major fund of the Housing Authority of the Town of Haxtun, Colorado, as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Haxtun, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Haxtun, Colorado as of March 31, 2022, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Haxtun, Colorado's ability to continue as a going concern for twelve months beyond the financial date, including any currently know information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of

internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of 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 financial statements that collectively comprise the Housing Authority of the Town of Haxtun, Colorado's basic financial statements. The Program Financial Schedules and Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Program Financial Schedules and Financial Data Schedule are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to 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 Program Financial Schedules and Financial Data Schedule are 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 October 6, 2022 on our consideration of the Housing Authority of the Town of Haxtun, 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 Haxtun, Colorado'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 Haxtun, Colorado's internal control over financial reporting and compliance.

Niewedde & Wiens, CPA's

York, Nebraska
October 6, 2022

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
STATEMENT OF NET POSITION - PROPRIETARY FUND
March 31, 2022

ASSETS	<u>Housing</u>
CURRENT ASSETS:	
Cash and cash equivalents	\$ 255,886
Investments	169,558
Accounts receivable, net	3,165
Due from other governments	56,224
Accrued interest receivable	64
Prepaid items	10,987
<i>Restricted:</i>	
Cash and cash equivalents	7,800
Investments	30,580
TOTAL CURRENT ASSETS	<u>534,264</u>
 NONCURRENT ASSETS:	
Capital Assets, non-depreciable	2,098
Capital Assets, depreciable, net	273,023
TOTAL NONCURRENT ASSETS	<u>275,121</u>
TOTAL ASSETS	<u>\$ 809,385</u>
 LIABILITIES	
CURRENT LIABILITIES:	
Accounts payable	\$ 3,089
Due to other governments	5,825
Tenant security deposits payable	7,800
Unearned revenue	178
Current portion, notes payable	5,002
TOTAL CURRENT LIABILITIES	<u>21,894</u>
 NONCURRENT LIABILITIES:	
Notes payable	15,386
TOTAL NONCURRENT LIABILITIES	<u>15,386</u>
TOTAL LIABILITIES	<u>37,280</u>
 NET POSITION	
Net investment in capital assets	254,733
Restricted, replacement reserve	30,580
Unrestricted	486,792
TOTAL NET POSITION	<u>\$ 772,105</u>

See accompanying notes.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION - PROPRIETARY FUND
Year Ended March 31, 2022

		Housing
OPERATING REVENUES		
Rental income	\$	132,681
USDA rental assistance		2,688
Other income		1,143
TOTAL OPERATING REVENUES		136,512
 OPERATING EXPENSES		
Administrative		78,817
Utilities		43,114
Ordinary maintenance and operations		46,392
General expense		25,922
Depreciation		38,027
TOTAL OPERATING EXPENSES		232,272
		OPERATING INCOME (LOSS)
		(95,760)
 NONOPERATING REVENUES (EXPENSES)		
HUD operating subsidy		71,405
HUD capital fund grants - operations		43,727
HUD CARES Act operating funds		5,088
Interest income		1,050
Interest/overage expense		(9,450)
TOTAL NONOPERATING REVENUES (EXPENSES)		111,820
		INCOME (LOSS) BEFORE SPECIAL ITEMS
		16,060
 SPECIAL ITEMS		
Nonroutine maintenance		(180)
INCREASE (DECREASE) IN NET POSITION		15,880
 NET POSITION		
Net position, beginning balance		756,225
TOTAL NET POSITION - ENDING BALANCE	\$	772,105

See accompanying notes.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
Year Ended March 31, 2022

	Housing
CASH FLOWS FROM OPERATING ACTIVITIES:	
Rental receipts	\$ 130,262
USDA rental assistance	2,688
Other receipts	1,143
Tenant security deposits	300
Cash payments for goods and services	(121,122)
Cash payments to employees for services	(84,410)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	(71,139)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
HUD operating subsidy	48,843
HUD capital fund grants - operations	54,976
HUD CARES Act operating funds	5,088
Nonroutine maintenance	(180)
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	108,727
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchases and construction of capital assets	(2,962)
Principal paid on capital debt	(4,950)
Interest paid on capital debt	(9,450)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(17,362)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Net (deposits) withdrawals to investments	(1,060)
Interest received	1,156
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	96
NET INCREASE (DECREASE) IN CASH	20,322
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	243,364
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 263,686

See accompanying notes.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
STATEMENT OF CASH FLOWS - PROPRIETARY FUND (CONT'D)
Year Ended March 31, 2022

**RECONCILIATION OF INCOME (LOSS) FROM
OPERATIONS TO NET CASH PROVIDED
(USED) BY OPERATING ACTIVITIES:**

	Housing
Operating income (loss)	\$ (95,760)
Adjustments to reconcile income from operations to net cash provided by operating activities:	
Depreciation	38,027
Change in assets and liabilities:	
(Increase) decrease in accounts receivable	(2,427)
(Increase) decrease in prepaid insurance	(559)
Increase (decrease) in accounts payable	(605)
Increase (decrease) in tenant security deposits	400
Increase (decrease) in accrued payroll and benefits	(4,620)
Increase (decrease) in due to other governments	(5,603)
Increase (decrease) in unearned revenue	8
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (71,139)

See accompanying notes.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

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) and U.S. Department of Agriculture.

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 consist 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 HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

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 has one enterprise fund which includes the activities of the following programs:

Public Housing Program. This program accounts for the operation, maintenance, and development of 22 housing units which are owned by the Authority. The developments 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.

USDA Rural Development. This program accounts for the operation and maintenance of 10 housing units known as Villa East Apartments which are owned by the Authority and financed by the U.S. Department of Rural Development. The development of the projects were funded primarily by Rural Development through low-interest loans which are subsidized by Rural Development through interest subsidy and rental assistance.

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.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

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

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.

Prepaid Items

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

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 restricted net position component first.

Capital Assets and Depreciation

Property and equipment are stated at actual or estimated historical cost, net of accumulated depreciation. Contributions of assets are recorded at acquisition value at the date received. The Authority generally capitalized assets with a cost of \$5,000 or more as purchases and construction outlays occur.

Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	20-50 years
Building improvements	10-50 years
Furniture and fixtures	5-10 years
Equipment	3-10 years

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.

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,

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

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

expenses, and other disclosures. Accordingly, actual results could differ from those estimates.

Compensated Absences

The Authority's policy allows employees vacation leave up to a limit of two calendar weeks. Compensation over and above the normal salary paid to such employees for this period shall not be allowed. Sick leave shall be allowed as approved by the Board of Commissioners. Annual and Sick leave may be accumulated but not paid upon termination.

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, 2022, the Authority's carrying amount of deposits was \$463,799 and the bank balances were \$468,343. The Authority had cash on hand of \$25 as of March 31, 2022. As required by the Colorado Public Deposit Protection Act (PDPA), any amount in excess of the FDIC insurance threshold 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. Of the balance, \$417,694 was covered by FDIC insurance and \$50,649 was covered by the Public Deposit Protection Act.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

NOTE C – ACCOUNTS RECEIVABLE

A summary of accounts receivable as presented in the Statement of Net Position at March 31, 2022 are as follows:

Tenants	\$	4,035
Allowance for doubtful accounts		<u>(870)</u>
	\$	<u>3,165</u>

NOTE D – DUE FROM OTHER GOVERNMENTS

A summary of due from other governments as presented in the Statement of Net Position at March 31, 2022 is as follows:

HUD – operating subsidy	\$	39,084
HUD – capital fund grants		<u>17,140</u>
	\$	<u>56,224</u>

NOTE E – PREPAID ITEMS

A summary of prepaid items as presented in the Statement of Net Position at March 31, 2022 is as follows:

Prepaid insurance	\$	7,997
Other prepaid expenses		<u>2,990</u>
	\$	<u>10,987</u>

NOTE F – RESTRICTED ASSETS

A summary of restricted cash and investments as presented in the Statement of Net Position at March 31, 2022 is as follows:

Tenant security deposits		\$	7,800
Replacement Reserve	[1]		<u>30,580</u>
		\$	<u>38,380</u>

[1] – these funds are restricted by the U.S. Department of Agriculture to be used for capital activities. The funds withdrawn from the account is only permitted after Rural Development approval.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

NOTE G – CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2022 was as follows:

	Balance 4/1/2021	Increases	Decreases	Balance 3/31/2022
Non-depreciable assets:				
Land	\$ 2,098	\$ -	\$ -	\$ 2,098
Construction in progress	-	-	-	-
Total non-depreciable assets	<u>2,098</u>	<u>-</u>	<u>-</u>	<u>2,098</u>
Depreciable assets				
Buildings	1,196,902	2,962	-	1,199,864
Equipment - Dwelling	37,442	-	-	37,442
Equipment - Administration	73,515	-	(6,500)	67,015
Total depreciable assets	<u>1,307,859</u>	<u>2,962</u>	<u>(6,500)</u>	<u>1,304,321</u>
Total Capital Assets	<u>1,309,957</u>	<u>2,962</u>	<u>(6,500)</u>	<u>1,306,419</u>
Accumulated depreciation				
Buildings	918,392	31,377	-	949,769
Equipment - Dwelling	27,804	1,805	-	29,609
Equipment - Administration	53,575	4,845	(6,500)	51,920
Total accumulated depreciation	<u>999,771</u>	<u>38,027</u>	<u>(6,500)</u>	<u>1,031,298</u>
Depreciable assets, net	<u>308,088</u>	<u>(35,065)</u>	<u>-</u>	<u>273,023</u>
Capital assets, net	<u>\$ 310,186</u>	<u>\$ (35,065)</u>	<u>\$ -</u>	<u>\$ 275,121</u>

NOTE H – ACCOUNTS PAYABLE

A summary of accounts payable as presented in the Statement of Net Position at March 31, 2022 is as follows:

Vendors and contractors	\$ <u>3,089</u>
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NOTE I – DUE TO OTHER GOVERNMENTS

A summary of due to other governments as presented in the Statement of Net Position at March 31, 2022 is as follows:

Payments in lieu of taxes	\$ <u>5,825</u>
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HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

NOTE J – UNEARNED REVENUE

A summary of unearned revenue as presented in the Statement of Net Position at March 31, 2022 is as follows:

Tenant prepaid rents	\$ <u> 178</u>
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NOTE K – NONCURRENT LIABILITIES

The Authority has a Rural Rental Housing loan with the U.S. Department of Agriculture Rural Development. The loan is dated September 23, 1977 and had an original principal amount of \$200,000. The loan requires monthly debt service payments of \$432 through 2027. The outstanding balance as of March 31, 2022 was \$20,388. The loan is secured by the property known as Villa East Apartments and the accounts and revenue of the project. The Loan matures in 2027 at which time the loan agreement shall be subject to the present regulations.

A summary of changes in notes payable as of March 31, 2022 is as follows:

Description	Balance 4/1/2021	Retired	Balance 3/31/2022	Due Within One Year
Rural Development Loan	\$ 25,338	\$ (4,950)	\$ 20,388	\$ 5,002
Total	\$ 25,338	\$ (4,950)	\$ 20,388	\$ 5,002
		Less current maturities	(5,002)	
		Long-term portion	\$ 15,386	

Principal and interest requirements for the notes are as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 5,002	\$ 182	\$ 5,184
2024	5,053	131	5,184
2025	5,104	80	5,184
2026	5,155	29	5,184
2027	74	-	74
	\$ 20,388	\$ 422	\$ 20,810

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
NOTES TO FINANCIAL STATEMENTS
March 31, 2022

NOTE L—NET POSITION

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

- ***Net Investment in Capital Assets*** – This component groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- ***Restricted*** – This category represents net position of the Authority that is restricted externally by creditors, grantors, contributors, laws or regulations of other governments, imposed by law through constitutional provisions or enabling legislation.

Restricted net position of \$30,580 is restricted in the Rural Development Program for replacement reserves to be used for capital activities upon approval of USDA (See Note F).

- ***Unrestricted*** – This category represents net position of the Authority, not restricted for any project or other purposes.

NOTE M – 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 N - 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, 2022, 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 –
PROGRAM FINANCIAL SCHEDULES**

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
PROGRAM SCHEDULE OF NET POSITION
March 31, 2022

	Public	Rural		Totals
	Housing	Development		
	<u>Housing</u>	<u>(Villa East)</u>		<u>Totals</u>
ASSETS				
CURRENT ASSETS:				
Cash and cash equivalents	\$ 249,241	\$ 6,645	\$	255,886
Investments	169,558	-		169,558
Accounts receivable, net	2,698	467		3,165
Due from other governments	56,224	-		56,224
Accrued interest receivable	64	-		64
Prepaid items	7,556	3,431		10,987
<i>Restricted:</i>				
Cash and cash equivalents	5,350	2,450		7,800
Investments	-	30,580		30,580
TOTAL CURRENT ASSETS	<u>490,691</u>	<u>43,573</u>		<u>534,264</u>
NONCURRENT ASSETS:				
Capital Assets, non-depreciable	1,098	1,000		2,098
Capital Assets, depreciable, net	197,640	75,383		273,023
TOTAL NONCURRENT ASSETS	<u>198,738</u>	<u>76,383</u>		<u>275,121</u>
TOTAL ASSETS	<u>\$ 689,429</u>	<u>\$ 119,956</u>	<u>\$</u>	<u>809,385</u>
LIABILITIES				
CURRENT LIABILITIES:				
Accounts payable	\$ 3,089	\$ -	\$	3,089
Due to other governments	5,825	-		5,825
Tenant security deposits payable	5,350	2,450		7,800
Unearned revenue	178	-		178
Current portion, notes payable	-	5,002		5,002
TOTAL CURRENT LIABILITIES	<u>14,442</u>	<u>7,452</u>		<u>21,894</u>
NONCURRENT LIABILITIES:				
Notes payable	-	15,386		15,386
TOTAL NONCURRENT LIABILITIES	<u>-</u>	<u>15,386</u>		<u>15,386</u>
TOTAL LIABILITIES	<u>14,442</u>	<u>22,838</u>		<u>37,280</u>
NET POSITION				
Net investment in capital assets	198,738	55,995		254,733
Restricted, replacement reserve	-	30,580		30,580
Unrestricted	476,249	10,543		486,792
TOTAL NET POSITION	<u>\$ 674,987</u>	<u>\$ 97,118</u>	<u>\$</u>	<u>772,105</u>

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
PROGRAM SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
Year Ended March 31, 2022

	Public Housing	Rural Development (Villa East)	Totals
OPERATING REVENUES			
Rental income	\$ 89,427	\$ 43,254	\$ 132,681
USDA rental assistance	-	2,688	2,688
Other income	843	300	1,143
TOTAL OPERATING REVENUES	90,270	46,242	136,512
OPERATING EXPENSES			
Administrative	73,462	5,355	78,817
Utilities	28,809	14,305	43,114
Ordinary maintenance and operations	43,338	3,054	46,392
General expense	21,380	4,542	25,922
Depreciation	28,445	9,582	38,027
TOTAL OPERATING EXPENSES	195,434	36,838	232,272
OPERATING INCOME (LOSS)	(105,164)	9,404	(95,760)
NONOPERATING REVENUES (EXPENSES)			
HUD operating subsidy	71,405	-	71,405
HUD capital fund grants - operations	43,727	-	43,727
HUD CARES Act operating funds	5,088	-	5,088
Interest income	1,050	-	1,050
Interest/overage expense	-	(9,450)	(9,450)
TOTAL NONOPERATING REVENUES (EXPENSES)	121,270	(9,450)	111,820
INCOME (LOSS) BEFORE SPECIAL ITEMS	16,106	(46)	16,060
SPECIAL ITEMS			
Nonroutine maintenance	-	(180)	(180)
INCREASE (DECREASE) IN NET POSITION	16,106	(226)	15,880
NET POSITION			
Net position, beginning balance	658,881	97,344	756,225
TOTAL NET POSITION - ENDING BALANCE	\$ 674,987	\$ 97,118	\$ 772,105

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
PROGRAM SCHEDULE OF CASH FLOWS
Year Ended March 31, 2022

	Public	Rural	
	Housing	Development	Totals
	<u>Housing</u>	<u>(Villa East)</u>	<u>Totals</u>
CASH FLOWS FROM OPERATING ACTIVITIES:			
Rental receipts	\$ 87,008	\$ 43,254	\$ 130,262
USDA rental assistance	-	2,688	2,688
Other receipts	843	300	1,143
Tenant security deposits	(100)	400	300
Cash payments for goods and services	(98,086)	(23,036)	(121,122)
Cash payments to employees for services	(78,912)	(5,498)	(84,410)
	<u>NET CASH PROVIDED (USED)</u>		
	<u>BY OPERATING ACTIVITIES</u>	18,108	(71,139)
	(89,247)		
 CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
HUD operating subsidy	48,843	-	48,843
HUD capital fund grants - operations	54,976	-	54,976
HUD CARES Act operating funds	5,088	-	5,088
Nonroutine maintenance	-	(180)	(180)
	<u>NET CASH PROVIDED (USED) BY</u>		
	<u>NONCAPITAL FINANCING ACTIVITIES</u>	(180)	108,727
	108,907		
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Purchases and construction of capital assets	(2,962)	-	(2,962)
Principal paid on capital debt	-	(4,950)	(4,950)
Interest paid on capital debt	-	(9,450)	(9,450)
	<u>NET CASH PROVIDED (USED) BY</u>		
	<u>CAPITAL AND RELATED FINANCING ACTIVITIES</u>	(14,400)	(17,362)
	(2,962)		
 CASH FLOWS FROM INVESTING ACTIVITIES:			
Net (deposits) withdrawals to investments	(1,060)	-	(1,060)
Interest received	1,156	-	1,156
	<u>NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES</u>	<u>-</u>	<u>96</u>
	96		
	<u>NET INCREASE (DECREASE) IN CASH</u>	<u>3,528</u>	<u>20,322</u>
	16,794		
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>237,797</u>	<u>5,567</u>	<u>243,364</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 254,591</u>	<u>\$ 9,095</u>	<u>\$ 263,686</u>

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
PROGRAM SCHEDULE OF CASH FLOWS (CONT'D)
Year Ended March 31, 2022

	<u>Public Housing</u>	<u>Rural Development (Villa East)</u>	<u>Totals</u>
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:			
Operating income (loss)	\$ (105,164)	\$ 9,404	\$ (95,760)
Adjustments to reconcile income from operations to net cash provided by operating activities:			
Depreciation	28,445	9,582	38,027
Change in assets and liabilities:			
(Increase) decrease in accounts receivable	(2,427)	-	(2,427)
(Increase) decrease in prepaid items	(404)	(155)	(559)
Increase (decrease) in accounts payable	440	(1,045)	(605)
Increase (decrease) in tenant security deposits	-	400	400
Increase (decrease) in accrued payroll and benefits	(4,542)	(78)	(4,620)
Increase (decrease) in due to other governments	(5,603)	-	(5,603)
Increase (decrease) in unearned revenue	8	-	8
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (89,247)	\$ 18,108	\$ (71,139)

**SUPPLEMENTAL INFORMATION –
FINANCIAL DATA SCHEDULE**

Housing Authority of the Town of Haxtun (CO017)
HAXTUN, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.PHC Public Housing CARES Act Funding	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$249,241		\$6,645		\$255,886		\$255,886
114 Cash - Tenant Security Deposits	\$5,350		\$2,450		\$7,800		\$7,800
100 Total Cash	\$254,591	\$0	\$9,095	\$0	\$263,686		\$263,686
122 Accounts Receivable - HUD Other Projects	\$56,224				\$56,224		\$56,224
126 Accounts Receivable - Tenants	\$3,568		\$467		\$4,035		\$4,035
126.1 Allowance for Doubtful Accounts - Tenants	-\$870		\$0		-\$870		-\$870
126.2 Allowance for Doubtful Accounts - Other	\$0				\$0		\$0
129 Accrued Interest Receivable	\$64				\$64		\$64
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$58,986	\$0	\$467	\$0	\$59,453		\$59,453
131 Investments - Unrestricted	\$169,558				\$169,558		\$169,558
132 Investments - Restricted			\$30,580		\$30,580		\$30,580
142 Prepaid Expenses and Other Assets	\$7,556		\$3,431		\$10,987		\$10,987
150 Total Current Assets	\$480,691	\$0	\$43,573	\$0	\$524,264		\$524,264
161 Land	\$1,098		\$1,000		\$2,098		\$2,098
162 Buildings	\$844,371		\$355,493		\$1,199,864		\$1,199,864
163 Furniture, Equipment & Machinery - Dwellings	\$37,442				\$37,442		\$37,442
164 Furniture, Equipment & Machinery - Administration	\$67,015				\$67,015		\$67,015
166 Accumulated Depreciation	-\$751,188		-\$280,110		-\$1,031,298		-\$1,031,298
160 Total Capital Assets, Net of Accumulated Depreciation	\$198,738	\$0	\$76,383	\$0	\$275,121		\$275,121
180 Total Non-Current Assets	\$198,738	\$0	\$76,383	\$0	\$275,121		\$275,121
290 Total Assets and Deferred Outflow of Resources	\$689,429	\$0	\$119,956	\$0	\$809,385		\$809,385
312 Accounts Payable <= 90 Days	\$2,119				\$2,119		\$2,119
331 Accounts Payable - HUD PHA Programs	\$0				\$0		\$0
333 Accounts Payable - Other Government	\$5,825				\$5,825		\$5,825
341 Tenant Security Deposits	\$5,350		\$2,450		\$7,800		\$7,800
342 Unearned Revenue	\$178				\$178		\$178
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			\$5,002		\$5,002		\$5,002
346 Accrued Liabilities - Other	\$970				\$970		\$970
310 Total Current Liabilities	\$14,442	\$0	\$7,452	\$0	\$21,894		\$21,894
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			\$15,386		\$15,386		\$15,386
350 Total Non-Current Liabilities	\$0	\$0	\$15,386	\$0	\$15,386		\$15,386
300 Total Liabilities	\$14,442	\$0	\$22,838	\$0	\$37,280		\$37,280
508.4 Net Investment in Capital Assets	\$198,738	\$0	\$55,995	\$0	\$254,733		\$254,733
511.4 Restricted Net Position	\$0	\$0	\$30,580	\$0	\$30,580		\$30,580
512.4 Unrestricted Net Position	\$476,249	\$0	\$10,543	\$0	\$486,792		\$486,792
513 Total Equity - Net Assets / Position	\$674,987	\$0	\$97,118	\$0	\$772,105		\$772,105
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$689,429	\$0	\$119,956	\$0	\$809,385		\$809,385

Housing Authority of the Town of Haxtun (CO017)
HAXTUN, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.PHC Public Housing CARES Act Funding	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$85,603		\$42,260		\$127,863		\$127,863
70400 Tenant Revenue - Other	\$3,824		\$894		\$4,818		\$4,818
70500 Total Tenant Revenue	\$89,427	\$0	\$43,254	\$0	\$132,681	\$0	\$132,681
70600 HUD PHA Operating Grants	\$115,132	\$5,088			\$120,220		\$120,220
70700 Total Fee Revenue					\$0	\$0	\$0
70800 Other Government Grants				\$2,688	\$2,688		\$2,688
71100 Investment Income - Unrestricted	\$1,050				\$1,050		\$1,050
71500 Other Revenue	\$843		\$300		\$1,143		\$1,143
72000 Investment Income - Restricted			\$0		\$0		\$0
70000 Total Revenue	\$206,452	\$5,088	\$43,554	\$2,688	\$257,782	\$0	\$257,782
91100 Administrative Salaries	\$35,094		\$3,271		\$38,365		\$38,365
91200 Auditing Fees	\$3,975		\$1,275		\$5,250		\$5,250
91400 Advertising and Marketing	\$23				\$23		\$23
91500 Employee Benefit contributions - Administrative	\$24,956		\$84		\$25,040		\$25,040
91600 Office Expenses	\$4,503	\$487			\$4,990		\$4,990
91800 Travel	\$900				\$900		\$900
91900 Other	\$3,524		\$725		\$4,249		\$4,249
91000 Total Operating - Administrative	\$72,975	\$487	\$5,355	\$0	\$78,817	\$0	\$78,817
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93100 Water	\$2,447		\$752		\$3,199		\$3,199
93200 Electricity	\$11,832		\$5,479		\$17,311		\$17,311
93300 Gas	\$11,886		\$4,319		\$16,005		\$16,005
93800 Other Utilities Expense	\$2,844		\$3,755		\$6,599		\$6,599
93000 Total Utilities	\$28,809	\$0	\$14,305	\$0	\$43,114	\$0	\$43,114
94100 Ordinary Maintenance and Operations - Labor	\$13,455		\$2,013		\$15,468		\$15,468
94200 Ordinary Maintenance and Operations - Materials and Other	\$5,806	\$4,100	\$0		\$9,906		\$9,906
94300 Ordinary Maintenance and Operations Contracts	\$18,511	\$501	\$989		\$20,001		\$20,001
94500 Employee Benefit Contributions - Ordinary Maintenance	\$965		\$52		\$1,017		\$1,017
94000 Total Maintenance	\$38,737	\$4,601	\$3,054	\$0	\$46,392	\$0	\$46,392
96110 Property Insurance	\$11,348		\$4,542		\$15,890		\$15,890
96120 Liability Insurance	\$1,500				\$1,500		\$1,500
96130 Workmen's Compensation	\$1,735				\$1,735		\$1,735
96140 All Other Insurance	\$972				\$972		\$972
96100 Total Insurance Premiums	\$15,555	\$0	\$4,542	\$0	\$20,097	\$0	\$20,097
96300 Payments in Lieu of Taxes	\$5,825				\$5,825		\$5,825
96000 Total Other General Expenses	\$5,825	\$0	\$0	\$0	\$5,825	\$0	\$5,825
96710 Interest of Mortgage (or Bonds) Payable			\$9,450		\$9,450		\$9,450
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$9,450	\$0	\$9,450	\$0	\$9,450
96900 Total Operating Expenses	\$161,901	\$5,088	\$36,706	\$0	\$203,695	\$0	\$203,695
97000 Excess of Operating Revenue over Operating Expenses	\$44,551	\$0	\$6,848	\$2,688	\$54,087	\$0	\$54,087
97400 Depreciation Expense	\$28,445		\$9,582		\$38,027		\$38,027
90000 Total Expenses	\$190,346	\$5,088	\$46,288	\$0	\$241,722	\$0	\$241,722
10010 Operating Transfer In	\$43,727		\$2,688		\$46,415	-\$46,415	\$0
10020 Operating transfer Out	-\$43,727			-\$2,688	-\$46,415	\$46,415	\$0
10080 Special Items (Net Gain/Loss)			-\$180		-\$180		-\$180
10100 Total Other financing Sources (Uses)	\$0	\$0	\$2,508	-\$2,688	-\$180	\$0	-\$180
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$16,106	\$0	-\$226	\$0	\$15,880	\$0	\$15,880
11020 Required Annual Debt Principal Payments	\$0	\$0	\$4,950	\$0	\$4,950		\$4,950
11030 Beginning Equity	\$658,881	\$0	\$97,344	\$0	\$756,225		\$756,225
11180 Unit Months Available	264		120	0	384		384
11210 Number of Unit Months Leased	259		93	0	352		352
11270 Excess Cash	\$455,202				\$455,202		\$455,202
11620 Building Purchases	\$2,962				\$2,962		\$2,962

Housing Authority of the Town of Haxtun (CO017)
HAXTUN, CO

Single Project Revenue and Expense

Submission Type: Audited/Non Single
Audit

Fiscal Year End: 03/31/2022

Project: CO017070772 HAXTUN MANOR

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$85,603		\$85,603
70400 Tenant Revenue - Other	\$3,824		\$3,824
70500 Total Tenant Revenue	\$89,427	\$0	\$89,427
70600 HUD PHA Operating Grants	\$71,405	\$43,727	\$115,132
71100 Investment Income - Unrestricted	\$1,050		\$1,050
71500 Other Revenue	\$843		\$843
70000 Total Revenue	\$162,725	\$43,727	\$206,452
91100 Administrative Salaries	\$35,094		\$35,094
91200 Auditing Fees	\$3,975		\$3,975
91400 Advertising and Marketing	\$23		\$23
91500 Employee Benefit contributions - Administrative	\$24,956		\$24,956
91600 Office Expenses	\$4,503		\$4,503
91800 Travel	\$900		\$900
91900 Other	\$3,524		\$3,524
91000 Total Operating - Administrative	\$72,975	\$0	\$72,975
93100 Water	\$2,447		\$2,447
93200 Electricity	\$11,832		\$11,832
93300 Gas	\$11,686		\$11,686
93800 Other Utilities Expense	\$2,844		\$2,844
93000 Total Utilities	\$28,809	\$0	\$28,809
94100 Ordinary Maintenance and Operations - Labor	\$13,455		\$13,455
94200 Ordinary Maintenance and Operations - Materials and Other	\$5,806		\$5,806
94300 Ordinary Maintenance and Operations Contracts	\$18,511		\$18,511
94500 Employee Benefit Contributions - Ordinary Maintenance	\$965		\$965
94000 Total Maintenance	\$38,737	\$0	\$38,737
96110 Property Insurance	\$11,348		\$11,348
96120 Liability Insurance	\$1,500		\$1,500
96130 Workmen's Compensation	\$1,735		\$1,735
96140 All Other Insurance	\$972		\$972
96100 Total Insurance Premiums	\$15,555	\$0	\$15,555
96300 Payments in Lieu of Taxes	\$5,825		\$5,825
96000 Total Other General Expenses	\$5,825	\$0	\$5,825
96900 Total Operating Expenses	\$161,901	\$0	\$161,901
97000 Excess of Operating Revenue over Operating Expenses	\$824	\$43,727	\$44,551
97400 Depreciation Expense	\$28,445		\$28,445
90000 Total Expenses	\$190,346	\$0	\$190,346
10010 Operating Transfer In	\$43,727		\$43,727
10020 Operating transfer Out		-\$43,727	-\$43,727
10100 Total Other financing Sources (Uses)	\$43,727	-\$43,727	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$16,106	\$0	\$16,106
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$658,881	\$0	\$658,881
11190 Unit Months Available	264		264
11210 Number of Unit Months Leased	259		259
11270 Excess Cash	\$455,202		\$455,202
11620 Building Purchases	\$2,962	\$0	\$2,962

GOVERNMENT AUDITING STANDARDS SECTION

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

Independent Auditors Report

To the Board of Commissioners
Housing Authority of the Town of Haxtun, 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 financial statements of the major fund of the Housing Authority of the Town of Haxtun, Colorado, as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Haxtun, Colorado's basic financial statements, and have issued our report thereon dated October 6, 2022.

Report on Internal Control over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a 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.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first 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 did identify deficiencies in internal control that we consider to be material weaknesses and are described in the accompanying schedule of findings and responses as Findings 2022-1, 2022-2 and 2022-3.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Haxtun, 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 financial statements. 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 one instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and is described in the accompanying schedule of findings and responses as Findings 2022-3.

Responses to Findings

The Housing Authority of the Town of Haxtun, Colorado's responses to the findings identified in our audit are described in the accompanying corrective action plan. The Housing Authority of the Town of Haxtun, Colorado's responses were not subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on the responses.

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
October 6, 2022

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
March 31, 2022

The audit report for the year ended March 31, 2021 contained four findings and no questioned costs.

Finding 2021-1: Internal Controls – This finding is repeated because the Authority is a small entity and it is not financially feasible to correct this finding.

Finding 2021-2: Ineffective Oversight over Financial Reporting – This finding is repeated in the current year as Finding 2022-2.

Finding 2021-3: Tenant Eligibility Documentation – This finding has been cleared.

Finding 2021-4: State Payroll Reports – This finding has been cleared.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
SCHEDULE OF FINDINGS AND RESPONSES
March 31, 2022

Finding 2022-1: 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.

Finding 2022-2: Ineffective Oversight over Financial Reporting
Material Weakness

Criteria: The Authority should have effective controls over the monitoring of the period-end financial reporting process and the application of generally accepted accounting principles.

Condition: During our audit we noted misstatements that we consider material in the Authority's year-end general ledger balances that were not initially identified by the Authority's internal control. The Authority hires a Fee Accountant to maintain the books for the Public Housing Program and the Director maintains the books for the Rural Development Program (Villa East).

These items are summarized as follows:

Public Housing Program:

- Interest income of \$224.54 on investments had not been recorded or updated.
- In the prior year an accrual had been made by the fee accountant in the amount of \$2,584 to amortize a prepaid lawn contract. During our audit we noted the prior year accrual had not been amortized and the current lawn contract had not been recorded as a prepaid expense in the amount of \$2,990.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
SCHEDULE OF FINDINGS AND RESPONSES (CONT'D)
March 31, 2022

Finding 2022-2 (Cont'd):

- In the prior year an accrual had been made by the fee accountant for compensated absences however the accrual was removed in the prior year audit because according to the personnel policy the leave is not paid upon termination. In the current year the fee accountant had recorded adjustments to the payable which resulted in a debit balance of \$6,969.50 which is not appropriate for accrued compensated absences.
- On November 26, 2021 the Authority received a wire transfer of \$26,863.50 and was recorded as 2020 grant income but was actually a 2021 wire transfer. The fee accountant had recorded a receivable of \$4,025.74 and an accounts payable to HUD of (\$30,889.24) which nets to the \$26,863.50 wire transfer.

In addition, we noted the Authority should have recognized an additional receivable and revenue of \$16,863.50 for the 2021 grant along with the \$26,863.50 as noted above for a total of \$43,727 for funds used operations from the 2021 capital fund grant.

Rural Development Program (Villa East):

- The payroll costs for administrative and maintenance were not separated but reported as one payroll expense account. The respective amounts should have been \$3,271 and \$2,013, respectively.
- The principal and interest payments on the loan payments to Rural Development were coded as one expense account and not separated by principal against the note payable and interest recorded as an expense. Total was \$4,950.
- Rental Assistance was not recorded as income in the amount of \$2,688.
- Payroll taxes remitted to the IRS were recorded as an expense instead of reducing the payroll liability in the amount of \$1,091.65.
- Depreciation was not recorded in the amount of \$9,582 for the year ended March 31, 2022.
- An insurance register had not been maintained and prepaid insurance was adjusted by \$155.
- Payables for utilities recorded in the prior year was not reversed in the current year in the amount of \$1,046.

Cause: The Authority did not record the above transactions in accordance with generally accepted accounting principles. In the Public Housing Program it appears the general ledger is not being reviewed. For the Villa East project the Director maintains a cash basis of accounting and accruals are not being recorded and the general ledger is not being maintained in accordance with generally accepted accounting principles.

HOUSING AUTHORITY OF THE TOWN OF HAXTUN, COLORADO
SCHEDULE OF FINDINGS AND RESPONSES (CONT'D)
March 31, 2022

Finding 2022-2 (Cont'd):

Effect or Potential Effect: The unadjusted financial statements were materially misstated as noted above. The accompanying financial statements have been adjusted accordingly.

Recommendation: We recommend the Authority evaluate the adequacy of its year-end financial review procedures over the financial reporting process to make certain that errors in applying generally accepted accounting principles are identified.

Specifically, we recommend the Authority hire the fee accountant to maintain the general ledger on the Villa East Apartments so the accounts can be maintained in accordance with generally accepted accounting principles and be reported accordingly.

During the onsite audit it was stated to us by the Executive Director that a new fee accountant had been engaged to maintain the books for both programs effective April 1, 2022 for the new fiscal year ended March 31, 2023.

Finding 2022-3: External Reporting - REAC
Material Weakness/Compliance

Criteria: According to 24 CFR §5.801 of Uniform financial reporting standards established by HUD, requires the Authority to submit financial information through the HUD REAC system no later than 60 days after the end of the reporting period. The unaudited submission should be reported based on the general ledger for the respective year.

Condition: As noted in Finding 2022-2, the Public Housing Programs books are maintained by a fee accountant and the Rural Development Program is maintained by the Executive Director. The required Unaudited REAC Submission is completed by the Fee Accountant for both programs.

During our audit we noted the financial information for the year ended March 31, 2022 for the Public Housing Program was appropriately reported however, the financial information for the Rural Development was not. The numbers imputed for the 2022 submission were from the 2021 audit for the Rural Development Program and therefore misrepresented.

Cause: It appears either the Fee Accountant did not want to take the time to get the information from the Executive Director to input the correct information or the Executive Director failed to get this information to the Fee Accountant.

Effect or Potential Effect: The Authority did not accurately report the financial activity of the Rural Development Program for the year ended March 31, 2022 and therefore in noncompliance with external reporting requirements of HUD. The correct information will be reported in the audited submission.

Recommendation: We recommend that Management review this with the fee accountant and to ensure the correct financial information is reported in the REAC system. As noted in Finding 2022-2, a new fee accountant has been engaged for the FYE March 31, 2023.



HOUSING AUTHORITY OF TOWN OF HAXTUN



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CORRECTIVE ACTION PLAN Year Ended March 31, 2022

The following are responses to and the corrective action to be taken in regard to the findings as reported in the accompanying Schedule of Findings and Responses for the fiscal year ended March 31, 2022:

ITEM

- 2022-1** 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.
- 2022-2** The Haxtun Housing Authority has hired a new fee accountant to over HA and Rural Development Project – Villa East.
- 2022-3** New fee accountant has been hired for HA and Villa East.

Contact Person: Julie Angleton, Executive Director
136 S. Miller Ave.
Haxtun, CO 80731
970-774-7251

AGREED-UPON PROCEDURE

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

Independent Accountant's Report on Applying Agreed-Upon Procedure

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

We have performed the procedures enumerated below on whether the electronic submission of certain information agrees with the hard copy documents within the reporting package for the year ended March 31, 2022. The U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC) is responsible for the Uniform Financial Reporting Standards (UFRS) procedures.

The Housing Authority of the Town of Haxtun, Colorado has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of complying with the REAC's UFRS requirements for the submission of the PHA financial data for the year ended March 31, 2022. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

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

Procedure	UFRS Rule Information	Hard Copy Document(s)	Findings
1	Balance Sheet and Revenue and Revenue and Expense (account numbers 111 to 13901)	Financial Data Schedule, all CFDA's, if applicable.	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (date element G3100-040)	Auditor's supplemental report on FDS	Agrees
4	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

We were engaged by the Housing Authority of the Town of Haxtun, Colorado to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the AICPA and the standards applicable to attestation engagements contained in the *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on UFRS Rule Information. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Housing Authority of the Town of Haxtun, Colorado and REAC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedure engagement.

This report is intended solely for the information and use of the Housing Authority of the Town of Haxtun, Colorado and REAC, and is not intended to be, and should not be, used by anyone other than these specified parties.

We were engaged to perform an audit of the financial statements of the Housing Authority of the Town of Haxtun, Colorado as of and for the year ended March 31, 2022, and have issued our report thereon dated October 6, 2022. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority of the Town of Haxtun, Colorado's Financial Data Schedule dated October 6, 2022, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package and the Financial Data Schedule, which includes the auditor's report, is available in its entirety from the Housing Authority of the Town of Haxtun, Colorado. We have not performed any additional auditing procedures since the date of the aforementioned audit report.

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

Niewedde & Wiens, CPA's

York, Nebraska
October 6, 2022