

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

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

**Year Ended December 31, 2023**

## 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>Financial Statements:</b>	
Statement of Net Position – Proprietary Fund	10
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Fund	11
Statement of Cash Flows -- Proprietary Fund	12
Notes to Financial Statements	14
<b>Supplemental Information:</b>	
Financial Data Schedule	21
<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	24
<b>Agreed Upon Procedure:</b>	
Independent Accountant's Report on Applying Agreed-Upon Procedure	26

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

**Housing Authority of the Town of Keenesburg**

**P.O. Box 367, 250 E. Woodward Ave., Keenesburg, CO 80643 Phone: 303-732-4221**

**Fax: 303-732-0979**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended December 31, 2023**

This section of the Housing Authority of the Town of Keenesburg, Colorado's annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year ended on December 31, 2023. 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 December 31, 2023 was \$369,804. The net position increased by \$1,936, an increase of 1% over the prior year. Of this amount, \$93,227 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 \$118,543 the year ended December 31, 2023. This was an increase of \$17,746 or 18% over the prior year.

Operating expenses for the Authority were \$226,634 for the year ended December 31, 2023. This was a decrease of (\$42,183) or 16% from 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 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 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.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended December 31, 2023**

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

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 cash came 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 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 December 31, 2023 is required to be included in the audit reporting package.

**FINANCIAL ANALYSIS**

**CONDENSED STATEMENT OF NET POSITION**

	<u>FY 2023</u>	<u>FY 2022</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Current and other assets	\$ 107,643	\$ 94,926	\$ 12,717	13%
Capital assets	276,577	293,848	(17,271)	-6%
Total Assets	<u>384,220</u>	<u>388,774</u>	<u>(4,554)</u>	<u>-1%</u>
Current liabilities	14,416	20,906	(6,490)	-31%
Total Liabilities	<u>14,416</u>	<u>20,906</u>	<u>(6,490)</u>	<u>-31%</u>
Net Position				
Net investment in capital assets	276,577	293,848	(17,271)	-6%
Unrestricted	93,227	74,020	19,207	26%
Total Net Position	<u>\$ 369,804</u>	<u>\$ 367,868</u>	<u>\$ 1,936</u>	<u>1%</u>

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**Year Ended December 31, 2023**

**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 \$369,804 at the close of the year ended December 31, 2023. This represents an increase of \$1,936 which is an increase of 1% over the prior year and was attributed to HUD capital contributions and the result of operations for the year end December 31, 2023.

Current and other assets increased by \$12,717 which was the result of operations before depreciation and noncapital grant funds used for capital improvements which resulted in a net decrease in cash and investments of (\$5,272). This was offset by an increase of \$16,076 in the amount receivable from HUD which was the result of when funds are requisitioned.

Current liabilities decreased by (\$6,490). There was no unusual reason for the change only the typical variability from year to year based on the timing of payments.

The largest 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 December 31, 2023 was \$93,227 which increased by \$19,207. 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.

As can be seen on the next page, total revenues increased by \$561, primarily due to the increase in rental income of \$17,786 and was offset by a decrease of (\$15,859) in Federal operating grants. The increase in rental income was the fluctuation from year-to-year based on rent compositions and occupancy.

HUD operating subsidy for the Authority was \$69,995 for the year ended December 31, 2023. This was an increase of \$10,763 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 \$16,533 of HUD capital grants for operations for the fiscal year ended December 31, 2023 compared to \$43,155 in the previous year. This amount will vary on the approved budget by HUD. The Authority has flexibility in the use of these funds.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended December 31, 2023**

**FINANCIAL ANALYSIS (CONT'D)**

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

	<u>FY 2023</u>	<u>FY 2022</u>	<u>Dollar Change</u>	<u>Percent Change</u>
<b>Revenues</b>				
Program revenues				
Rental	\$ 118,201	\$ 100,415	\$ 17,786	17.7%
HUD program contributions	86,528	102,387	(15,859)	-15%
Other	342	382	(40)	-10%
General revenues				
Interest	7	1,333	(1,326)	-99%
Total Revenues	<u>205,078</u>	<u>204,517</u>	<u>561</u>	<u>0.3%</u>
<b>Expenses</b>				
Depreciation	40,764	41,460	(696)	-2%
Operating	185,870	227,357	(41,487)	-18%
Total Expenses	<u>226,634</u>	<u>268,817</u>	<u>(42,183)</u>	<u>-16%</u>
Excess (deficiency) before contributions and special items	(21,556)	(64,300)	42,744	-66%
Capital Contributions	23,492	14,844	8,648	
Special Items:				
Nonroutine maintenance	-	(8,650)	8,650	
Changes in Net Position	1,936	(58,106)	60,042	
Beginning Net Position	<u>367,868</u>	<u>425,974</u>	<u>(58,106)</u>	
Ending Net Position	<u>\$ 369,804</u>	<u>\$ 367,868</u>	<u>\$ 1,936</u>	

Operating expenses for the Authority were \$185,870 for the year ended December 31, 2023. This was a decrease of (\$41,487) or 18% from the prior year. The following expense categories had significant changes from the prior year:

- Administrative decreased by (\$10,423)
- Maintenance decreased by (\$34,073)

The significant decrease in maintenance and administrative expenses for 2023 were due to the fact that The Keenesburg Housing and Fort Lupton Housing entered into a management and maintenance contract which resulted in lower expenses. Keenesburg Housing now pays a set monthly contract fee for management, and a set hourly rate for monthly maintenance work. We are no longer having to use contract labor for all maintenance.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended December 31, 2023**

**FINANCIAL ANALYSIS (CONT'D)**

HUD capital contributions were \$23,492 for the year ended December 31, 2023. This was an increase of \$8,648 over the prior year. 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**

The occupancy rate for 2023 was 100% with 2 turnovers. The apartments were vacated for a total number of 119 days. Both apartments were normal repairs and upgrades due to wear and tear as the tenants moved out. Repairs and upgrades included paint, flooring, light fixtures, faucets, appliances, wall repairs, etc. Repair days for these two apartments equaled 74, the other 45 days were waiting for repairs to start and new tenants to move in. The waiting list is open and is approximately a 3 year wait with the majority of the applicants being single elderly folks.

**CAPITAL ASSETS**

The Authority's net investment in capital assets as of December 31, 2023 amounts to \$276,577. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress, less accumulated depreciation.

The total decrease in the Authority's net investment in capital assets for the current fiscal year was 6% in terms of net book value. The actual amount to purchase or construct capital assets was \$23,492 for the year. Depreciation charges for the year totaled \$40,764. Additional information on the Authority's capital assets can be found in Note J of the notes to 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 2024 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.

**MANAGEMENT**

Keenesburg Housing Authority is managed by the Fort Lupton Housing Authority.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended December 31, 2023**

**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 Keenesburg, 250 East Woodward Ave., PO. Box 367, Keenesburg, CO 80643.

**INDEPENDENT AUDITOR'S REPORT**



CERTIFIED PUBLIC ACCOUNTANTS

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

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Housing Authority of the Town of Keenesburg, 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 Keenesburg, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Keenesburg, 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 major fund of the Housing Authority of the Town of Keenesburg, Colorado as of December 31, 2023, 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 Keenesburg, 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 Keenesburg, 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 Keenesburg, 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 Keenesburg, 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 Keenesburg, Colorado's basic financial statements. The Financial Data Schedules are presented for purposes of additional analysis and is not a required part of the basic financial statements. The Financial Data Schedules 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 Financial Data Schedules 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 May 20, 2024 on our consideration of the Housing Authority of the Town of Keenesburg, 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 Keenesburg, 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 Keenesburg, Colorado's internal control over financial reporting and compliance.

*Niewedde & Wiens, CPA's*

York, Nebraska

May 20, 2024

## **BASIC FINANCIAL STATEMENTS**

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**STATEMENT OF NET POSITION**  
**December 31, 2023**

<b>ASSETS</b>	<u>Public Housing</u>
<b>CURRENT ASSETS:</b>	
Cash and cash equivalents	\$ 9,574
Investments	67,552
Accounts receivable, net	1,548
Due from other governments	16,076
Accrued interest receivable	118
Prepaid items	6,395
<i>Restricted:</i>	
Cash and cash equivalents	<u>6,380</u>
<b>TOTAL CURRENT ASSETS</b>	<b>107,643</b>
<b>NONCURRENT ASSETS:</b>	
Capital Assets, non-depreciable	12,000
Capital Assets, depreciable, net	<u>264,577</u>
<b>TOTAL NONCURRENT ASSETS</b>	<b>276,577</b>
<b>TOTAL ASSETS</b>	<b><u>384,220</u></b>
 <b>LIABILITIES</b>	
<b>CURRENT LIABILITIES:</b>	
Accounts payable	4,252
Due to other governments	3,731
Unearned revenue	53
Tenant security deposits payable	<u>6,380</u>
<b>TOTAL CURRENT LIABILITIES</b>	<b>14,416</b>
<b>TOTAL LIABILITIES</b>	<b><u>14,416</u></b>
 <b>NET POSITION</b>	
Net investment in capital assets	276,577
Unrestricted	<u>93,227</u>
<b>TOTAL NET POSITION</b>	<b>\$ <u><u>369,804</u></u></b>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**FUND NET POSITION - PROPRIETARY FUND**  
**Year Ended December 31, 2023**

		<b>Public Housing</b>
<b>OPERATING REVENUES</b>		
Rental income	\$	118,201
Other income		342
<b>TOTAL OPERATING REVENUES</b>		<b>118,543</b>
<b>OPERATING EXPENSES</b>		
Administrative		37,859
Utilities		42,700
Ordinary maintenance and operations		76,953
General expense		28,358
Depreciation		40,764
<b>TOTAL OPERATING EXPENSES</b>		<b>226,634</b>
		<b>OPERATING INCOME (LOSS)</b>
		<b>(108,091)</b>
<b>NONOPERATING REVENUES (EXPENSES)</b>		
HUD operating subsidy		69,995
HUD capital grants - operations		16,533
Interest income		7
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>		<b>86,535</b>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS</b>		<b>(21,556)</b>
<b>CAPITAL CONTRIBUTIONS</b>		
HUD capital fund grants		23,492
<b>INCREASE (DECREASE) IN NET POSITION</b>		<b>1,936</b>
<b>NET POSITION:</b>		
Net position, beginning balance		367,868
<b>TOTAL NET POSITION - ENDING BALANCE</b>	<b>\$</b>	<b>369,804</b>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**STATEMENT OF CASH FLOWS - PROPRIETARY FUND**  
**Year Ended December 31, 2023**

		<u>Public Housing</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Rental receipts	\$	118,451
Other receipts		342
Tenant security deposits		(102)
Cash payments for goods and services		<u>(190,192)</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		(71,501)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
HUD operating subsidy		53,919
HUD capital grants - operations		<u>16,533</u>
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES		70,452
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Purchases and construction of capital assets		(26,585)
HUD capital fund grants		<u>22,047</u>
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES		(4,538)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Net (deposits) withdrawals to investments		11,704
Interest received		<u>315</u>
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES		<u>12,019</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		6,432
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		<u>9,522</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$	<u><u>15,954</u></u>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**STATEMENT OF CASH FLOWS-PROPRIETARY FUND (CONT'D)**  
**Year Ended December 31, 2023**

		<u>Public Housing</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>		
Operating income (loss)	\$	(108,091)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation		40,764
Change in assets and liabilities:		
(Increase) decrease in accounts receivable		408
(Increase) decrease in prepaid items		(2,630)
Increase (decrease) in accounts payable		(2,716)
Increase (decrease) in tenant security deposits payable		(102)
Increase (decrease) in due to other governments		1,024
Increase (decrease) in unearned revenue		(158)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>\$</b>	<b><u>(71,501)</u></b>

See accompanying notes.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

**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 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, 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.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

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

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 a sole enterprise fund which includes the activities of the following programs:

***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.

Prepaid Items

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

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

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

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 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	20-40 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 restricted 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 does not allow employees to accumulate unused vacation or sick leave.

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.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

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

Leases

The leases entered into are considered short-term operating leases. The Authority has not entered into any material leases to be accrued as defined by GASB 87.

Subscription-Based Information Technology Arrangements

The Authority has not entered into any material subscription-based information technology arrangements to be accrued as defined by GASB 96.

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 December 31, 2023, the Authority's carrying amount of deposits was \$83,486 and the bank balances were \$87,877. 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. The Authority had cash on hand of \$20 as of December 31, 2023.

**NOTE C – ACCOUNTS RECEIVABLE**

A summary of accounts receivable as presented in the Statement of Net Position at December 31, 2023 is as follows:

Tenants	\$	1,548
Allowance for doubtful accounts		--
	\$	<u>1,548</u>

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

**NOTE D – DUE FROM OTHER GOVERNMENTS**

A summary of due from other governments as presented in the Statement of Net Position at December 31, 2023 is as follows:

HUD – operating subsidy	\$ <u>16,076</u>
-------------------------	------------------

**NOTE E – PREPAID ITEMS**

A summary of prepaid items as presented in the Statement of Net Position at December 31, 2023 is as follows:

Prepaid insurance	\$ 5,525
Prepaid software support	<u>870</u>
	\$ <u>6,395</u>

**NOTE F – RESTRICTED ASSETS**

Cash and cash equivalents of \$6,380 as presented in the Statement of Net Position at December 31, 2023 is restricted for Tenant Security Deposits.

**NOTE G – ACCOUNTS PAYABLE**

A summary of accounts payable as presented in the Statement of Net Position at December 31, 2023 is as follows:

Vendors and contractors	\$ <u>4,252</u>
-------------------------	-----------------

**NOTE H – DUE TO OTHER GOVERNMENTS**

A summary of due to other governments as presented in the Statement of Net Position at December 31, 2023 is as follows:

Payments in lieu of taxes	\$ <u>3,731</u>
---------------------------	-----------------

**NOTE I – UNEARNED REVENUE**

A summary of unearned revenue as presented in the Statement of Net Position at December 31, 2023 are as follows:

Tenant prepaid rents	\$ <u>53</u>
----------------------	--------------

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

**NOTE J – CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2023 was as follows:

	Balance 1/1/2023	Increases	Decreases	Balance 12/31/2023
<b>Non-depreciable assets:</b>				
Land	\$ 12,000	\$ -	\$ -	\$ 12,000
Construction in progress	-	23,492	(23,492)	-
<b>Total non-depreciable assets</b>	<b>12,000</b>	<b>23,492</b>	<b>(23,492)</b>	<b>12,000</b>
<b>Depreciable assets</b>				
Buildings	1,390,718	23,492	-	1,414,210
Equipment - Administration	21,279	-	-	21,279
Equipment - Dwelling	11,126	-	-	11,126
<b>Total depreciable assets</b>	<b>1,423,123</b>	<b>23,492</b>	<b>-</b>	<b>1,446,615</b>
<b>Total Capital Assets</b>	<b>1,435,123</b>	<b>46,984</b>	<b>(23,492)</b>	<b>1,458,615</b>
<b>Accumulated depreciation</b>				
Buildings	1,114,424	38,952	-	1,153,376
Equipment - Administration	17,191	1,349	-	18,540
Equipment - Dwelling	9,659	464	-	10,123
<b>Total accumulated depreciation</b>	<b>1,141,274</b>	<b>40,764</b>	<b>-</b>	<b>1,182,038</b>
<b>Depreciable assets, net</b>	<b>281,849</b>	<b>(17,272)</b>	<b>-</b>	<b>264,577</b>
<b>Capital assets, net</b>	<b>\$ 293,849</b>	<b>\$ 6,220</b>	<b>\$ (23,492)</b>	<b>\$ 276,577</b>

**NOTE K—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.

**HOUSING AUTHORITY OF THE TOWN OF KEENESBURG, COLORADO**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2023**

**NOTE L – 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 M - 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 December 31, 2023, 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 Keenesburg (CO020)  
Keenesburg, CO  
Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2023

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$9,574	\$9,574		\$9,574
114 Cash - Tenant Security Deposits	\$6,380	\$6,380		\$6,380
100 Total Cash	\$15,954	\$15,954		\$15,954
122 Accounts Receivable - HUD Other Projects	\$16,076	\$16,076		\$16,076
126 Accounts Receivable - Tenants	\$1,548	\$1,548		\$1,548
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
129 Accrued Interest Receivable	\$118	\$118		\$118
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$17,742	\$17,742		\$17,742
131 Investments - Unrestricted	\$67,552	\$67,552		\$67,552
142 Prepaid Expenses and Other Assets	\$6,395	\$6,395		\$6,395
150 Total Current Assets	\$107,643	\$107,643		\$107,643
161 Land	\$12,000	\$12,000		\$12,000
162 Buildings	\$1,414,210	\$1,414,210		\$1,414,210
163 Furniture, Equipment & Machinery - Dwellings	\$11,126	\$11,126		\$11,126
164 Furniture, Equipment & Machinery - Administration	\$21,279	\$21,279		\$21,279
166 Accumulated Depreciation	-\$1,182,038	-\$1,182,038		-\$1,182,038
160 Total Capital Assets, Net of Accumulated Depreciation	\$276,577	\$276,577		\$276,577
180 Total Non-Current Assets	\$276,577	\$276,577		\$276,577
290 Total Assets and Deferred Outflow of Resources	\$384,220	\$384,220		\$384,220
312 Accounts Payable <= 90 Days	\$862	\$862		\$862
333 Accounts Payable - Other Government	\$3,731	\$3,731		\$3,731
341 Tenant Security Deposits	\$6,380	\$6,380		\$6,380
342 Unearned Revenue	\$53	\$53		\$53
346 Accrued Liabilities - Other	\$3,390	\$3,390		\$3,390
310 Total Current Liabilities	\$14,416	\$14,416		\$14,416
300 Total Liabilities	\$14,416	\$14,416		\$14,416
508.4 Net Investment in Capital Assets	\$276,577	\$276,577		\$276,577
512.4 Unrestricted Net Position	\$93,227	\$93,227		\$93,227
513 Total Equity - Net Assets / Position	\$369,804	\$369,804		\$369,804
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$384,220	\$384,220		\$384,220

Housing Authority of the Town of Keenesburg (CO020)  
Keenesburg, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2023

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$116,569	\$116,569		\$116,569
70400 Tenant Revenue - Other	\$1,632	\$1,632		\$1,632
70500 Total Tenant Revenue	\$118,201	\$118,201	\$0	\$118,201
70600 HUD PHA Operating Grants	\$88,528	\$88,528		\$88,528
70610 Capital Grants	\$23,492	\$23,492		\$23,492
71100 Investment Income - Unrestricted	\$7	\$7		\$7
71500 Other Revenue	\$342	\$342		\$342
70000 Total Revenue	\$228,570	\$228,570	\$0	\$228,570
91200 Auditing Fees	\$3,350	\$3,350		\$3,350
91300 Management Fee	\$25,200	\$25,200		\$25,200
91600 Office Expenses	\$5,877	\$5,877		\$5,877
91900 Other	\$3,432	\$3,432		\$3,432
91000 Total Operating - Administrative	\$37,859	\$37,859	\$0	\$37,859
93100 Water	\$11,047	\$11,047		\$11,047
93200 Electricity	\$11,865	\$11,865		\$11,865
93300 Gas	\$13,439	\$13,439		\$13,439
93600 Sewer	\$6,349	\$6,349		\$6,349
93000 Total Utilities	\$42,700	\$42,700	\$0	\$42,700
94200 Ordinary Maintenance and Operations - Materials and Other	\$9,830	\$9,830		\$9,830
94300 Ordinary Maintenance and Operations Contracts	\$67,123	\$67,123		\$67,123
94000 Total Maintenance	\$76,953	\$76,953	\$0	\$76,953
96110 Property Insurance	\$22,069	\$22,069		\$22,069
96120 Liability Insurance	\$2,251	\$2,251		\$2,251
96130 Workmen's Compensation	\$172	\$172		\$172
96140 All Other Insurance	\$135	\$135		\$135
96100 Total Insurance Premiums	\$24,627	\$24,627	\$0	\$24,627
96300 Payments in Lieu of Taxes	\$3,731	\$3,731		\$3,731
96000 Total Other General Expenses	\$3,731	\$3,731	\$0	\$3,731
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$185,870	\$185,870	\$0	\$185,870
97000 Excess of Operating Revenue over Operating Expenses	\$42,700	\$42,700	\$0	\$42,700
97400 Depreciation Expense	\$40,764	\$40,764		\$40,764
90000 Total Expenses	\$226,634	\$226,634	\$0	\$226,634
10010 Operating Transfer In	\$16,533	\$16,533	-\$16,533	\$0
10020 Operating transfer Out	-\$16,533	-\$16,533	\$16,533	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,936	\$1,936	\$0	\$1,936
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$367,868	\$367,868		\$367,868
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0		\$0
11190 Unit Months Available	240	240		240
11210 Number of Unit Months Leased	237	237		237
11270 Excess Cash	\$71,343	\$71,343		\$71,343
11620 Building Purchases	\$23,492	\$23,492		\$23,492

Housing Authority of the Town of Keenesburg (CO020)  
Keenesburg, CO

Single Project Revenue and Expense

Submission Type: Audited/Non Single  
Audit

Fiscal Year End: 12/31/2023

Project: CO020000001 TIMBERWOOD

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$116,569		\$116,569
70400 Tenant Revenue - Other	\$1,632		\$1,632
70500 Total Tenant Revenue	\$118,201	\$0	\$118,201
70600 HUD PHA Operating Grants	\$69,995	\$16,533	\$86,528
70810 Capital Grants		\$23,492	\$23,492
71100 Investment Income - Unrestricted	\$7		\$7
71500 Other Revenue	\$342		\$342
70000 Total Revenue	\$188,545	\$40,025	\$228,570
91200 Auditing Fees	\$3,350		\$3,350
91300 Management Fee	\$25,200		\$25,200
91600 Office Expenses	\$5,877		\$5,877
91900 Other	\$3,432		\$3,432
91000 Total Operating - Administrative	\$37,859	\$0	\$37,859
92500 Total Tenant Services	\$0	\$0	\$0
93100 Water	\$11,047		\$11,047
93200 Electricity	\$11,865		\$11,865
93300 Gas	\$13,439		\$13,439
93600 Sewer	\$6,349		\$6,349
93000 Total Utilities	\$42,700	\$0	\$42,700
94200 Ordinary Maintenance and Operations - Materials and Other	\$9,830		\$9,830
94300 Ordinary Maintenance and Operations Contracts	\$67,123		\$67,123
94000 Total Maintenance	\$76,953	\$0	\$76,953
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$22,069		\$22,069
96120 Liability Insurance	\$2,251		\$2,251
96130 Workmen's Compensation	\$172		\$172
96140 All Other Insurance	\$135		\$135
96100 Total Insurance Premiums	\$24,627	\$0	\$24,627
96300 Payments in Lieu of Taxes	\$3,731		\$3,731
96000 Total Other General Expenses	\$3,731	\$0	\$3,731
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$185,870	\$0	\$185,870
97000 Excess of Operating Revenue over Operating Expenses	\$2,675	\$40,025	\$42,700
97400 Depreciation Expense	\$40,764		\$40,764
90000 Total Expenses	\$226,634	\$0	\$226,634
10010 Operating Transfer In	\$16,533		\$16,533
10020 Operating transfer Out		-\$16,533	-\$16,533
10100 Total Other financing Sources (Uses)	\$16,533	-\$16,533	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$21,556	\$23,492	\$1,936
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$367,868	\$0	\$367,868
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$23,492	-\$23,492	\$0
11190 Unit Months Available	240		240
11210 Number of Unit Months Leased	237		237
11270 Excess Cash	\$71,343		\$71,343
11620 Building Purchases	\$0	\$23,492	\$23,492

**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 FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT  
AUDITING STANDARDS**

**Independent Auditors Report**

To the Board of Commissioners  
Housing Authority of the Town of Keenesburg, 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 Keenesburg, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Keenesburg, Colorado's basic financial statements, and have issued our report thereon dated May 20, 2024.

**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 Keenesburg, 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 Keenesburg, Colorado's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the Town of Keenesburg, 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Keenesburg, 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of This Report**

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

*Niewedde & Wiens, CPA's*

York, Nebraska  
May 20, 2024

